1. NAME OF PROPERTY

Historic Name: Perkins Homestead

Other Name/Site Number: Brick House Historic District, Perkins Family Place, ME Sites 307-002; 307-013 and 307-041, Pine Grove Farm

Designated a National Historic Landmark by the Secretary of the Interior August 25, 2014

2. LOCATION

Street & Number: 478 River Road Not for publication:__

City/Town: Newcastle Vicinity: N/A

State: Maine County: Lincoln Code: 015 Zip Code: 04553

3. CLASSIFICATION

Ownership of Property	Category of Property
Private: X	Building(s): X
Public-Local:	District:
Public-State:	Site:
Public-Federal:	Structure:
	Object:

Number of Resources within Property

Contributing		Noncontributing	
buildings	2	buildings	0
sites	4	sites	0
structures	0	structures	0
objects	0	objects	0
Total	6	Total	0

Number of Contributing Resources Previously Listed in the National Register: 7

Name of Related Multiple Property Listing: N/A

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, 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.

Signature of Certifying Official Date

State or Federal Agency and Bureau

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

Signature of Commenting or Other Official Date

State or Federal Agency and Bureau

5. 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 of Keeper Date of Action

6. FUNCTION OR USE

Historic:	Sub:
Domestic	Single-dwelling
Agriculture	Agricultural Outbuilding
Agriculture	Agricultural Field
Current:	Sub:
Domestic	Single-dwelling
Agriculture	Agricultural Outbuilding
Agriculture	Agricultural Field

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Mid-nineteenth Century: Greek Revival

MATERIALS:

Foundation:	STONE/Granite
	STONE
Walls:	BRICK
	WOOD/Weatherboard
Roof:	ASPHALT
Other:	

Describe Present and Historic Physical Appearance

The Perkins Homestead in Newcastle, Maine, is nationally significant as the ancestral home and lifelong summer residence of Frances Perkins, U.S. Secretary of Labor, 1933–45, the nation's first female cabinet secretary and one of the most influential and effective public servants during the New Deal. This modest but dignified family homestead (listed in the National Register as the Brick House Historic District) embodies the New England traditions of hard work, thrift, and community responsibility that guided Frances Perkins throughout her long life. Documentation makes plain that the Brick House was a constant in her life, unlike any of her other known residences which were mostly rented apartments. The farm's period of significance spans her entire lifetime (1880–1965) because it was the place she always considered her true home. It was where she developed the New England values she ascribed to her wise Maine grandmother, Cynthia Otis Perkins, and with whom she spent her childhood summers. Continuously owned by the Perkins family for over 250 years, the 57-acre saltwater farm features the 1837 Brick House, a connected house and barn complex. Its mown fields, wooded areas, stone walls, remnants of two former family homes, and of a brick manufacturing operation on the Damariscotta River, retain a high degree of integrity. It meets National Historic Landmark Criterion 2 because there is no place more strongly associated with Frances Perkins, a figure of undisputed national significance under the National Park Service Themes IV. Shaping the Political Landscape and V. Developing the American Economy.

The Perkins Homestead contains 57 acres of fields, woods, and home sites in coastal Lincoln County. The property is located about two and one-quarter miles south of the center of the town of Newcastle on River Road and stretches between the north-south running road and the similarly oriented Damariscotta River. Owned by members of the Perkins family since the mid-eighteenth century, this compact historic district contains architectural and archaeological resources from the eighteenth, nineteenth and twentieth century all located on a parcel of land that has served agricultural, industrial and residential functions. At the west end of the land is the 1837 Brick House, for which the property is named, and a connected barn and separate outbuilding. At the east end of the property is the shore side site of a nineteenth century brickyard, (containing the remains of brick kilns, wharves, and a clay pit), a family cemetery, and a mid-eighteenth-century archaeological site containing the remains of the Perkins garrison. Stretching inland from the shore are approximately 16 acres of agricultural fields. On the north edge of these fields are the remains of the eighteenth–early nineteenth century Perkins homestead containing two building foundations, and old, intentionally planted trees. Throughout the property are approximately 2.8 miles of stone walls which line the property boundaries and define pastures and internal transportation routes from and between both home sites. The Brick House Historic District, entered on the National Register of Historic Places in 2009, contains three contributing buildings, three distinct historic archaeological sites and one contributing landscape consisting of fields, woodland, stone walls and transportation networks. The proposed Perkins Homestead National Historic Landmark is coterminous with the Brick House Historic District and includes the three archaeological sites that Frances Perkins was aware of, as well as the varied landscape features that remain largely as she enjoyed them.

For the sake of convenience, the property will be described in three sections. (See Sketch Map: Perkins Homestead/Brick House Historic District.) The western homestead complex includes the three contributing buildings and the surrounding fields and walls. The middle section is essentially forested, and features a complex of stone walls, footpaths and roads. The eastern portion contains the largest agricultural fields, the three archaeological sites, the cemetery and additional stone walls. The property is oriented slightly northwest to southeast, but in this description all the resources will be described as if the property lines ran true west to east and the river and road lay on a north to south orientation.

Perkins Homestead Complex

The western homestead complex occupies approximately the western third of the property. The driveway leads east from River Road along the south side of the house and barns. South of the driveway are a walled garden, spring, and site of a former ice pond, now drained. The garden is lined with stone walls on the north and west and is defined by a tree line on the south and east. Several old apple trees occupy the south and east portions of the garden; ornamental trees and garden beds now occupy the remainder of what was previously an orchard. A path leads southwest from the garden towards a spring that historically served both the house and the Perkins Schoolhouse, which is located on the west side of River Road. East of the spring is the site of a small silted-up pond which was formed by diverting water from an intermittent stream. At the northeast corner of the garden an early woods road extends from the end of the driveway through a break in the stone walls and leads southeast towards the center of the property.

The gravel driveway has been reconfigured since 1965 to replace a turning circle with lawn, and a low fence enclosing the River Road façade has been removed, but otherwise the landscape appears as Frances Perkins would have known it, albeit with more extensive flower beds.

