



583

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 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 Waterford Historic District Boundary Increase

other names/site number _____

2. Location

street & number 30 Valley Road

N/A not for publication

city or town Waterford

N/A vicinity

state Maine code ME county Oxford code 017 zip code 04088

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

Eve J. H. [Signature] 7/8/11
Signature of certifying official/Title Date

Maine Historic Preservation Commission
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:)

[Signature]
Signature of the Keeper

8/23/11
Date of Action

WATERFORD HISTORIC DISTRICT BOUNDARY INCREASE
Name of Property

OXFORD COUNTY, MAINE
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		district
1		site
		structure
		object
2	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

27

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC / Single Family

DOMESTIC / Hotel

INDUSTRY/PROCESSING/EXTRACTION/
Manufacturing facility

DOMESTIC / Single Family

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

MID-19TH CENTURY

foundation: STONE / Granite

walls: WOOD / Weatherboard

WOOD / Shingle

roof: ASPHALT

other:

Narrative Description

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(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 Wilkins House/ Stone home (Stone Home) is located on 4.4 acres of land situated on the west side of Valley Road (Route 35), just north of the center of Waterford.¹ The southern property lines are adjacent to the northern boundary of the Waterford Historic District. The property consists of a large, frame, two story house, with a side ell that connects to a New England-style barn with a sawn frame. Also on the property are several retaining walls, stone platforms and foundations, an a wooden bridge supported on fieldstone abutments. At the far western edge of the property is a mowed field, surrounded by mature deciduous trees on the west and south that separate the parcel from other fields. The house is located near the center of the eastside of the lot, and is connected to Valley road by a long driveway extending to the south and meeting the road at an acute angle. To the north of the house is a mixed forest through which Kedar Brook runs southward towards the village. Immediately south, southwest and west of the house are a mixture of grassy lawns, retaining walls, and foundations set among a thinner strand of deciduous trees. Towards the north middle portion of the property is a small waterfall, and just to the west of the house the wooden bridge over the brook connects the western field with the east side of the property. A narrow, old road leads from the road to the gable wall of the barn. The entire east side of the property slopes gently to the south, toward Waterford Village and the mouth of Kedar Brook at Keoka Lake.

Narrative Description**28. House, ell, barn**

The Stone Home appears to have been built c. 1860, based on the style and massing of the building. A deed for a larger portion of property purchased by the Wilkins Brothers in 1842 (and mortgaged a year later) refers to an existing 'dwelling house, barn and gristmill' on the property, but as the land was later split by the brothers it cannot be assumed the present house is the same structure mentioned in the 1842 deed and 1843 mortgage.

The side-hall plan house faces west, across the stream and towards the field on the other side. The main mass of the house is consolidated under a front gable roof, and is basically rectangular with a narrow, two-story projecting bay rising at the middle of the south elevation, and a wider, two-story projecting bay on the north elevation, both under cross-gable roofs. On the first floor the westerly projection is partially obscured by the one-and-one-half story ell, which attaches to the northeast corner of the main house and extends north before connecting to the south elevation of the barn. The two story barn faces south, and has a large, interior sliding door on the ground floor of the south elevation and another interior sliding door on the second floor of the west elevation. Returning to the main house, the southeastern corner of the house contains a one-story enclosed porch. The combination of this porch and the two story mass to which it is attached complete the rectangular footprint of the main building. Both the ell and barn have ridge lines running north to south, while the main building's ridge runs east to west.

The entire house is clad with clapboard siding, and it sits on a granite foundation. The roofs are covered with asphalt shingles. A tall brick chimney rises south of the ridge near the middle of the main mass of the house, and a second chimney rises through the southernmost end of the ell's ridge. All the windows in the main house are two-over-two, wood sash, unless stated otherwise. The windows are set between flat-stock casing, with two-board frieze topped with a narrow, but protruding, decorative cornice. Narrow corner boards intersect the cornice returns under all the gable roofs. The roofs extends close to a foot beyond the plane of the side walls, and is accented a moderately wide frieze board and moulded cornice under the eaves, and moulded rake and cornices in the gables.

This west-facing, front-gable façade is composed of two bays on both floors and a single bay under the gable peak. A full width, hipped roof porch extends over the two-leaf doors and the first floor window. The doors contain elongated panels of etched glass. A secondary façade faces south towards town. On this side of the building a high (4-5') retaining wall runs the width of the elevation and creates a grassy terrace on which the house is positioned. A granite staircase provides access to the terrace from the driveway below. This elevation is divided into three sections. The western third contains two symmetrical window bays on each floor. The middle section contains the narrow, two story projection. On the east and west side of the projecting wall are tall, narrow, one-over-one windows. The south elevation contains a pair of similar

¹ The property is not aligned on a true north-south axis: both Route 35 and Kedar Stream run northwest to southeast. For ease of description, the property will be described as if Route 35 (to which the house is oriented) and Kedar Stream run north to south.

