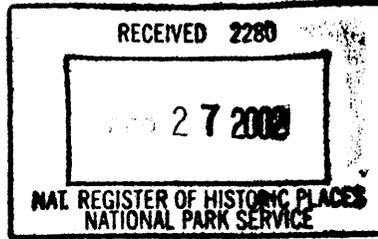


United States Department of the Interior
National Park Service



347

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 Coburn, John G., Farm

other names/site number Newman Farm

2. Location

street & number 360 River Road N/A not for publication

city or town Carthage N/A vicinity

state Maine code ME county Franklin code 007 zip code 04224

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James S. Fadden 2/25/02
Signature of certifying official/Title Date
SAPD

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): _____

Eric
Edson H. Beall Signature of the Keeper
4.11.02 Date of Action

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	
3	0	buildings
		sites
		structures
1		objects
4	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling
AGRICULTURE/SUBSISTENCE/ Agricultural outbuilding

DOMESTIC/Single Dwelling
AGRICULTURE/SUBSISTENCE/ Agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Greek Revival
Other: Early 20th century vernacular

foundation Granite
walls Brick
roof Asphalt
other

Narrative Description

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

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National Register of Historic Places Continuation Sheet

COBURN, JOHN G., FARM

FRANKLIN CO., MAINE

Section number 7 Page 2

DESCRIPTION

The Coburn Farm is a two story, cross-gabled, brick farmhouse located on a twenty-nine acre farm along the Webb River in Carthage Maine. The property consists mainly of cleared fields and pastures which provide dramatic views across the valley bottom to a broad range of mountains to the north and west. The farmhouse faces the road (east), and contains several ells and an attached garage off the north west corner. Large cut granite foundation stones mark the location of a former barn to the north of the garage; the current double English-style barns are set just slightly further to the north. All the structures feature asphalt roofs and cut granite foundations. Cut granite is also used to form retaining walls and terraces to the south of the main house. A white picket fence encloses the yard in front of the house, garage and barns. Animal pens are located to the north east of the barn, and the pastures stretch to the west behind the entire building complex.

Main House and Carriage Shed

The main house consists of a rectilinear brick mass running north-south along the road, with an integral one-story brick ell attached to the southwest corner of the house. A three-bay wide carriage shed with a single center entrance is attached to the northwest corner of the ell; connection between the barn and ell is through a single pitch shed off the south end of the carriage shed. The main house and integral ell dates to 1824 and was originally a two story, transitional Federal / Greek Revival center-hall house. In 1865 the roof was altered and a cross gable projecting from the ridge was installed on the front of the building. The front facade contains five bays on the first floor. Two pairs of six-over-six windows, set in wooden frames and surmounted by flat granite lintels, flank the central door, sidelights and slightly recessed entry, which also features a granite lintel. On the second floor three similar windows occupy the middle bays, within the frame of the brick cross gable. A circular, stained-glass window is set under the peak of the gable and on the center of the facade. End chimneys break the roof line just forward of the ridge.

At the time the cross gable was added the structure was extensively remodeled on the exterior and interior. The former location of end windows is clear by the change in the color of the brick and mortar. Similarly, the eaves of the original roof were lowered when the cross gable was installed, with a clear demarcation between the older and newer masonry. This change continues at the same level on the south and north elevations, but is obscured by the ell's roof on the west. Both end elevations feature two six-over-six windows on each floor, and a single four light-window under the peak of the roof. The roof features open cornice returns and a wide overhanging soffit. On each elevation, the windows on the first floor contain larger glass than those on the second floor.

The brick ell appears to be original to the structure. On the south elevation three two-over-two and a single one-over-one window stretch back towards the shed on the north; each window is also capped with a flat granite lintel. The kitchen chimney is located to the north of the east/west ridge line. The

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COBURN, JOHN G., FARM

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house is designed on an end-chimney center hall plan. The interior features all reflect a major turn of the twentieth-century remodeling of the house, with a few noted exceptions. Each of the downstairs rooms feature hardwood floors, simple trim, and Victorian four-panel doors with the exception of the kitchen and bathroom which contain five-panel Greek Revival doors.