On the north side of the building complex is a large, irregularly shaped farmyard field. A continuous stone wall forms the outer boundary of this field on the west, north and east, and returns on the south side to almost join the north edge of the garden's stone wall. Within this large, approximately 4.5-acre space are two additional enclosures. The first is a one-acre pasture defined by stone walls laid in an inverted U shape north of the barn; the second is a small, but high walled three-sided enclosure immediately east of and connecting to the barn. This latter wall, which is representative of many of the walls in the complex, is approximately 45 inches high, three feet wide, rubble filled and topped with large flat capstones. The wooden gates that historically provided access through the walls and completed the enclosures are no longer extant, although their locations are obvious. At the southeast corner of the farmyard field a relatively young grove of hardwood trees has been established.

Brick House and Connected Barn, 1837

The Brick House, as it is known, consists of three connected sections and a barn. At the western end of the grouping is the two-story house, with a north to south running gable ridge. A one-and-one half story integral brick ell extends off the northeastern two thirds of the house. The front part of the house measures 37 feet 7 inches north to south and 28 feet 8 inches wide; the ell is approximately 20 feet wide and extends 32 feet 4 inches to the east. The western half of the ell contains the pantry, kitchen, and a portion of the dining room; the eastern half functions as a woodshed. Both sections share a common gable roof running east to west. Connected to the ell, and flush with it on the north and south elevations, is a one-and-one half story wood frame structure under a slightly lower gable roof. As with the ell, this portion of the building is divided into two sections, with a workshop (which contains the original privy) in the west and a carriage shed in the east. Due to the gentle slope of the land down towards the east the connections between each of these sections (with the exception of the domestic spaces within the ell) are outfitted with short flights of stairs. A small grassy lawn surrounded by mature conifers and deciduous trees separates the house from the road. The flat lawn is bounded by a low stone terrace through which a stone path leads from the road to the front door.[1] The dooryard south of the ell is landscaped with lawn, retaining walls, gardens and a small flagstone terrace. A wooden deck is attached to the north side of the main house, and the land north of the ells contains a mixture of shrubs, garden and lawn.

[1] River Road was originally positioned approximately 25 feet east of its current path. Ground cover, shrubs and deciduous trees now fill in the void.

The brickwork of the house and ell is laid in American common bond set in a lime and sand mortar. Brick end chimneys rise from the north and south end walls and a third chimney is positioned on the ridge of the ell, at about the quarter point distance from the main mass. The house sits on a cut granite foundation and has a full cellar paved with brick. The roofs are covered with asphalt shingles. Under the eaves is a prominent two-part fascia topped with bed moldings. The cornice returns at the gable ends (along with the overhanging rake trim), mimic capitals. The primary, west-facing façade of the house is five bays wide. At the center of the building is a wide door with eight fielded panels. Three granite slabs form steps in front of the door. To either side of the door are side lights, decoratively divided by double and triple sets of muntins and a single mullion. (Four-light storm sash cover the windows on the exterior and somewhat visually confuse the interior light configuration.) To either side of the entrance are two six-over-six wooden sash windows under painted wooden lintels set on granite sills. The upper five bays of windows are close under the fascia, and the lintels over these windows are beveled towards their base to shed water. Both the north and south elevations contain two bays on each floor and a single window bay under the roof. (The easternmost bay on the north elevation was modified from a window to a door in the early twentieth century.) On each elevation the two western bays are positioned closer to the front of the house than the eastern bays are to the back of the house. The east elevation of the main house has no fenestration except a single window bay on each floor, located towards the southern corner of the building. (The first-floor window opening is not original: it was added in the 1960s.) A bulkhead with wood batten doors is set on a brick foundation under the windows.

As with the house, the ell sits on a granite foundation. The south elevation of the ell contains six irregular bays distributed as follows, from west to east: two six-over-six windows (under a shared lintel); a side door; a six-over-six window; a large wood-clad bay with a large wood, batten, two leaf door; and a six-over-six window. The side door is reached by a set of five granite steps and is topped by a four-light transom window. A pedimented hood, with an arch cut into the wooden frieze, is positioned in front of the door and supported on molded brackets. The large wooden door opens into the woodshed and is affixed to strap hinges hung on pintles. Above the door are vertical wooden sheathing and two adjacent six-light sash set into wooden frames. Two wood-framed, clapboard-sided dormers are positioned on the roof. Each dormer has a gable roof with molded cornice and contains six-over-six sash windows. The westernmost dormer is set between the side door and the window in the fourth bay; the eastern dormer is positioned between the woodshed door and the last window bay. The north side of the ell contains four bays, all in the western half of the structure. The westernmost three bays contain six-over-six windows, while the last bay has a wooden door set in a brick frame. There is also a relatively small skylight on the north side of the roof, west of the chimney. The back wall of the woodshed has a single door. A low-pitched shed-roof dormer (with clapboard walls, an asphalt roof, and four one-over-one double-hung sash) is positioned on the roof over this section of the building. Under the dormer, on the brick wall, is what appears to be a bricked-in window, without sill or lintel. This dormer was added c. 1990.

On the north elevation of the house and ell each granite capstone is marked with a Roman numeral chiseled near a corner (I - VI). These marks have not been found on any other portion of the foundation and suggest either that the stones were reused from an earlier structure, or marked in anticipation of a structural repair that necessitated their removal.

Connecting the house and barn is the wood-framed, two-room workshop and carriage house that sits on a foundation composed of piled fieldstones and brick piers. Although the date of construction is not known, photographs document that it was built by the late nineteenth century. This structure is also one-and-one-half stories high, but the upper half story and roof structure were reconstructed after collapsing following a snow storm in the later half of the 20th century. The western portion of this building contains two six-over-six sash on the ground level above which are two fixed, six-light sash in the half story. The western half contains two large carriage doors set in arch-topped wooden frames. The western carriage door retains a two-leaf batten door with strap hinges. An overhead garage door in a wood frame has been inserted into the eastern door. However, a

portion of the batten doors remain under the arch. The arch-topped frames were installed after 1930 by Frances Perkins. Originally, they were set in a rectangular frame and topped by an asymmetrically arranged six-light window and transom window. The north side of the shop/carriage house contains one pair of two-leaf hinged doors (opposite the western doors on the south elevation), two six-over six windows, a batten door into the shop, and two six-light windows tucked under the eaves. While the front wall of this building is covered in clapboards, the north elevation features wooden shingles.