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windows joined in a single frame, on each floor. A small, two-light fixed sash with beveled frame is tucked under the rake trim at the peak of the gable wall. The eastern section of the house has the one-story, four-bay enclosed porch on the first floor, behind which rises the exterior wall of the main house, with two bays on each floor. On the north side of the main house is a small, non-historic, square, fixed window on the western half of the wall, and one window bay on the north and west sides of the projecting bay. A smaller scale two-over-two window is located below the gable peak.

The one-and-one half story ell has an irregular fenestration pattern that contains, from south to north a non-historic, multi-paned picture window, a four-panel wood door under a bracketed, hipped-roof hood, a six-over-six wooden window, and interior sliding wood door, and another six-over-six wooden window. On the upper story are four fixed, six-light sash, situated in the first, second, third and fifth bays. The trim on ell's windows, door and eaves match that used on the main house. The east side of the building has two, two-over-two windows on the main house, and three window bays (with six-over-six sash), and a pedestrian door on the ell. (Prior to c.1977 this door accessed a narrow enclosed porch on the east side of the ell.). The ell is offset to the east from the main house by a approximately two feet, thus creating a narrow south-facing wall with a window bay on each floor of the ell.

The last structure in the connected complex is the barn. Probably designed for storing carriages, wagons and horses on the first floor and either hay or hides on the second floor, the barn faces south under a gable roof. The south wall contains a large interior-sliding door on the first floor, a smaller, interior-sliding hay door directly above, and a window under the gable peak. The west elevation has two six-over-six windows and a pedestrian door on the first floor, and a large interior-sliding door and one six-over-six window on the second story. The east wall of the barn has a pair of six-over-six window bays, and the back wall contains a mixture of fixed light sash, double hung sash and a second story sliding hay door. The remains of a field stone retaining wall/foundation is situated about ten feet west of and parallel to the northern portion of the west wall of the barn. This retaining wall appears to be constructed of cut granite and fieldstone, and extends past the corner of the barn and then turn to the east for several feet. Apparently there was a lean-to type structure attached to the barn at some point in the past.

Much of the interior of the barn has been re-framed over time, and the original framing intent is not obvious. First floor has little interior support, creating a wide open floor for wagons or carriages. An outhouse is located against the east wall, and the northeast corner of the building shows signs of plaster and lathe. On the second floor the framing contains hewn beams and posts, sawn beams and posts, dimensional lumber in the walls and as recently installed secondary support. The roof is framed of common rafters and major purlins, braced to the transverse girts. The second floor appears to have been open historically, but this has been compromised visually by the secondary supports added, for good reason, in recent years.

The interior of the house has a modified side-hall plan. The staircase rises in a stair hall on north, and a former parlor (now kitchen) is situated in the south west corner. The living room occupies the middle of the house, and includes both projecting bays. The front chimney stack provides for a fireplace in the west wall of the living room and east wall of the front parlor. The living room fireplace has a simple architrave and mantle and is outfitted with a Franklin insert and wood stove, but the fireplace in the parlor has been blocked. Historically, a partition wall separated the north end of the living room from the remainder of the space, but that wall has been removed. East of the living room is the former dining room, which opens onto the screen porch on the south. The summer kitchen occupies the southernmost portion of the ell. A pass through window is located on the wall between the dining room and the summer kitchen; this wall also contains the chimney stack for the summer kitchen. North of the kitchen is a pantry, followed by a series of storage closets and the woodshed. On the second floor there are four bedrooms in the main house and one over the kitchen ell. The remainder of the ell is unfinished garret.

Most rooms contain wood floors, either random-width pine or tongue and groove hardwood flooring, and plaster walls and ceilings. Windows are set in flat stock frames in the ell and on the second floor, but the doors and windows on the first floor feature heavy, symmetrical stock moulding. In the front hall, the slightly curving staircase has a substantial, turned newel and turned balusters that appear to be of mahogany. Throughout the house are four panel doors, with elongated upper panels and ceramic or glass doorknobs.

29. Site

There are at least eight sets of retaining walls or foundations on the eastern half of the property. Two of these are adjacent to the house and have already been described (the retaining wall that creates the terrace on the south side of the house, and the foundation/wall on the west and north sides of the barn). The remaining features, and the bridge, will be described from north to south. Due to deep snow cover during the site visit, the descriptions of these features are brief, and they should be more thoroughly evaluated in the future. The numbers are keyed to the attached site plan.

1. Foundation

WATERFORD HISTORIC DISTRICT BOUNDARY INCREASE**OXFORD COUNTY, MAINE**

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North of the barn and relatively close to Valley Road, are a pair of small, square foundations, which appear to be sunk below grade. Rough dimensions appear to be twenty to twenty five feet square.

