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United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Moody Mansion
other names/site number Leonard and Marianna Moody House, Konig Villa, Victorian Manor, Stratton Manor

2. Location

street & number West side of Route 194, across from the junction with Hanley Road N/A not for publication
city or town Pittston N/A vicinity
state Maine code ME county Kennebec code 011 zip code 04345

3. State/Federal Agency Certification

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

[Signature] 7/3/06
Signature of certifying official/Title Date
Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

have
Edson H. Beall Signature of the Keeper 5.17.06 Date of Action

MOODY MANSION
Name of Property

KENNEBEC COUNTY, MAINE
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
_____ 1 _____	_____ 2 _____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____ 1 _____	_____ 2 _____	Total

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

N/A _____

Number of contributing resources previously listed in the National Register

NONE _____

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Single dwelling _____

Current Functions
(Enter categories from instructions)

DOMESTIC / Multiple dwelling _____

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN / Queen Anne _____

Materials
(Enter categories from instructions)

foundation GRANITE _____
walls WOOD / Weatherboard _____
WOOD / Shingle _____
roof ASPHALT _____
other BRICK (chimneys) _____

Narrative Description

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

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Continuation Sheet

MOODY MANSION

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DESCRIPTION

The Moody Mansion is a large Queen Anne style structure located at the center of East Pittston Village in the Kennebec County town of Pittston, Maine. Constructed in 1890 and designed by the Parfitt Brothers of Brooklyn, New York the building was used as a summer home by Leonard and Marianna Moody who also resided in Brooklyn. As designed and originally built the property consisted of the large main house, an attached two story service wing and a large, detached barn, all unified by Queen Anne detailing. The original barn was dismantled in the 1950s at which time a smaller, non-contributing garage was built in its place and a non-contributing poultry barn was erected at the north edge of the property. In 1982 the garage and servants' wing were thoroughly renovated in conjunction with the building's use at that time as a retirement facility. Presently the Moody Mansion contains three dwelling units: the garage, the servants wing and the main house. The main house also contains a restaurant on its first floor. The main house is the subject of this nomination.

East Pittston is a small rural village located along the Eastern River at the far eastern edge of the town of Pittston. The village contains a cluster of about fifty vernacular nineteenth- and twentieth- century houses and farms, a former school house, a store and a church. The Moody Mansion occupies a 4.4 acre parcel of land on the west side of the main street, (State Route 194). The house is set back from the road approximately fifty feet. To the north the land dips down through a cluster of trees to a flat plain at the edge of the Eastern River. This is where the poultry barn is situated. To the west of the house is a grassy lawn that gives way to mixed woods. South of the house is a large parking area that accesses the house, garage and service units. The main house contains an ell that elongates the southern elevation and attaches to the north-to-south servants' wing. The garage unit extends south from this wing.

The wood-framed Moody Mansion is three stories in height with multiple roof lines, three chimneys, and a first floor porch that wraps around all four sides of the structure. The building is clad with clapboards and shingles, roofed with green asphalt shingles and sits on a full basement of fieldstone and concrete topped with granite capstones. The main mass of the house faces east under a side gabled roof that is interrupted by a massive cross gable dormer on its facade. Although this dormer has a full-length cornice return for definition, the plane of the front wall continues up through the eaves and into the dormer. The ell of the main building runs east-to-west. The roof over this section is oriented crosswise: prominent gabled ends face the south and north. At roof height these are connected to the west flank of the main roof through a short, window-less passage. A pair of chimneys extend through the main ridge line of the front roof, and the third chimney is located at the junction of the main house and ell. The upper half of each gable peak is decorated with painted, applied wooden spandrels that arch from the center of the gable towards the rake. The porch encircles the house under a low, single pitch roof. At the northeast and southeast corners of the house the porch projects at an angle to engulf flights of stairs under a low pediment. The porch is supported with turned posts linked at the top by arched frieze boards of turned spindles, and at the bottom by a low railing with turned balusters. Latticework stretches from the porch floor to the ground. The face of the gables inside the porch pediments are also decorated with the applied spandrel motif.

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The facade of the Moody Mansion is five bays wide on the first floor, and features a central entrance flanked by symmetrically placed pairs of windows. The front entrance gives the appearance of large paneled double doors, but the northern 'door' is a fixed unit that never opened. The windows on this floor contain a short transom-shaped fixed upper sash over a large bottom sash. The alteration of the first floor windows in one of only a few major changes to the mansion since its construction. As originally built these windows stretched to the floor and contained a multi-paned top sash over two lower sash. At this level the building is sided with clapboards. On the second floor the facade is also five bays wide, however, on this level, which is sided with fish-scale shingles, the center bay is defined by a half-round arched window opening into which is set one twenty-over-one double hung window and two half-width windows whose upper corners are truncated by the arched form. The remainder of the windows on this level (on all elevations) contain sixteen-over-one sash set under moulded hoods. The third floor of the facade is located in the cross-gable dormer. In form, and by dint of design, the dormer takes the shape of a major triangle (pediment) defined by the complex rake and cornice molding, into the upper reaches of which is set a second pedimented form. It is this upper pediment which features the decorative spandrels, as well as a narrow four-light fixed sash at its center. The lower section of the larger pediment is also sided with fish-scale shingles and contains a centered, twenty-over-one double hung window set between two eight-over-one sash.

