

PH0025178

Hon. Peter N. Kyros

Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

### NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <b>Maine</b>	
COUNTY: <b>York</b>	
FOR NPS USE ONLY	
ENTRY NUMBER <b>SEP 7</b>	DATE <b>1973</b>

HB 380525  
2-19 4802400

#### 1. NAME

COMMON:  
**Olde Grist Mill**

AND/OR HISTORIC:  
**Perkins Tide Mill** *use this*

#### 2. LOCATION

STREET AND NUMBER:  
**Mill Lane**

CITY OR TOWN:  
**Kennebunkport**

STATE <b>Maine</b>	CODE <b>23</b>	COUNTY: <b>York</b>	CODE <b>031</b>
-----------------------	-------------------	------------------------	--------------------

#### 3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Restaurant</u>

#### 4. OWNER OF PROPERTY

OWNER'S NAME:  
**Olde Grist Mill, Inc.**

STREET AND NUMBER:  
**Mill Lane**

CITY OR TOWN:  
**Kennebunkport**

STATE: <b>Maine</b>	CODE: <b>23</b>
------------------------	--------------------

#### 5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
**York County Courthouse**

STREET AND NUMBER:  
**Alfred**

CITY OR TOWN:  
**Alfred**

STATE: <b>Maine</b>	CODE: <b>23</b>
------------------------	--------------------

#### 6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
**Historic American Buildings Survey**

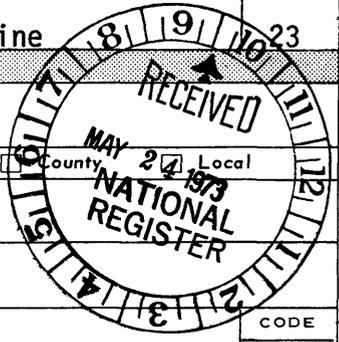
DATE OF SURVEY: **August, 1965**  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
**Library of Congress**

STREET AND NUMBER:  
**Washington**

CITY OR TOWN:  
**Washington**

STATE: <b>D.C.</b>	CODE: <b>11</b>
-----------------------	--------------------



SEE INSTRUCTIONS

STATE: <b>Maine</b>	ENTRY NUMBER: <b>SEP 7 1973</b>	DATE: <b>SEP 7 1973</b>
COUNTY: <b>York</b>	FOR NPS USE ONLY	



7	DESCRIPTION	(Check One)					
		<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
		(Check One)			(Check One)		
		<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE							

This structure is a well preserved example of a tidal grist mill of the 18th and 19th centuries. Although no longer operating as a mill, the building has received only minor modification. Architectural features include a variety of exposed framing, knee braces, mill machinery and early hardware. The condition of the fabric is excellent.

The exterior of the mill is an ell-shaped, wood frame, shingled building located at a dam on the northeast side of Mill Stream, an estuary of the Kennebunk River. It has intersecting gable roofs, cupola and entrance hood. Shingle surfaces are weathered grey, trim is red and the cupola is white. Overall dimension are 70' x 20'. Foundation walls are random-coursed rubble and wood pilings. Modern additions are concrete. The wall construction consists of wood shingles over vertical siding on braced frame. Girts appear at floor, intermediate and ceiling levels; corner boards and fascias are painted red. There are concrete steps and stoop at the front entrance and a gable hood or appendice with bracket support. There are wood board sliding doors at the front entrances with bottom support on cast iron wheels and iron tracks and with six light sash in each door. The windows are 6/6 DH with canvas awnings. Casement windows in the porch addition have 6 lights per casement and two casements per opening. There are miscellaneous modern windows and metal louvers for the kitchen blower. The structure has an intersecting gable roof of wood and composition shingle covering. There is no overhang or cornice, but wood gutters are present. The kitchen shed has a felt roof. The rectangular cupola with pyramid roof, shingle covering and wood pinnacle has double hung windows, 6/6, the short sides having 2 windows each and the long sides having 3 windows, or 2 plus a wood door. The cupola has boxed eaves and a molded cornice. There is one brick chimney in the kitchen shed (modern) and various modern fans and vent housings.

The interior of the mill has a main floor with an entrance at each southeast elevation into large spaces for the milling process broken by columns, mill machinery, service counters, stairs to the left space above and two toilets. There is a trap door and ladder to the space under the building and to the sluice. There is access to the dining rooms in the ell and to the porch addition. In addition, there is a kitchen shed and storage area as well as ladders to the left space over the mill and the dining room. Left space over the mill room contains milling machinery, chutes and bins, as well as a trap door to the first floor and a ladder to the cupola, while the left space over the dining room is for storage and has windows DH and 6/6 open into the kitchen and into the dining porches. The cupola houses conveyer belt machinery as well as sifting devices. All stairways are step ladder or open stair design. The flooring consists of a variety of very wide pine boards, 10" to 18" and wood strips. The framing is exposed above the vertical board wainscot, and the exterior beams and joints, hewn and/or vertical sawed. Knee joints occur at several column-beam intersections. The interior doorways and doors consist

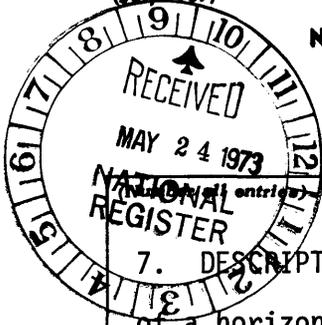
(See Continuation Sheet)

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	Maine
COUNTY	York
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	SEP 7 1973



7. DESCRIPTION

2

of a horizontal sliding door between the mill room and dining room, suspended from the top rail and cast iron wheels, a wood board door, a variety of modern doors and hatch doors of wood boards. The chutes and bins are of interest since they are associated with the milling process. There is a hoist wheel in the left of the mill room and modern interior window shutters. There is electric lighting, heating and air conditioning. Hardware consists of mill machinery, including mill stones, shafts and gears, waterwheel (not in place), conveyer, etc.