2. Terrace

Northwest of the barn, on the east side of the brook, in the assumed vicinity of the 19th century dam. This relatively flat terrace has visible stone retaining walls on its east and south sides. It is located adjacent to the brook and constructed of small fieldstone boulders. The visible walls appear to be approximately 15 feet in length and four or more feet in height. The overall dimensions of the terrace are not known. Directly west of this terrace, there are several wrought iron hooks fastened to granite ledge in the brook.

3. Tannery Foundation, #1

West of the house is a complex of stone wall terraces and retaining walls that reflect the location of the tannery as depicted on the 1880 map. The features lie to the north and south of what appears to be a road or path that leads from the barn to the bridge and the field on the west side of the brook. On the north side of the path is a high, fieldstone retaining wall that creates a terrace to the north. On the south side of the path is another high, fieldstone retaining wall that lines the path and then turns south-southeast and roughly parallels the line of the brook. The length of the south-southeast edge has been broken in places, but overall it appears to stretch for thirty or more feet. The terrace this wall creates stretches east towards the house.

4. Bridge

At the west end of the path is a wooden bridge that spans Kedar Brook. The bridge is built of wood stringers, floor beams and floor, and has a wood railing. The bridge is seated on a abutments of cut granite blocks and large fieldstones. The bridge has a span of about ten to twelve feet, and a width currently designed for pedestrians. The abutments are substantial, and may actually be pieces of the tannery foundation.

5. Tannery Foundation, # 2

This U-shaped stone is located southwest of the above described terrace, and is immediately adjacent to the brook. The stone wall is composed of stacked fieldstones, approximately three feet high, and twelve to fifteen feet to a side. The enclosure is open on the west, towards the brook.

6. Wall/Foundation.

At the southern end of the property, and within about 30 feet of the brook, is another roughly square, low stone wall. Possibly the foundation for an earlier house or barn, this wall is composed of stacked fieldstones. This wall has partially collapsed.

7. Retaining wall and terrace, south side of house.

See description for the house.

8. Wall/foundation, west and north of barn.

See description for the barn.

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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.

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)

No change.

Criteria Considerations (explanation, if necessary)

Areas of Significance

(Enter categories from instructions.)

Industry _____

Social History _____

Architecture _____

Period of Significance

c. 1860 - 1961 _____

Significant Dates

c. 1860 – construction of the Wilkins House/Stone Home _____

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Non-Aboriginal / Euro-American _____

Architect/Builder

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

On April 24, 1980 the Waterford Historic District was entered into the National Register of Historic Places at the local level of significance. The district, located on the shores of Keoka Lake in southern Oxford County, is comprised of a discreet cluster of residential, commercial and civic buildings erected between 1797 and 1939, with the majority of the buildings dating to the 19th century. Essentially encompassing the nucleated village of Waterford Flat, the district recognized the twenty seven properties (which included, but did not describe, barns and outbuildings) for their architectural significance under Criterion C. In addition, one property, a former hydropathic spa and inn, achieved significance for its association with social/humanitarian history, and another house gained significance in the realm of literature as the boyhood home of Charles Farrar Brown, better known as Artemus Ward. However one significant residential building on the north side of the district was omitted. This may have been due to professional error, or more likely, was a result of the dense vegetation that surrounded the property, and the building's relatively decrepit condition in 1980. Built in approximately 1860, the Italianate style Wilkins/Stone Home harmonizes architecturally with the existing district; it also compliments the existing village structures with regard to expanding the understanding of industry and tourism in Waterford and therefore is significant under Criterion A. The property housed a tannery during the last four decades of the 19th century, and starting in about 1906-07, the property evolved from a single family home to a boarding house catering to summer visitors to the village. The purpose of the present *Waterford Historic District Boundary Increase* is to expand the physical boundaries of the district to include the Wilkins House/Stone Home, and to also introduce Industry as an area of significance under Criterion D.

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

The Wilkins /Stone Home (Stone Home) is a wood framed, two story residential building with a connected barn set on 4.4 acres of land. The lot is located on the west side of Valley Road (Route 35), and is roughly bisected by Kedar Stream, which flows south through the property, and then through the town before emptying into the Lake. On the west side of the stream are woods and a cleared field. The house and barn, as well as several sets of stone foundations, are located on the east side of the stream. A small wooden bridge, supported on fieldstone and cut-granite abutments crosses the stream west of the house, and a small, natural waterfall is situated several hundred feet upstream of the bridge. (This may have been the site of a dam previously.)