Interior

The interior of the Brick House contains three principal rooms on the first floor, four original bedrooms on the second floor, and one finished and one partially finished space over the ell. A wide central hallway separates the front parlor in the southwest from the library in the northwest. East of the hall is the current dining room (originally a kitchen) and a short hall, bathroom, and pantry along the north edge of the building. The dining room occupies spaces within both the main house and the ell. At the east end of the dining room is the ell chimney. The current kitchen (former summer kitchen) is situated north and east of the stack; to the south is a short hallway that provides access to both the side door and the woodshed.

The front two rooms feature transitional Federal/Greek Revival trim elements. The library has a beveled ogee molding around the doors and windows, a similar profile on the chair rail, and a high profiled baseboard. Wooden library shelves line the west and east walls. The fireplace surround is finely executed, and features tapered pilasters filled with a recessed panel below a wide entablature and delicately worked mantel. The southwest parlor has heavier, thicker moldings, with two-part cove trim around the doors and windows, and a high baseboard. The random-width pine floors in this room have an oak stain. To either side of the firebox are wide pilasters set with a Gothic-arch panel in relief. Presently this room extends the width of the house; originally a partition wall divided the eastern third of the room into its own space (roughly matching the footprint of the hall and bathroom north of the dining room). The front hallway features a two-part ogee and cove-crown molding, cove-molded details on the edges of the staircase, a high baseboard, and a narrow pine floor. The front door and doors to the front rooms have eight-fielded panels.

The current dining room was originally designed as the winter kitchen. A beehive oven and wide fireplace occupy the east wall between doors to the kitchen and south hallway. They are set in a simple wooden surround defined by bed molding and a narrow mantel shelf. Above the mantle and doors are three, horizontal wooden panels with thumbnail ovolo moldings, and a small cupboard with a matching, vertically oriented paneled door. The remainder of the room has wide, painted pine wainscot, torus molded chair rail, an ogee and cove crown molding, seven-panel doors, and stained wide pine floor. The pantry to the north of the dining room has shelving along the east wall; a pass-through window at counter level provides access to the kitchen. The kitchen has a wide pine floor and cast-iron sink. A large cast iron cook stove is set into the fire box, next to which a set kettle is located behind a wood batten door. On the east wall of the kitchen a door leads to a back staircase and another to a closet. A set of cupboards are also set into this wooden partition wall. Oddly, the staircase, closet and cupboards are hung from this partition wall: the brick foundation lines up with the partition wall, but these three features protrude into the woodshed from this wall. Patches in the floor of the woodshed aligning with the closet suggest that at one time the back staircase continued through the closet into the cellar.

The front two bedrooms on the second floor are finished more formally than the back bedrooms. The northwest bedroom is the only room on this floor to contain a fireplace. The small brick firebox is framed by a simple, Greek Revival-style surround. The southwest bedroom was used by Frances Perkins and still contains her hand-painted bedroom set of furniture. A thimble in the southwest bedroom indicates that this room was heated by a stove. It adjoins a small bedroom that Perkins' grandson remembers fondly as his own. The space over the ell is divided into two large rooms. A bathroom and linen closet have been positioned in the western half of the west

ell—the bath was installed in the early twentieth century and until recently had a tin bathtub. The floor of the eastern garret (over the woodshed) has a lower floor level and was remodeled into a bedroom in the late 1980s. The back stairs lead from this room to the kitchen. The attic features common rafters above the brick walls. The cellar, which is accessed via a set of stairs in the west wall of the dining room, contains a brick-lined storage room in the northwest corner, and a large brick cistern set against the brick arch of the ell chimney base.

The woodshed located within the brick ell has a wood floor and internal posting to support the second floor. The wood-framed shop, east of the woodshed, also has a wood floor. A three-hole privy is located in the northeast corner of this room, a staircase to the garret is along the east wall, and workbenches are placed under the front windows. The carriage house has a packed gravel floor and the eastern most pair of hinged doors align so as to allow vehicles to pass directly through the building. A large garret over the shop and woodshed was traditionally referred to as the 'corn chamber' and was used to store corn and grain. From the corn chamber garret two blocked-up windows in the east end of the brick ell are visible.

Alterations

Historic photographs in the owner's possession indicate that the paneling on the east wall of the dining room (surrounding the fireplace) is not original, although the cupboard in the wall above is visible. Based on the Georgian-era thumbnail-molded trim on the fielded panels it appears that the paneling probably predates the 1837 Brick House by 50 to 60 (or more) years. The 1960s HABS photographs also indicate that the library once featured a molded cornice and frieze with alternating triglyphs and metopes. It is unknown when this molding was removed, however it may have coincided with adding the library shelves on the east wall after 1965.

The kitchen wall above and around the fireplace has been altered: the brick structure is exposed above the firebox, and the cheeks of the firebox have been altered to accept a wood stove. It also appears that the south wall separating the current kitchen from the south hall is not original. In addition, it appears that the current kitchen and pantry were originally directly connected by a door, which has since been reduced to a serving window.

In circa 1920 a large classical-style porch was added to the north side of the house. A small northeast room, with the addition of a side door to the porch, became a wide hall. The porch was removed in the later decades of the twentieth century, and the hallway was partitioned off to enclose a bathroom. In the late 1980s, two rooms and a bathroom in the easternmost part of the garret over the ell were remodeled into one large bedroom. The current shed dormer in this room replaced a smaller dormer window.

The easternmost of the connected buildings is the barn, originally built as a free-standing structure with the main entrance in the gable end. It is believed to have been built circa 1837 and enlarged circa 1870. The ridge is oriented north to south, and the principal, south-facing elevation is flush with the adjacent south wall of the carriage house/shop, woodshed and ell. The barn was built in two stages. The front five bents (34 feet 6 inches wide by 43 feet 8 inches long) were erected about the same time as the main house. The last two bents (34 feet 6 inches wide by 26 feet long) were added after the Civil War as part of establishing a stock farm on the property. The roof is clad in asphalt shingles, and the east, north and west elevations are covered in wood shingles. The building rests on a foundation of low, piled fieldstones. The structure is built of heavy timbers, most of which are hand hewn.