Flanking the front door and hall are two formal parlors. The north parlor was completely remodeled by the turn of the century, and the end chimney was further rebuilt in the 1940s. A small modern bathroom and back entry are located behind this parlor. The back entry door is Victorian four-panel with etched glass surmounted by an original four-light transom. The south east parlor contains a c. 1830 cast-iron fire frame featuring ionic pilasters and inscribed side frames set inside a simple Greek Revival fireplace surround. The ceiling is of decorative tin, and the floors are hardwood over pine. A set of turn of the century French doors lead to the back parlor, a large room with a chimney and early built-in cupboards along the west wall. The kitchen ell, and back stairs are located to the north of the back parlor, and share the chimney. A curved partition wall installed during the remodeling creates a small office space in the southwest corner of the back parlor. The second floor contains three bedrooms and access to the garret over the kitchen ell. The landing at the top of the stairs is dominated by the round stained glass windows set below the peak of the front cross gable. A carriage-shed/garage is attached to the northwest corner of the main house kitchen ell. The story and a half structure features rough stud framing, common rafters, and live-edge joists. It is divided into three bays: the center bay is a framed as an open carriage shed and used for vehicles, while the enclosed end bays are used for wood storage.

In addition to its use of brick as a building material, the structures at the Coburn Farm are noteworthy for their extensive use of quarried granite. A piece of polished granite provides the threshold for each exterior door in the main house and ell, and the foundation is constructed wholly of massive slabs of cut granite. The kitchen chimney base is made of three brick piers upon which four granite lintels are lain. Each lintel is laid on the flat and measures approximately 16" x 24" x 12'. Granite blocks were also used to form landscape features, including retaining walls and terraces. Each out building is set on a granite foundation. Between the carriage shed and the barns is a three-sided granite foundation. The front of the foundation is flush with the front of the carriage shed, and the foundation height is the same as the barns and carriage shed. There is no western foundation wall, suggesting that the structure it supported was a bank barn, open underneath to shelter animals. No materials other than the granite slabs remain, and it is unclear if the structure was moved, burned, or never built.

Barns

To the north of the house and carriage shed complex are located two adjacent barns. The larger of the pair is an early nineteenth century English Barn, with intact haylofts. The barn, which faces east, is in excellent structural condition, however the western rafter purlin roof system has been re-built using common rafters.. The second, and smaller, barn is also a timber framed, English style barn, and is located on the south side of the first barn. This barn is shorter in height and only half as wide as its partner, however a lean-to animal shed extends this barn to west. The first floor of the small barn contains no interior

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COBURN, JOHN G., FARM

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posting and is used to shelter sheep; the upstairs stores hay. Both barns are set on individual granite foundations and it is likely that the smaller barn was moved into this location after the larger barn was built. The footprint of the smaller barn is similar in size to that of the foundation to the south, which may have been its original location.

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.)

Areas of Significance

(Enter categories from instructions)

Architecture

Agriculture

Period of Significance

1824 - 1870

c. 1900

Significant Dates

1824

1865

c. 1900

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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: _____

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COBURN, JOHN G., FARM

FRANKLIN CO., MAINE

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STATEMENT OF SIGNIFICANCE

The John G. Coburn Farm is a unique structure in Carthage Maine and the surrounding communities. Originally constructed in 1824 by Oliver Newman Sr., and Julia Leavitt Newman, it is the only brick structure still standing in Carthage, or any where along the Webb River Valley. Originally a two story, five-bay, center-hall, transitional Federal / Greek Revival house with end chimneys, the structure was substantially altered in 1865 with the addition of a three-bay cross gable on the front facade. All of the structures on the farm feature massive cut-granite foundations. Out buildings include a late nineteenth carriage shed, an intact granite foundation and a pair of barns, the earliest of which is contemporary with the original house. In the quality of its materials and design, the John G. Coburn Farm is a significant survivor from 19th century Carthage. This property is eligible for nomination to the National Register of Historic Places under Criterion C for its local architectural merit, as well as under Criterion A as an example of local diversified patterns of agriculture in Western Maine.

Carthage Maine is a small town situated along the Webb River in Franklin County in northwestern Maine. The town was plotted in 1803 and settled beginning in 1812. In 1823 a small village grew up around a mill site, and the town incorporated the following year. Oliver Newman Sr., and his brother Leavitt Newman arrived in town from New Hampshire about 1823. By the end of the decade Oliver and his wife Julia had obtained some of the most fertile land along the Webb River and constructed a two-story brick house, and the English style barn. Local tradition asserts that the bricks were manufactured from clay on the property, but the only known brickyard was several miles away at Pease Corner. The source of the granite is unknown; there is no record of a local nineteenth-century quarry. (*Campbell, 1930*).