Architecture

The Stone Home is a vernacular house, with massing and a few stylistic features reflective of Italianate architecture. The house is located on a high terrace, faced on the south edge by a stacked, cut-granite retaining wall. The façade of the building, which includes the primary entrance and front porch, faces west across the stream and the cleared field rather than towards Valley Road on the east. The south elevation, which faces towards the village, and is prominently visible due to its elevated location, contains a two-story projecting bay capped by a cross gable roof with prominent cornice returns. The windows on all three sides of this bay are elongated sash; those on the south elevation are paired. A small, two light window with three-sided, faceted top, is tightly positioned against the rake in the pediment. Other Italianate exterior features include the projecting window hoods, bracketed porch hood over the door in the south ell, attenuated corner posts, and decorative cut glass lights in the primary door. The house also has a substantial frieze which offers a nod to Greek Revival style details.

Based on the interior and exterior features, the massing and the framing the house appears to have been constructed circa 1860. The property does not appear on the inset of Waterford Flat on the 1858 wall map of Oxford County although the inset more than includes this section of town. However, the 1850 Federal census locates Wilkins and his wife Rhoda in the immediate vicinity of the property they purchased from the neighbor Rev. John A. Douglas. It is possible that the ell of the current house is an earlier structure that predates the rest of the house. A mortgage deed from 1843 taken out by the brothers John and Emerson Wilkins refer to a "dwelling house, barn and gristmill" on the property they purchased in 1842. Alternatively, the southernmost foundation on the sight has a rectangular footprint, and could have been the original dwelling house. The brothers eventually split the property and John constructed the house immediately south of the Stone Home (# 18 in the original inventory) The 1980 registration form also dates the latter property to c. 1860, and in many ways the massing of the house, ell and barn, and the stylistic details on the house are very similar to the Stone Home, albeit oriented to the south rather than the west. The Stone Home retains a considerable level of integrity of location,

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setting, association, feeling, materials, workmanship and plan, and it complements the remainder of the historic district from an architectural perspective.

Industry

According to the original 1980 nomination "The Waterford Historic District is significant in totality as a remarkably unchanged 19th century village, well maintained and reflecting in its quiet dignity the less frenetic pace of a departed era." Among the properties included in the inventory were civic buildings (library, town house, church, social hall, community building), stores, residential properties, and two hotel-associated properties. Only one of the properties could be considered representative of trade or industry: a building that was identified as a carpenter's shop in 1880. Missing from the inventory are industrial sites – but there was at least one in the village. According to the 1842 deed from Rev. John A Douglas to John and Emerson Wilkins, the property later known as the Stone Home contained a grist mill, and dam. There were "other buildings," on the lot, one of which was a shop that contained "lathes, benches and saws". In 1880 the map of Waterford in the Atlas of Oxford County indicates that just to the southwest of the Emerson Wilkins house, on the edge of the stream near the location of the current bridge, was a tannery.

According to the 1870 Federal non-population census, schedule 4 "Products of Industry," there were 13 establishments categorized as industrial in Waterford. These included two tanneries, a cooper shop, black smiths, wool carding mill, carriage shop, grist mill, saw mill, box factory and iron foundry. While many of these industries are located on the stream between Keoka Lake and Bear Pond in South Waterford, Emerson Wilkins's property included a tannery in Waterford Flat. According to the census, the tannery was capitalized at \$1,000 and included a bark mill, rolling mill and splitting machine, all run on 6 hp water power. Wilkins had only one employee, but paid him (or her) \$400 over course of twelve months. At the time of the census he had 60 hides on hand and 120 sides of leather. The Maine Register lists E. Wilkins as a manufacturer of leather until 1891, four years before his death.

Waterford Flat was one of the least industrialized of the four villages that constituted the town of Waterford. Waterford City, or South Waterford, was situated along "City Brook", which flowed strongly, and with significant drop, from Keoka Lake to Bear Pond. The majority of the 19th century industries in the town were situated along this one mile stretch of water. However, smaller operations such as Wilkins, were scattered throughout the town on any available water power. The historian Randall Bennett compiled a history of Waterford for his 1984 volume Oxford County, Maine: A Guide to Its Historic Architecture. In this he acknowledges the role of industry to an otherwise agricultural town. "...[D]uring Waterford's first century-and-a-half lumbering and the operation of small, diversified mills were also instrumental in leading to the town's rapid development as an active trading and agricultural center before the 1850s" (page 472).

The Stone Home property contains at least six sets of stone foundations and/or retaining walls. The only information obtained to date about the function of these sites are the 1880 map, which depicted a 'U' shaped tannery, and the 1842/43 deeds and mortgage, which together referenced a gristmill and a shop, lathes, saws, benches, and a mill dam. However, they are significant for their potential to provide additional information about small scale industrial activities in Waterford Flat. Based on the extant features several questions can be formulated. For example site specific questions include determining when the gristmill was built, if the gristmill and tannery were extant at the same time, or if the former was converted into the later? Or whether the road leading from the bridge to the large second floor doors on the barn was related to tannery functions or agricultural functions? Or, how are the various stone foundations and walls related to production on the site and where were the specific machines located? Broadening the geographic context, this site has the potential to illuminate both the economic and trade systems behind the procurement of raw products (grain, wood, bark, hides) and the distribution of product (grain, turned wood, leather) within Waterford Flat and the greater region.