The south façade is covered in clapboards painted to match those on the carriage house/shop. The façade is dominated by a two-leaf, vertical-batten door hung on strap hinges with pintles and positioned slightly east of center. Above the door is a thirty-two-light transom (two rows of sixteen lights each) set in a simple wooden frame shared with the door. At the eastern corner of the facade is a lower pedestrian/cow door, also made of

vertical battens and hung on strap hinges. A very slightly raised grassy ramp leads to the larger door. The corners of the barn are trimmed with narrow boards, and tapered rake trim lines the closely cropped roof shingles.

A similarly sized and positioned central opening is located on the north elevation of the barn. The original door and transom have been replaced with an insert of three sliding-glass doors in a painted wooden frame. Positioned above the door are two wood-frame six-light hinged sash. An additional sash is positioned to the east and west of the doors. The east elevation contains a window in the second and third structural bays of the barn, and a window and batten pedestrian door in the fourth bay. A low, shed-roof addition, measuring about five feet wide, is attached to the northernmost third of the barn. The south wall contains a batten door on strap hinges, and the east wall contains one six-light window, and a larger, plate glass window near the northern end. A metal chimney stack emerges from the north wall of this addition. The west elevation of the barn has no windows or doors.

The barn consists of five original and two additional bents of hand-hewn timber. The five original bents feature gunstock posts, tapered principal rafters, a continuous ridge pole, and minor purlins. The northern two bents also have gunstock posts (although of a slightly different style), principal rafters, minor purlins and a ridge pole. The barn is divided longitudinally into three sections: a center aisle with original wide, thick-plank threshing floor; an open haymow on the north (now floored); and what had been the tie-up on the south, with a mow over. The stanchions and wall between the tie-up and center aisle no longer exist except at the north end, where a small room partitioned from the rest of the tie-up still retains the aisle wall. As is characteristic of early New England style barns, the haymow is wider than the tie-up. At the south end of the north aisle a pair of battens are mounted along the exterior post of the second bent—when fitted with planks these appear to have provided a way to prevent the north end of the haymow from encroaching onto the path to the carriage house door. Above this doorway an opening in the lower section of the roof, over the plate, allowed corn or other grains to be loaded into the attic space over the carriage house/shop.

In the 1980s, a partition wall was erected under the fifth bent, and a ceiling was installed over the northern two bays of the central aisle, creating an enclosed space occupying the northern third of the barn. (This section is still open to the rafters above the mow level.) This space, and a small shed-roof addition to the east, were finished on the interior with wood floors and gypsum-board walls and ceilings, as a studio for Calvert Coggeshall (1907–1990), a visual artist and Frances Perkins' son-in-law.

Vernacular Outbuilding, Nineteenth Century

This small, twelve-by-twelve-foot post and beam building is situated immediately east of the small stone enclosure east of the barn. The building has an asphalt roof and sits on low, piled rocks. Originally sided with wood shingles, these remain only on the west elevation and in the gable portion of the north elevation, the rest of the building exhibits vertical wood sheathing. The ridge of the gable roof is oriented north to south and a wood-framed skylight, or hatch, now covered with asphalt shingles is located on the east plane of the roof. The south wall of the building contains a wood-batten door and a long, horizontally-oriented window opening, now covered with plywood. The north elevation has a poultry-sized hatch door in the northwest corner and a thimble for a stove in the middle of the wall. Another covered window is located under the gable. The west elevation has no windows or doors, but the east elevation has one blocked window.

It is not known when this building was erected, or for what original purpose. A photograph owned by the family shows that the building was previously located approximately fifty feet south of its current location, with the gable entrance oriented west. Cattle are grazing in front of the barn and the photograph appears to date to the late nineteenth century. This building has most recently been used as a chicken house and before that as a

painting studio by Susanna Wilson Coggeshall, daughter of Frances Perkins, but its original function may have been different.

Middle Section

East of the farmhouse and garden, the middle section of the property is currently forested with a mixture of deciduous and coniferous trees. It is largely unchanged since Frances Perkins knew it, having been continuously maintained by the family throughout the century. Large wolf trees line many of the interior stone walls as well as the walls situated along the north and south property lines; their presence suggests that this section of the property had been cleared for pasture or field when it was being actively farmed. The middle section starts east of the stone wall that defines the boundary of the western homestead fields and stretches east to a north-south oriented stone wall at the western edge of the eastern homestead complex. The woods road enters this section of the property from the northwest and continues southeast almost to the property line and then bifurcates. The original section of the road bears northeast towards a stone-lined cattle alley; a newer alignment breaches the south portion of the eastern wall and becomes a footpath that leads into and through the large field.

A steep drainage swale or gully runs roughly north to south through the middle section of the property. The approximately six-acre gully is almost fully enclosed by a stone wall; this roughly rectangular enclosure runs within 50 feet of the north and south property lines but does not intersect them. There are three breaks in this wall: one in the southeast corner, one near the south end of the eastern wall, and the third at the north end of the eastern wall. This last break actually consists of a curved northern section of wall that is off-set from the southern section (the walls do not align but form a short aisle between their terminal ends). In general, the wall is two courses wide and unfilled. Portions of the wall, including the section adjoining the northern break, retain a height of over four and a half feet and feature intentionally-placed, large flat fieldstones positioned as capstones atop the wall.

The wall continues north past the northeast corner of the enclosure before arcing back to the east and south and connecting to the cattle alley at the west edge of the eastern homestead complex. Another short section of wall extends from the gully enclosure northeast towards the field wall at the eastern end of the western complex. This wall creates a smaller enclosure, which is north of the gully and is directly connected to the field north of the eastern homestead complex, and also enclosed a water source at the north end of the gully. Several footpaths traverse the middle section of the property, generally providing a ‘shortcut’ from one enclosed area to another. Frances Perkins mentions in her oral history and correspondence that she enjoyed walking on these footpaths.

Eastern Third of the Property

Leaving the woodland that dominates the center of the property, there are former agricultural fields and historic sites. This property is defined by the Damariscotta River on the east, and on the west by a stone wall that extends north from the southern property line to a stone-wall-lined road that leads from the middle section of the property to the site of the old homestead. Included in this complex are several former agricultural fields, a small family cemetery, a complex of stone-walled enclosures, and three National Register-listed archaeological sites.

The Perkins family cemetery is defined on its north and south boundaries by low stone walls running towards the shore and measures perhaps half an acre. There are five engraved west-facing headstones and a memorial stone erected to the parents of the current owner. Frances Perkins is not buried here, but in the Glidden Cemetery on River Road approximately one-half-mile to the north of the Perkins Homestead.