Oliver Newman Sr. became one of the three most successful farmers in Carthage. He built one of the largest and most substantial houses in town and managed to accumulate a significant amount of land (between 300 and 1000 acres). By 1850 his real estate was valued at \$1600. The Newman farm was diversified; and in the agriculturally weak year of 1850, in addition to hay, oats, rye, corn apples and beans, their 10 milch cows produced 500 pounds of butter and 500 pounds of cheese, and they raised 34 cattle, 60 sheep and one pig. Although representative of the strategy that most farmers in Carthage utilized, the Newman's were substantially more successful than the majority of their neighbors. This may have been due to a large part in the fertility of the soil along the broad plains the Newman brothers chose to homestead. While there was good soil throughout the town, the landscape was hilly and difficult to work. (*Franklin Chronical, Jan 20, 1876*).

Throughout the nineteenth century farming was the backbone of Carthage, supporting both the farm families and supplying the animals and workers of the near by lumber trade. In 1880 the town contained 6 schools, a grist mill, and two lumber and box mills. Excluding the employees of these ventures, along with the, shopkeepers, teamsters, a brick mason, a doctor and a postmaster, the residents of Carthage farmed. During the decades of mid-century, the population of Carthage fluctuated between 420 and 507 inhabitants and as was the trend throughout the state, the majority of the farms were small but

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COBURN, JOHN G., FARM

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plentiful, usually between 20 and 50 acres each. (*Varney, p. 164-5*) Wheat, hops, corn and rye were among the local crops during the first half of the century. By mid-century the wheat market suffered from western competition and disease and by 1860 many farmers in the area had turned primarily either to potatoes or sheep. The Newman's did both, and in 1860 the combined Newman brothers had increased the number of sheep to 85, the output of potatoes to over 3000 pounds and their total acreage to 1041 acres. (*Day, 155-168, Agricultural Census, 1860*).

Just before his death in 1853 Oliver's land was divided among his sons Isaiah L. and Oliver Jr., with life rights and annual provisions guaranteed for Julia and any of the remaining minor children. Over the next 35 years the homestead was occupied and owned in turn by the families of Isaiah, Oliver Jr. and their sister, Osca Newman Coburn. Initially Isaiah L. Newman had possession of the homestead, but by the first census after his father's death Oliver Jr. and his young family had moved in with the widow and minor children. In 1861 Oliver bought the homestead off his brother, who lived next door on the former Grover farm for the next nine years before moving to East Wilton. Initially, Oliver had even more success with his farm than his father had; in 1860 he had over \$4000 in real estate, 640 acres of land, 30 cattle and 65 sheep. Five years later he expressed his success by substantially, and conspicuously remodeling the house by adding the cross gable with stained glass window, and finishing the upstairs chambers. Yet either his fortunes or his interests shifted, for by 1870 he held only 296 acres of land, worth \$600, and was down to 12 cattle and six sheep. He sold the majority of his livestock and implements at auction for \$800, and then transferred the property to a Mr. Low, for \$7000. At the end of the year Oliver and his family traveled to Tennessee, but returned the following year and settled in Lewiston, where he prospered as an ice merchant until his death in 1899. (*Newman letters, 1865, 1870*.)

It is not known by what device the farm was regained from Mr. Low, but by 1880 Osca Newman Coburn, sister of Isaiah and Oliver, and her husband John G. Coburn were occupying the homestead farm. They had previously worked on another farm in the neighborhood, but in 1880 a change took place in their production. Although a deed was not executed until 1888, the amount of land under their control grew to 216 acres, the number of sheep rose to 50, and for the first time the agricultural census indicated that Coburn tended an apple orchard, which previously had been a staple of the Newman farm. Over the next forty years Coburn continued as a successful farmer while also running a grist mill and a saw mill and manufacturing lumber. During this time the family remodeled the interior of the house into the current configuration by adding french doors, a tin ceiling in the front parlor, hardwood floors, and a bathroom. In the 1920s the farm passed to John and Osca's son Archibald Coburn, farmer and mill owner, and upon his death to Avila (Parker) Coburn. It was sold outside of the immediate family in 1973 to the current owner, who is a distant relation of Julia Newman. Reduced over time to 29 acres the Coburn farm continues as a working farm; the barns shelter sheep and chicken, and milch cows graze on the fertile plains. There are relatively few nineteenth-century houses remaining in Carthage; as with the farms they supported, they have succumbed to the elements and the vagaries inherent in subsistence farming in the western mountains of Maine. Fortunately, the buildings and the endeavors of the Coburn farm provide a continuity of history that is rapidly fading in Carthage.