Social History

In 1895 Emerson Wilkins died, and his second wife, Angela Brown Wilkins inherited the property. Upon her death the property passed to her nephew Edward Waldo Stone and his family. Shortly thereafter, Stone died and his widow, Nellie U. Stone started accepting summer borders at the house. Known as the Stone Home, Mrs. Stone first was listed in the Maine Register in 1906-07. She offered four bedrooms upstairs and one on the first floor, and served meals cooked in the 'summer kitchen' to guests in the dining room.

As noted in the original nomination, the earliest existing building in the district is the Lake House – portions of which were opened as a public house in 1797. That property served as a tavern until 1847, at which time it was converted into hypdopathic spa associated with a nearby mineral spring. The spa in turn drew people to Waterford, which became a

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low-key summer resort. According to Randall "to augment the many existing inns and boarding houses, several large summer hotels were eventually added; in later years (beginning in 1913) a profusion of youth-oriented summer camps continued what had by then become a well-established tradition... Waterford was able to take full advantage of its valuable scenic and architectural resources in drawing summer visitors to the town. Like the county villages at Bethel Hill and Paris Hill, the "Flat" contributed much to western Oxford County's role as a popular tourist spot and stopping-off point on the route to the central White Mountain area" (page 472). The Stone Home, which operated until 1968, provides another example of the accommodations available to visitors in this area.

Developmental history/additional historic context information (if appropriate)

N/A

9. Major Bibliographical References

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

Bennett, Randall. Oxford County, Maine: A Guide to Its Historic Architecture. (Bethel: Oxford County Historic Resource Survey), 1984.

The Old Maps of Oxford County, Maine in 1858. (Fryeburg, Maine: Saco Valley Printing), 1972.

Atlas of Oxford County, Maine. (Philadelphia: Caldwell & Halfpenny), 1880.

Maine Register, State Year-Book and Legislative Manual. (Portland, Maine: Greenville M. Donham), various years, 1872 - 1910.

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: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 4.4 acres
 (Do not include previously listed resource acreage.)

UTM References
 (Place additional UTM references on a continuation sheet.)

1	<u>19</u>	<u>362629</u>	<u>4893604</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 Waterford Historic District are amended to include the property described by the town of Waterford tax map 34, lot 13. The boundaries of the entire district are depicted on the attached map entitled "Waterford Historic District 1980, increased 2011".

Boundary Justification (Explain why the boundaries were selected.)

The additional acreage represents all the property currently associated with the Wilkins House/Stone Home, and represent the apparent limits of the houses and structures and fields historically associated with the property.

11. Form Prepared By

name/title Christi A. Mitchell, Architectural Historian
 organization Maine Historic Preservation Commission date 14 April 2011
 street & number 55 Capitol Street, SHS 65 telephone (207) 287-2132
 city or town Augusta state Maine zip code 04353
 e-mail Christi.mitchell@maine.gov

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.)

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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: Waterford Historic District Boundary Increase (Wilkins/Stone Home).

City or Vicinity: Waterford

County: Oxford **State:** Maine

Photographer: Christi A. Mitchell, Maine Historic Preservation Commission, Augusta, Maine

Date Photographed: March 15, 2011.

Description of Photograph(s) and number:

- 1 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0001.TIF**
South and east elevation of Wilkins House/Stone Home, facing northwest.
- 2 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0002.TIF**
West elevation of Wilkins House/Stone Home, facing east. The barn is at the far left.
- 3 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0003.TIF**
Interior, first floor parlor; facing south.
- 4 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0004.TIF**
Interior, summer kitchen in the ell, facing southeast.
- 5 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0005.TIF**
Interior, second floor south bedroom, facing south.
- 6 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0006.TIF**
Tannery foundations (#5) and bridge (#4) over Kedar Brook; facing southwest.
- 7 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0007.TIF**
Tannery foundations (#5); facing west.
- 8 of 8. **ME_OXFORD COUNTY_ WATERFORD HD BOUNDARY INCREASE_0008.TIF**
Tannery foundation (#5); facing north.