The Perkins Garrison Site, ca. 1740–1760 (ME 307-002), is an archeological site that sits on a wooded ledge traditionally known as Garrison Rock[2] overlooking the Damariscotta River. Frances Perkins referred to it in her oral history as "the little fort or garrison house down on our point in Maine" and said that "The neighbors from a good many miles around would run there when there was trouble."[3]

The Perkins Homestead Archaeological Site (also known as the old homestead), ca. 1760–1840 (ME 307-041), an archeological site was occupied by family members and co-existed with the Brick House during the mid-nineteenth century. Foundations and cellar holes of a house and barn remain along with low stone enclosures, and it is more than likely Frances Perkins was aware of the site through family oral history.

The Brickyard Site, ca. 1795–1896 (ME 307-013), a third known archeological site on the property, includes the remains of the family's brickyard on a constructed causeway jutting into the river, along with its associated wharves and adjacent clay quarry. The shore along the causeway is covered with cast-off bricks. There is also evidence of log cribbing extending into the river. According to family tradition the brickyard operated for over a hundred years. It was a seasonal operation and an integral part of the agricultural economy that sustained the Perkins family over the generations. The Brick House at the western end of the complex was built with bricks manufactured on site in 1837, and the site may indeed be decades older than that. Charles Perkins, in 1896, was the last family member listed in the *Maine Register* as a "brick maker."[4]

The Perkins Garrison Site and the Brickyard Site were present during the occupancy of Frances Perkins and were known to her. The brickyard was active during her early childhood when she visited her grandparents. While these archeological sites contribute to understanding the historic significance of the property, investigations to date suggest that the existing archeological data do not provide nationally significant information that would meet NHL Criterion 6. Nonetheless, these three archeological sites on the property can provide important contextual information about the property during the life of Frances Perkins and are therefore considered contributing resources under Criterion 2.

[2] "There were several Garrisons in town...And still another near where Joseph Perkins now resides, near the brick yard at the shore. The Garrison at the shore was occupied three years during the French and Indian war by the families of Abner and Lemuel Perkins, and another family by the name of Crocker. This Garrison was never taken. It was torn down after the war." (Cushman, 180-181)

[3] Reminiscences of Frances Perkins (1952–55) in the Oral History Research Office Collection of the Columbia University Libraries (OHRO/CUL), p 310-313.

[4] Jørgen Cleemann, "The Kiln in the Garden: Damariscotta River Brick Making and the Traces of Maine's Agro-Industrial Past." Master's Thesis, Columbia University Historic Preservation Program, 2012, p. 160.

8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:

Nationally: X Statewide:__ Locally:__

Applicable National Register Criteria:	A X B X C X D X
Criteria Considerations (Exceptions):	A__ B__ C__ D__ E__ F__ G__
NHL Criteria:	2
NHL Theme(s):	IV. Shaping The Political Landscape 4. political ideas, cultures and theories V. Developing the American Economy 7. governmental policies and practices
Areas of Significance:	Politics/government
Period(s) of Significance:	1880–1965
Significant Dates:	1927
Significant Person(s):	Frances Perkins
Cultural Affiliation:	N/A
Architect/Builder:	Unknown
Historic Contexts:	Women's History VII. Political and Military Affairs, 1865–1939 H. The Great Depression and the New Deal

State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

Summary

The Perkins Homestead in Newcastle, Maine is nationally significant as the ancestral home and lifelong summer residence of Frances Perkins, U.S. Secretary of Labor, 1933–45, the nation's first female cabinet secretary and one of its most effective public servants. This modest but dignified family homestead (also known as the Brick House Historic District) embodies the New England traditions of hard work, thrift, and community responsibility that guided Frances Perkins throughout her long life. Documentation makes plain that the Brick House was a constant in her life, unlike any of her other known residences which were mostly rented apartments. The farm's period of significance spans her entire lifetime (1880–1965) because it was the place she always considered her true home. It was where she developed the New England values she ascribed to her wise Maine grandmother, Cynthia Otis Perkins, and with whom she spent her childhood summers. Continuously owned by the Perkins family for over 250 years, the 57-acre saltwater farm features the 1837 Brick House, a connected house and barn complex. Its mown fields, wooded areas, stone walls, remnants of two former family homes, and of a brick manufacturing operation on the Damariscotta River, retain a high degree of integrity. It meets National Historic Landmark Criterion 2 because there is no place more strongly associated with Frances Perkins, a figure of undisputed national significance under the National Park Service "Themes IV. Shaping the Political Landscape and V. Developing the American Economy."

Statement

Frances Perkins (1880–1965) was a social worker, government official, and advocate for social justice and economic security for all. She is considered the driving force behind many of the New Deal programs on which today's federal social safety net is based—unemployment insurance, workers compensation, and Social Security. She is also credited with major contributions to the Fair Labor Standards Act (1938) establishing the minimum wage and prohibiting child labor in most workplaces, and with parts of the National Recovery Act (1933) recognizing the rights of workers to organize into unions for collective bargaining. Upon her death in 1965, Secretary of Labor W. Willard Wirtz told the *New York Times*: "Every man and woman in America who works at a living wage, under safe conditions, for reasonable hours, or who is protected by unemployment insurance or social security is her debtor."[5]

Her ethical sense was deeply rooted in her lifelong ties to the modest farmstead in Newcastle, Maine, where her family first settled in the mid-eighteenth century. Born Fannie Coralie Perkins in Boston, she was the oldest child of Frederick W. and Susan Bean Perkins, both natives of the State of Maine. Educated in the public schools of Worcester, Massachusetts, where her parents had gone for better economic opportunities, she graduated from Mount Holyoke College in 1902 and earned a master's degree from Columbia University in 1910. She changed her first name from Fannie to Frances when she was confirmed in the Episcopal faith in her 20s, one of many steps she took to assert her independence and strong personal convictions.

Her correspondence, her oral history,[6] her biographers, her surviving friends, and her will all make plain that the Brick House was a constant in her life and the place she considered her true home as where she spent every summer of her childhood there and returned as often as she could throughout her long life. She was a well-known member of the community, and a parishioner at St. Andrew's Episcopal Church in Newcastle. She is

[5] *New York Times* obituary. May 15, 1965.