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COBURN, JOHN G., FARM

FRANKLIN CO., MAINE

Section number 9 Page 2

BIBLIOGRAPHY

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Coburn, Silas Roger. *Genealogy of the descendants of Edward Colburn/Coburn*. (Lowell, Mass: W. Coburn), 1913.

Day, Clarence Albert. *A History of Maine Agriculture, 1604 - 1860*. University of Maine Studies, Second Series, No. 68. (Orono, Maine, University Press), 1954.

"Death of Oliver Newman". *Lewiston Evening Journal*, (Lewiston, Maine), January 1, 1900.

Farmington Chronicle. (Farmington, Maine), Excerpts on file at the Maine Historic Preservation Commission, Augusta, Maine. July 15, 1875; January 20, 1876; December 7, 1876; December 14, 1876; August 9, 1877; September 6, 1877; November 14, 1878; May 26, 1881.

"Newman Cemetery Carthage Maine, 1877, a listing of Gravestone Inscriptions". Unpublished manuscript on file at the Ludden Memorial Library, Dixfield, Maine, n.d.

Newman, Julia Leavitt and Flora Newman. Letters and diary entries, transcribed by Agnes Newman Beede, copied by Anne B. Jencks. Copies on file at the Maine Historic Preservation Commission, Augusta, Maine.

Probate Records of Oliver Newman Sr., Docket # 539. Register of Probate, Franklin County Courthouse, Farmington, Maine.

Registry of Deeds, Franklin County Courthouse, Farmington, Maine.

United States Agricultural Census, 1850 - 1880; volumes 129, 135, 143, 155. Town of Carthage, Franklin County, State of Maine. Microfilm on file at Maine State Archives, Augusta, Maine.

United States Federal Census, 1820 to 1920. Town of Carthage, Franklin County, State of Maine. Microfilm on file at Maine State Archives, Augusta, Maine.

Varney, George J. *A Gazetteer of the State of Maine*. (Boston: B.B. Russell), 1882.

COBURN, JOHN G., FARM
Name of Property

FRANKLIN CO., MAINE
County and State

10. Geographical Data

Acreage of Property 29 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9
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3	8	3	0	4	0
---	---	---	---	---	---

4	9	4	2	4	8	5
---	---	---	---	---	---	---

3

1	9
---	---

3	8	3	0	0	0
---	---	---	---	---	---

4	9	4	2	0	8	0
---	---	---	---	---	---	---

2

1	9
---	---

3	8	2	8	9	0
---	---	---	---	---	---

4	9	4	2	1	1	0
---	---	---	---	---	---	---

4

1	9
---	---

3	8	2	5	8	0
---	---	---	---	---	---

4	9	4	2	4	3	5
---	---	---	---	---	---	---

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

organization Maine Historic Preservation Commission date 15 January 2002

street & number 55 Capitol Street, State House Station 65 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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COBURN, JOHN G., FARM

FRANKLIN CO., MAINE

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

Boundaries are indicated on the accompanying base map "Rogers Property, Carthage, Maine", 1974.

BOUNDARY JUSTIFICATION

The boundaries encompass the domestic and agricultural complex and the immediately adjacent fields that have been historically and consistently associated with the property. The farm was as large as 500 acres in the nineteenth century, but much of this is no longer associated with the structure or has undergone some development.

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Continuation Sheet

COBURN, JOHN G., FARM

FRANKLIN CO., MAINE

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PHOTOGRAPHS

Photograph 1 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Exterior, farm complex; looking east.

Photograph 2 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Exterior, main house; looking west.

Photograph 3 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Interior, granite lintels over chimney base.

Photograph 4 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Interior, southeast parlor; looking southwest.