Property Owner:

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

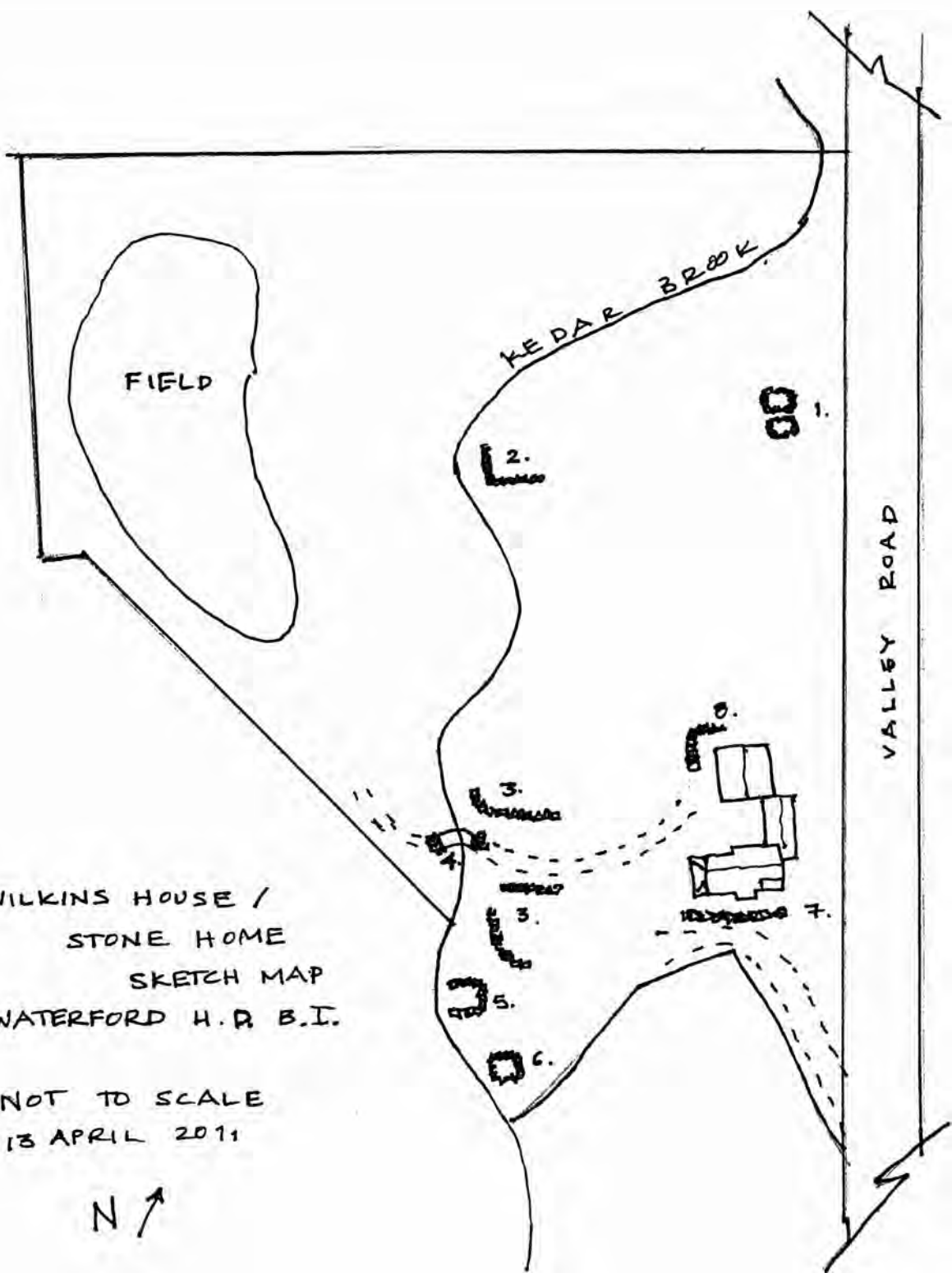
name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

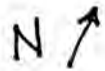
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.



WILKINS HOUSE /
STONE HOME
SKETCH MAP
WATERFORD H.R. B.I.