[6] *Reminiscences of Frances Perkins* (1952–55) in the Oral History Research Office Collection of the Columbia University Libraries (OHRO/CUL).

buried in a small local cemetery near her husband, her parents and grandparents, and other family members who lived and died in Newcastle over the span of two and a half centuries.[7]

Although the outline of her long and productive career is well documented, the publication of a recent biography has deepened understanding of the people, places, and ideas that shaped her worldview and accomplishments.[8] The biography explains how Perkins' life was grounded in the values she had learned from her beloved Maine grandmother, Cynthia Otis Perkins, with whom she spent her childhood summers in Newcastle. The main house at that time (1880–1900) was a year-round residence and part of a connected complex of barns and workshops. The property also contained an active brick-making operation at the end of a half-mile woods road on the bank of the tidal Damariscotta River where family members and hired workers fabricated finished bricks for commercial sale. Bricks made on site were used to construct the Brick House in 1837[9] which was built as a wedding gift for her grandparents, Edmund Perkins, Jr. and Cynthia Otis Perkins.

Frances Perkins was profoundly influenced by personal experiences and spoke and wrote later about conditions she had observed and people she had met. As a college student she saw the miserable working conditions of textile workers in the mills of Holyoke, Massachusetts, and later indicated that she vowed to do something about them. She was impressed when she heard the great social reformer and woman's rights advocate, Florence Kelley (1859–1932) speak. Kelley, then general secretary of the National Consumers' League, inspired Perkins to embark on a career in the new field of social work. After graduating from Mount Holyoke in 1902 with a bachelor's degree in chemistry and physics, Perkins taught in private secondary schools in Massachusetts and Illinois. In Chicago, she sought out other young reformers and volunteered at Hull House, the settlement house founded by Jane Addams and Ellen Gates Starr in 1899. Making her rounds to collect wages for workers who had been cheated, she also visited the homes of the poor and was first exposed to labor unions.[10]

She accepted a position in 1907 as general secretary of the Philadelphia Research and Protective Association and also took graduate courses in economics and sociology at the University of Pennsylvania. In Philadelphia her work involved back-alley investigations of employment agencies that were fronts for groups that lured immigrant women into prostitution. Recipient of a fellowship from the Russell Sage Foundation in 1909, she moved to New York City where she participated in a survey of child malnutrition in the Hell's Kitchen neighborhood. She based her thesis on this work, receiving a master's degree in economics and sociology from Columbia in 1910. She next embarked on a brief but productive tenure with the Consumers' League where she worked closely with Florence Kelley calling attention to sweatshop conditions in bakeries and lobbying in Albany for reform. In New York, she lived at Hartley House and Greenwich House, settlement houses where young college-educated reformers enjoyed the camaraderie of others like themselves.

On March 25, 1911, Perkins witnessed the infamous Triangle Shirtwaist Factory fire in Manhattan's East Village, a blaze that killed 146 workers.[11] Perkins was visiting friends nearby at the time and she witnessed scores of young men and women jump to their death to escape the fire. This event made an indelible impression

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[7] George Martin, *Madam Secretary*, Boston: Houghton Mifflin Company, 1976. The first comprehensive biography of Frances Perkins.

[8] Kirstin Downey, *The Woman Behind the New Deal: The Life and Legacy of Frances Perkins—Social Security, Unemployment Insurance and the Minimum Wage.* New York: Random House, 2009.

[9] Jørgen Cleemann, "The Kiln in the Garden: Damariscotta River Brick Making and the Traces of Maine's Agro-Industrial Past." Master's Thesis, Columbia University Historic Preservation Program, 2012.

[10] Charles H. Trout in *Notable American Women.* Barbara Sicherman and Carol Hurd Green, editors (Cambridge: Belknap Press of Harvard University, 1980).

[11] The building was designated a National Historic Landmark in 1991 and still "stands as a reminder of both the triumph and the tragedy of the labor movement in the early twentieth century America."

upon her. Active in the efforts that followed to improve fire-safety standards, she was named executive director of the Committee on Safety, a citizens group that sought legislative reforms in the wake of the fire. Later, she became an investigator for the New York State Factory Investigating Commission, co-chaired by state legislators Alfred E. Smith and Robert Wagner, which held hearings examining poor working conditions at stores and factories throughout the state. This work resulted in the passage of many laws, including occupancy limits, fire-drill and fire-escape requirements, and sanitary reforms. These New York laws would later become models for other states and for the federal government in the 1930s. Perkins later said: "March 25, 1911 was the day the New Deal began."[12]

As a young professional woman, Perkins continued her visits to Maine whenever she could, and wrote to her future husband: "I had an awful ache for Maine the other day. You know I love that place better than any other and I wanted me own pine trees and me own stone walls.... I had that regular 'want-to-go-home' feeling that we all have sometimes whether we ever have had the thing signified by 'home' or not."[13]

She married economist Paul Caldwell Wilson in 1913 and had two children, one of whom died shortly after birth. She was devoted to her husband and to raising her child, Susanna Winslow Perkins, born in 1916, but kept her own name.[14] Though dedicating herself to voluntary civic work for a time, she became the family's sole breadwinner after her husband became increasingly disabled due to mental illness and was unable to sustain his professional career.

Perkins moved into government service in 1918, when then Governor Al Smith named her to the state Industrial Commission and later as state industrial commissioner. One of her great skills at achieving political reform was her ability to work with socially conservative Tammany Hall Democrats. Al Smith was only the best known of these urban New Yorkers who came to respect this straightforward New Englander during the early years of her career. The next governor, Franklin Delano Roosevelt, reappointed her as the highest-ranking woman in government service in New York State, which became known as a model of progressive approaches to employer-employee relations. She continued to reside in Manhattan, but family photographs, many of which she took herself, show her daughter and husband at the Brick House in Maine which she inherited in 1927 and where she continued to find respite from her demanding work.