The mill is located on fill contained with wood plank bulkhead on a sloping site on the northeast side of Mill Stream, an estuary of the Kennebunk River. A dam extends southwest to the opposite shore of the river with a sluice next to the structure. There are no outbuildings nor landscaping, but there is a driveway at the southeast side.

The original grindstone was of granite and imported from England while the original dam was of granite blocks with pine posts among them, all held within clay and cement. In 1866, James D. Perkins bought a new millstone of French Buhrstone, a kind of quartz. The dam was rebuilt in 1963 so that much of the old structure remains underneath, but rubble covers it so that the structure no longer shows.

Photographs taken in 1879 and 1906 show the early structure and bracket certain changes; in 1879 the east facade of the mill was as now, but it had no cupola and no porch over the door. It did have a chimney. The storage building was much smaller than now with two story facades on north and south. The north facade had a door and two windows on the ground level and two windows above. The east facade was symmetrical and had five windows. By 1906, additions included the cupola, hood over the mill door and one story addition to the north of the storage building. This addition continued the roof line unbroken. Another window was added to the east facade and a door broken through between the two old windows. The new north facade had neither windows nor doors, but on the west was one window and one door (both still present). The addition had no flat ceiling so the second story windows of the old facade look down into the new space. This is the case on the south now also, where a similar one story addition exists and was presumably put on at the same time as that on the north. Also, between 1879 and 1906, the joining of mill and storage buildings at the roof lines was changed so that roof meets roof rather than the mill roof abutting the storage siding. In 1939 when the mill became a restaurant, the further north ell was added; it breaks the former roof line and adds one more window and door on the east. Then also, a second window as added on the west, bathrooms were installed in the old mill and kitchen equipment in the old storage building, and the mill

(See Continuation Sheet)

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Maine	
COUNTY York	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	SEP 7 1973

(Number all entries)

7. DESCRIPTION

3

pond was partially filled in for parking area where formerly the water had extended north about as far as the 1906 northern facade of the storage building except where a shored up dirt road led to the mill entrance. In 1955, a one story porch on the west was added to be taken off and replaced by an expanded one story dining area in 1968.



**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **Built 1749**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input checked="" type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

The Perkins Tide Mill is one of the last remaining examples of an 18th century tidewater grist mill in the United States. The mill was built in 1749 and operated until 1939. Tidewater mills were operated by tidal ebb and flow rather than by the flowing waters of a stream or river. The mill building itself has received only minor modifications such as the addition of a 19th century cupola as shown in the photographs. Architectural features include a variety of exposed framing, knee braces, mill machinery and early hardware.

Although the preservation purist might frown upon the Mill's present use, the building survives today because it was an early example of adaptive use. Adaptive use in historic structures is essential in Maine because of the great number of 19th century structures that remain. The Perkins Grist Mill may not be the best example of adaptive use but the building does serve a functional economic purpose thereby being insured of survival for the present. A building of this nature by its very existence and the recognition that National Register designation can provide serves as a public benefit role beyond its economic function. Should it ever cease to function as a restaurant, enough remains to restore it to its original state. Had it never been utilized for that purpose, it might today be an historic site rather than a structure.

SEE INSTRUCTIONS



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Boston Evening Transcript. September 18, 1929.

Boston Evening Transcript. March 10, 1940.

Historic American Buildings Survey, August, 1965.

Interviews with David F. Lombard and Mrs. Louise Perkins Lombard, July 23, 1965.

(See Continuation Sheet)

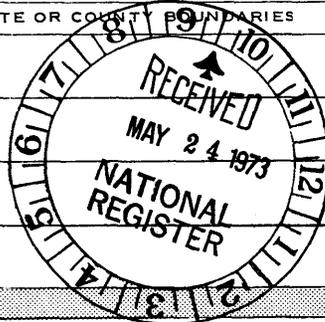
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 . "	0 . "		43° 21' 52"	70° 28' 32"	
NE	0 . "	0 . "			93' cm	
SE	0 . "	0 . "				
SW	0 . "	0 . "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **One Acre**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: John C. Lombard

ORGANIZATION: Olde Grist Mill, Inc. DATE: Jan. 8, 1973

STREET AND NUMBER: Mill Lane

CITY OR TOWN: Kennebunkport STATE: Maine CODE: 23

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: James H. Mundy

Title: State Historic Preservation Officer

Date: May 21, 1973

I hereby certify that this property is included in the National Register.

Robert L. Utley  
Chief, Office of Archeology and Historic Preservation

Date: 9/7/73

ATTEST: Wm J. Smith  
Keeper of The National Register

Date: 9 5 73

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	
Maine	
COUNTY	
York	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	SEP 7 1973

(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Kennebunk Star. June 18, 1964.

"Kennebunkport's Olde Grist Mill". Downeast Magazine, July, 1964.

Old photographs, records, documents and other properties of Olde Grist Mill, Inc. and the Perkins-Lombard family.

Portland Sunday Telegram. November 21, 1926.

Portland Sunday Telegram. October 3, 1937.

S.P.N.E.A. "Tide Mills in New England". Old Time New England, April, 1935.