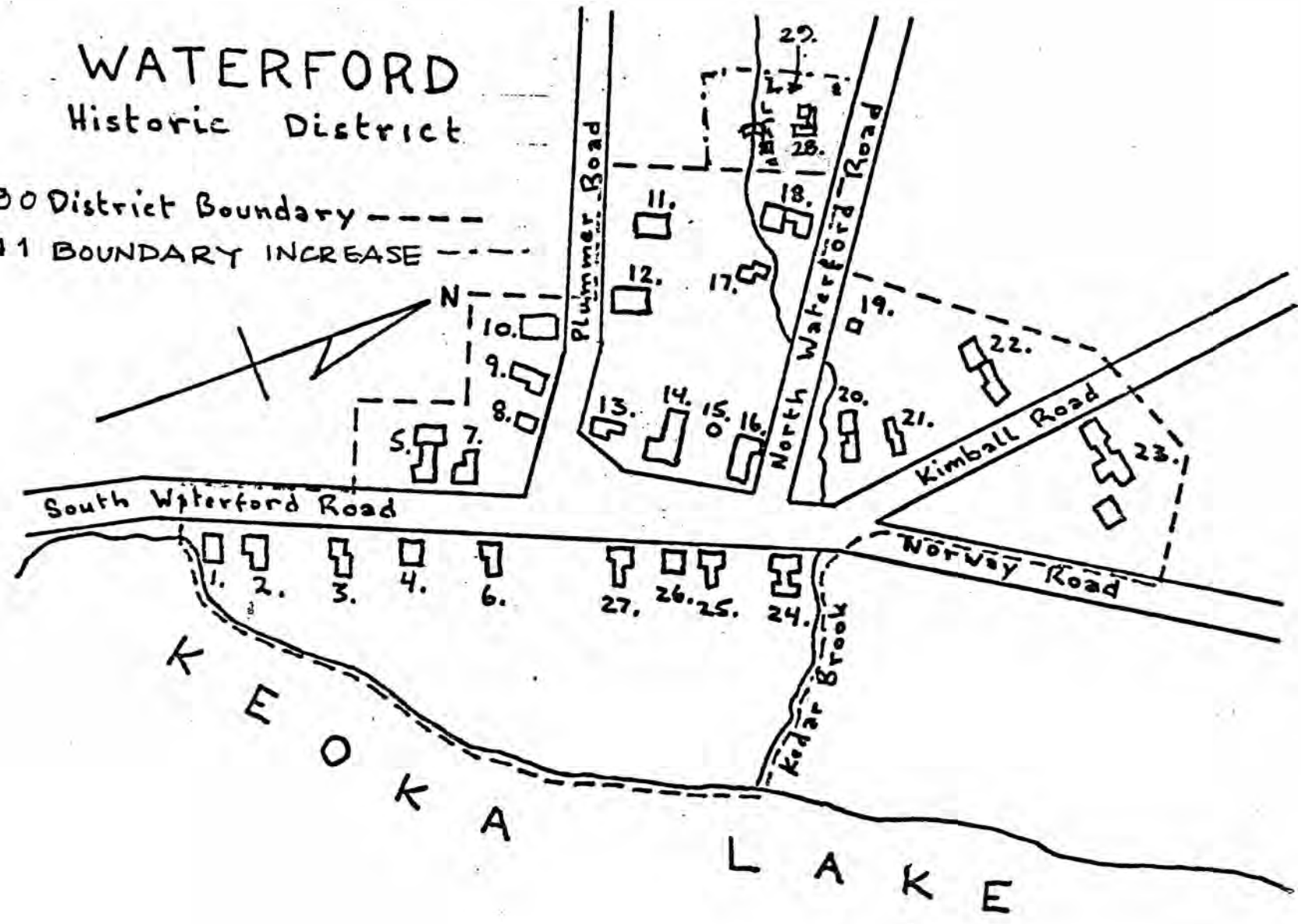
NOT TO SCALE
13 APRIL 2011



WATERFORD HISTORIC DISTRICT BOUNDARY INCREASE, OXFORD CO., MAINE
APRIL 2011

WATERFORD Historic District

1980 District Boundary - - - -
2011 BOUNDARY INCREASE - - - -



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Waterford Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MAINE, Oxford

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: 11000583

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/23/11 DATE

ABSTRACT/SUMMARY COMMENTS:

*added 4.4 more acres to Waterford H.D.
correctly - a property that was left out in the
original district nomination.*

RECOM./CRITERIA A, C, D.

REVIEWER *Uindone*

DISCIPLINE *H/S*

TELEPHONE _____

DATE 8/23/11

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.