When Roosevelt was elected president in 1932, he asked Perkins to join his administration as secretary of labor, a position of great importance as the country faced the massive unemployment brought on by the Great Depression. Perkins was reluctant to accept the job, but wavered when she learned that women she revered—Jane Addams, Grace Abbott and Mary Dewson, were pushing for her nomination. Later she would quote her grandmother Cynthia Otis Perkins, a source of wisdom she found herself repeating all her life: "If somebody opens a door for you, my dear ... walk right in and do the best you can."[15]

Perkins told Roosevelt she would only accept the job if he allowed her to pursue an ambitious plan of government programs designed to benefit workers. Her list of items included the 40-hour work week, unemployment insurance, workers compensation plans, a ban on child labor, an expansion of public works projects, Social Security, and national health insurance. He agreed to her conditions, and within the next twelve

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[12] Breiseth, Christopher N., *From the Triangle Fire to the New Deal: Frances Perkins in Action*. Talk in Commemoration of the 100th Anniversary of the Triangle Fire, New York State Museum, Albany, New York. March 25, 2011.

[13] Letter to Paul Wilson July 31, 1912. Frances Perkins Papers. Columbia University.

[14] As she later observed, "Mrs. is understood to be lawfully occupied in the house and children: 'Your husband's interests must come first!' It's one of the reasons why women aren't hired to do very, very important jobs for which they are thoroughly qualified." Reminiscences of Frances Perkins (1952–55) in the Oral History Research Office Collection of the Columbia University Libraries (OHRO/CUL). 244-247. Cited in Downey, *The Woman Behind the New Deal*, op. cit., 62.

[15] *Reminiscences of Frances Perkins*, *Op.Cit*., p 649.

years Roosevelt and Perkins managed to get all of her items enacted into law with the exception of national health insurance. She considered the establishment of Social Security as her greatest achievement. Perkins was responsible for professionalizing the Department of Labor, expanding the Bureau of Labor Statistics, establishing the Division of Labor Standards, and upgrading the Federal Mediation and Conciliation Service so that it gained the confidence of labor leaders and management. She oversaw the launch of the Civilian Conservation Corps, which put 3 million young people to work on state and national parks; and as head of the immigration and naturalization service, then part of the Labor Department, pushed through a new "charge-bond" program which allowed tens of thousands of refugees to escape from war-torn Europe between 1933 and 1939.[16]

Catapulted onto the national scene in the heady days of the Roosevelt era, Perkins was in an awkward social position. She needed to make sure her husband and child were not displaced from their home in New York, an apartment on Madison Avenue, but she herself had to live in Washington, DC for her official duties and the social obligations they entailed. Not a wealthy woman, she accomplished this by sharing residences with friends, living in at least four known locations in Washington during her twelve years as secretary of labor. Because Perkins was exceptionally protective of her personal privacy, and because she did not own any of these properties, it is impossible to say definitively how long she resided at each address, although her personal correspondence seems to confirm that she lived longest at 2326 California Street, NW, in a rented townhouse shared with Caroline Love O'Day, a congresswoman from New York. Because she lived here during the 1930s, the house was selected as a National Historic Landmark in 1991.[17]

She continued to spend the month of August in Maine, sometimes extending her stays into September. In her oral history she recounted the memorable day in 1939 when her driver rushed in saying "You ought to come out here to listen to the radio. They say there's a war started in Europe." Recalling how she heard the news of Germany's invasion of Poland she said: "I remember that I was giving a supper party that evening for the neighbors, a sort of annual affair. We got the news on the radio in the automobile. I don't own another radio up there."[18] She cherished her time at the old family place which then, as now, was simply furnished with comfortable old tables, chairs, and bedsteads and a barn full of ancient farm equipment that might come in handy some day. Far from a country estate, it had no indoor plumbing until well into the twentieth century. In the Brick House workshop and barn today, prominent signs are still posted that read: "Please do not **SMOKE** in any part of this building. **DANGEROUS** F. Perkins," a reminder of her lifelong concern with workplace safety.

Frances Perkins knew every inch of the homestead's landscape and described how it helped her feel connected to great events of American history like the French and Indian War (1754–63): "It's just as alive as though I had to go down and protect my waterfront, because that was what the family did. They had a little fort or garrison house down on our point in Maine. The remnants of it are still there. There is a garrison rock where I can show where the garrison was, where the stockade was. The neighbors from a good many miles around would run there when there was trouble."[19] When in Maine she enjoyed walking, swimming in the tidal Damariscotta River, and sleeping. In a letter inviting a close friend to visit she wrote "It is a good place to relax…One can walk along for miles in the woods, or with company if that is desired, but I take great comfort in being alone. The wood paths are well enough marked so that one doesn't get lost. One can paddle in a canoe all around the

[16] Kirstin Downey. *Oxford Encyclopedia of American Social History.* 2012.

[17] The one house she owned, 2127 Leroy Place, NW, was purchased in 1945 while she was still in government but after the New Deal period.

[18] *Reminiscences of Frances Perkins,* op. cit., 334.

[19] Ibid., 310-313.

shoreline for hours without meeting a human being and yet one is never very far from settled farms and help, if necessary."[20]

After her term as labor secretary, she served on the Civil Service Commission during the Truman administration and wrote a best-selling biography of FDR. She was a guest lecturer at several universities and taught American labor history at Cornell University's School of Industrial and Labor Relations from 1955 until her death in 1965.

Frances Perkins and her sister Ethel inherited the Brick House property jointly in 1927, but it was Frances who took primary responsibility for its upkeep. It is full of her books, furniture, and personal and family memorabilia. The small sunny bedroom where she slept while in residence is still furnished almost exactly as she left it. Her typed list of instructions for shutting down the then unheated house for the winter is still tacked inside a kitchen cabinet where it was posted in the 1940s. She made a number of modifications to the house and redesigned the doorways to the former carriage house to accommodate automobiles. She had the house documented and recorded by the Historic American Buildings Survey in 1960, providing plans and photographs that show how little it has changed. Upon Frances' death, the property passed to her daughter Susanna Wilson Coggeshall and then to her grandson, the current owner.

Conclusion

The Perkins Homestead is nationally significant as the ancestral home and summer residence of Frances Perkins, the nation's first female cabinet member. It meets National Historic Landmark Criterion 2 because there is no place more strongly associated with Frances Perkins, a figure of undisputed national significance under the National Park Service Themes IV. Shaping the Political Landscape and V. Developing the American Economy. Secretary of Labor during the New Deal era, Frances Perkins held that office from 1933-45 through the entire presidency of Franklin Delano Roosevelt. Visitors to the 57-acre homestead and 1837 Brick House come away with a strong sense of the background and character of one of the most effective public servants of the twentieth century. She was the driving force behind New Deal programs that still provide financial security for all Americans: Social Security, unemployment insurance, and the minimum wage. Throughout her long career of public service Frances Perkins preserved her ancestral home and its landscape with few alterations.

[20] Letter to Gertrude Ely June 7, 1945. *Frances Perkins Papers ca. 1895-1965*. Butler Library, Columbia University.

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Previous documentation on file (NPS):

_X_ Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
_X_ Previously Listed in the National Register.
__ Previously Determined Eligible by the National Register.
__ Designated a National Historic Landmark.
_X_ Recorded by Historic American Buildings Survey: #Me-83 (ME 8-NEWC 2-)
__ Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

_X_ State Historic Preservation Office
__ Other State Agency
__ Federal Agency
__ Local Government
__ University
__ Other (Specify Repository):

10. GEOGRAPHICAL DATA

Acreage of Property: 57 acres

UTM References:	**Zone**	**Easting**	**Northing**
A	19	456083	4872322
B	19	456011	4872090
C	19	456079	4872029
D	19	456024	4872027
E	19	455182	4872228
F	19	455342	4872495

Verbal Boundary Description: The boundaries of the nominated property are described by the Town of Newcastle tax map number 003, lot 60.

Boundary Justification: The above-described boundaries represent all the property located on the east side of River Road that was historically and is currently associated with the Perkins family and the Brick House.

11. FORM PREPARED BY

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Board Member
Frances Perkins Center

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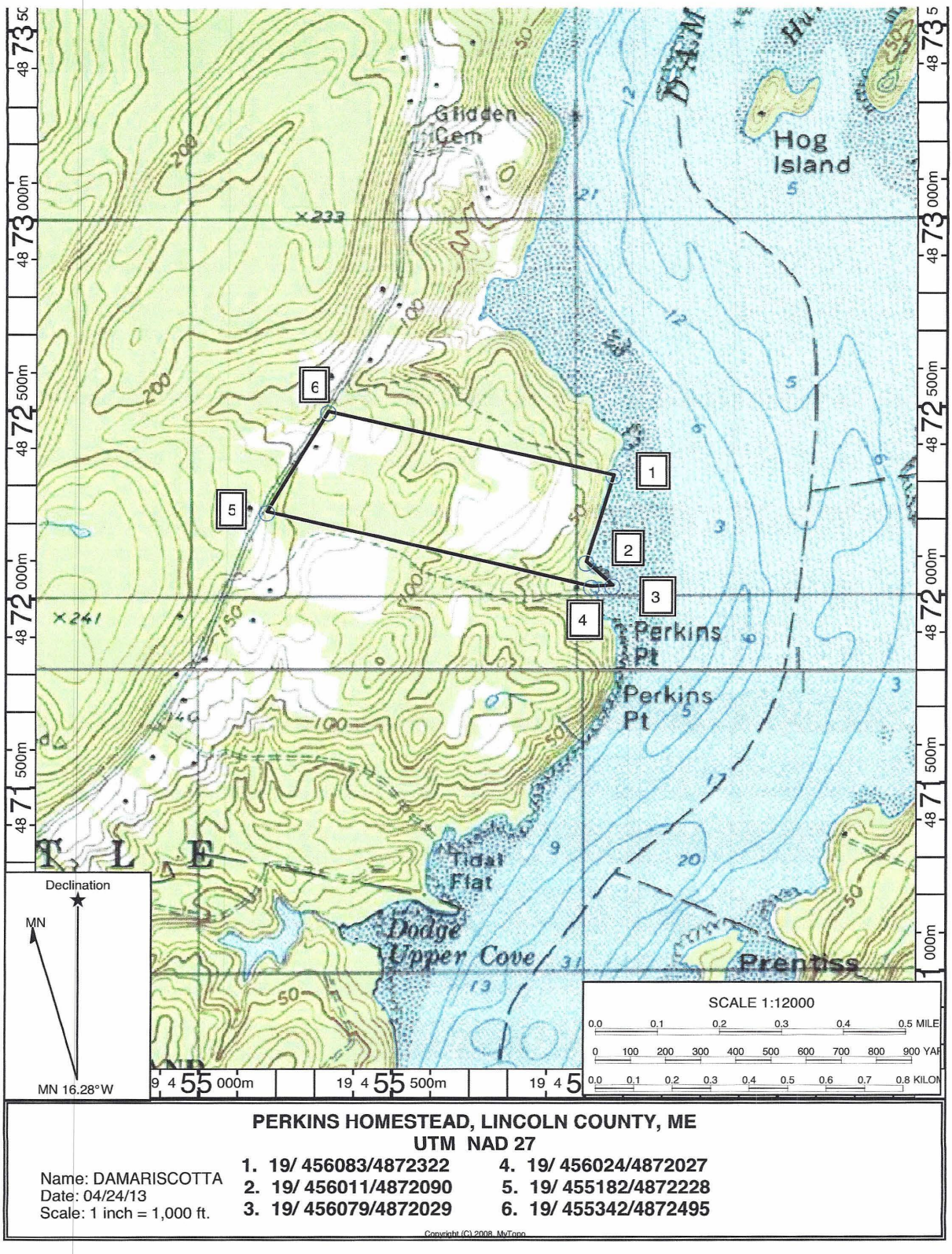
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NATIONAL HISTORIC LANDMARKS PROGRAM



NHL Boundary Map – Perkins Homestead



Brick House, West Façade
Photograph by Roger Reed, September 2012



House, ell and barn from southeast
Photograph by Sarah Peskin, May 2013



Brick House barn and outbuilding from southeast
Photograph by Roger Reed, September 2012



Brick House, north façade
Photograph by Roger Reed, September 2012



Brick House, Parlor
Photograph by Sarah Peskin, May 2013



Brick House, Living Room
Photograph by Sarah Peskin, May 2013



Brick House, Perkins Bedroom
Photograph by Sarah Peskin, May 2013



Brick House, Winter Kitchen
Photograph by Sarah Peskin, May 2013



View of Pasture, facing east toward site of garrison house
Photograph by Sarah Peskin, May 2013



View of road through woods to Damarascotta River
Photograph by Sarah Peskin, May 2013



Brick House, ca. 1890 view
Courtesy of Tomlin Coggeshall