WATERFORD H.D. BOUNDARY INCREASE; OXFORD CO., ME



WATERFORD H.D. BOUNDARY INCREASE; OXFORD CO., ME

20F8



WATERFORD H.D. BOUNDARY INCREASE; OXFORD CO., ME



WATERFORD H.D. BOUNDARY INCREASE; OXFORD CO., ME 4 of 8



WATERFORD H.D. BOUNDARY INCREASE; OXFORD CO., ME



WATERFORD H.D. BOUNDARY INCREASE ; OXFORD CO., ME

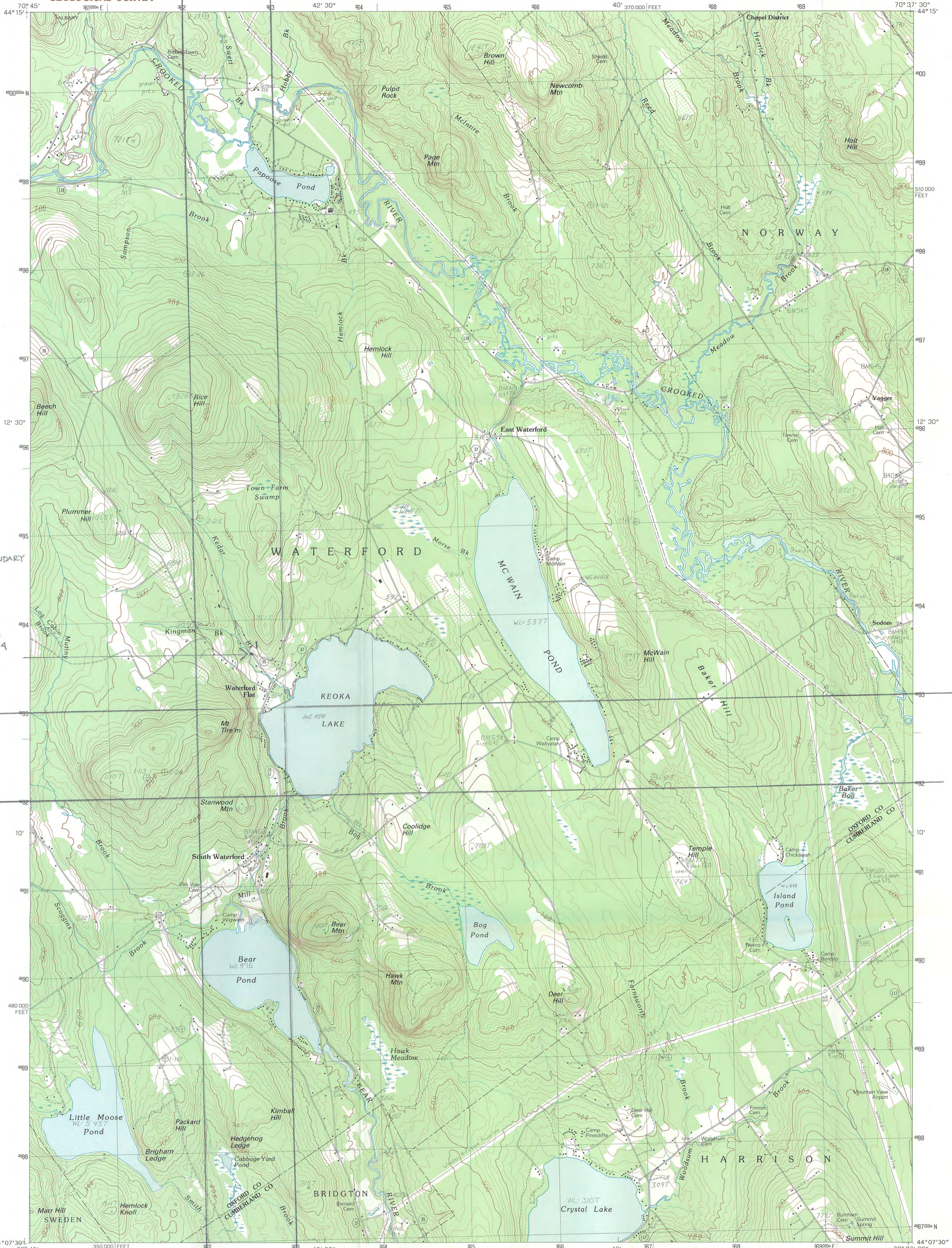
60FB



WATERFORD H.D. BOUNDARY INCREASE; OXFORD CO., ME



WATERFORD H.P. BOUNDARY INCREASE ; OXFORD CO., ME

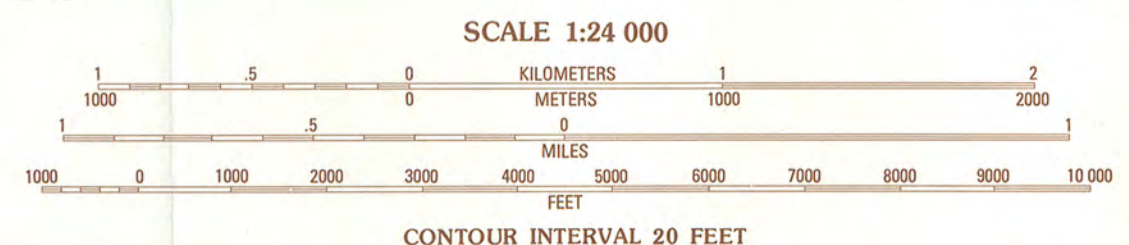


WATERFORD H.D. BOUNDARY
INCREASE
OXFORD CO., MAINE

1.19/36262.9/4893604

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY CONTROL BY USGS AND NOS/NOAA COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1929 FIELD CHECKED 1981. MAP EDITED 1983 PROJECTION TRANSVERSE MERCATOR GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR UTM GRID DECLINATION 17° 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 (4 meters south and 41 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. Information shown as of date of field check



QUADRANGLE LOCATION

1	2	3	1 East Stoneham
4	5	4 North Waterford	2 Greenwood
6	7	6 Pleasant Min	3 West Paris
		7 Bridgton	5 Norway
		8 Casco	7 Pleasant Min

ADJOINING 7.5' QUADRANGLE NAMES

ROAD LEGEND
Improved Road
Unimproved Road
Trail
Interstate Route U.S. Route State Route

WATERFORD FLAT, MAINE
PROVISIONAL EDITION 1983
44070-B6-TF-024





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" 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.