Essentially the north and south elevations of the main house follow the same pattern of siding and decoration found on the facade, except that the cornice returns do not continue across the gable ends, thus leaving only the uppermost, decorative pedimented form. The north facade is four bays wide on the first and second levels and the third floor contains a pair of joined sixteen-over-one sash set between two side windows. The south elevation differs only in that it contains only three bays on the first and second floors, of which the third bay on the lower level is a three-sided bay window. Continuing west on this elevation is a one bay connector to the ell (this contains a door on the first floor and a window on the second), while the gable ends of the ell contain two bays on each floor. One of the original windows on this second floor has been replaced with a modern tri-partite picture window. The most western bay on the first floor of the ell contains another door. The back (or north side) of the ell contains three window bays on the first and second floors, two windows in the attic gable, and a window and door in the connector. However, the short stretch of porch that runs along the north gable end of the ell has been enclosed and opened to the interior of the house, and thus the windows on this level are modern replacements. Finally, the west elevation of the ell contains yet another, similarly detailed cross gable, with a pair of sixteen-over-one windows at the attic level.

The interior of the Moody Mansion contains four rooms on the first and second floors of the main block flanking a full-length central hall that continues through to the ell. Each of the rooms contain elaborate crown molding and plaster walls. On the first floor carpet covers the original flooring. In the front hall the grand staircase rises to the third floor and has paneled wainscot, turned banisters and pillar shaped newel posts, all executed in varnished oak. To the south of the hall the library and dining room contain mahogany paneled wainscot and large double doors set in elaborately trimmed frames. Most of the doors

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in the house retain their original, decorative escutcheons, knobs and locks, generally fashioned in bronze, although there are examples in silver on the second floor.¹ Both the library and the front parlor in the northeast corner feature elaborate Colonial Revival style, mahogany chimney surrounds with slender, turned or fluted free-standing columns, wide mantle shelves and beveled glass mirrors set in entablatures featuring carved swags and floral patterns. In the dining room, the fireplace surround is even larger and more intricate: the chimney front is faced with polished granite and the columns extend the full height of the cherry surround. This unit is set next to a matching built-in china cupboard - a second cupboard unit was repositioned against the north wall of the room in order to allow a door to be opened between the dining room and kitchen. As originally designed, a small butlers pantry was located off the northwest corner of the dining room and led to the kitchen. This was removed when the porch was enclosed and the center hallway lengthened into the ell.

The kitchen, food preparation areas and back stairs occupy the ell on the first floor. As originally designed the kitchen was limited to the large space directly behind the dining room and a series of small pantries and a back door were located between the kitchen and the north porch. The interior partitions between these small rooms have been removed and the kitchen, now outfitted with commercial fixtures, extends throughout the ell and into the now-enclosed former porch. While this change has altered the overall plan, the original exterior walls and some interior walls retain their period trim, windows, doors and early-painted finishes.

On the second floor there are four large bedrooms in the front of the house and a long hallway which extends through the ell and provides access to five bedrooms, a bathroom and the back staircase. The front two bedrooms contain additional examples of finely worked fireplace surrounds. The northwest and northeast bedrooms also contain recessed niches (located adjacent to closets) in which marble basin wash stands, with hot and cold running water, are located. The niches have arched openings above the wash stands and paneled cupboards below the basins. There is evidence that another pair of units also existed in the southeast and southwest bedrooms, however they were removed when the closet was enlarged. Another example of this feature is located in the northwest first floor back parlor. Here the niche features a pointed-arch top that is Gothic in motif. When first built, these wash stands were gravity fed from a cistern located on the third floor of the house, and emptied into tin-lined open gutters that ran under the floorboards to the center hall, and then back through the ell before discharging in an unknown location. Portions of these gutters are still in place on the third floor, adjacent to where the cistern was located. Each of the doorways to the bedrooms and bath rooms have varnished oak trim, and set above the paneled doors are wire-filled glass transom lights.

The top floor of the house contains three small bedrooms on the south side of the stairs and two former bedrooms (now combined into one large room) on the north. Over the ell is a large, plainly finished open

¹The bronze hardware, some of which features bas-relief images of winged dragons, wind-heads, and stags, was made by P. & F. Corbin Co. of New Britain Ct in the last quarter of the nineteenth century. The pattern described above is known as the Empire pattern.

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chamber that has been partially subdivided with the installation of a bathroom. Although referred to as the 'ballroom,' presently there are no finishes or features in this room that indicate such a function.

In addition to the changes previously noted in the kitchen, to the first floor windows, and to the north ell porch, there were slight changes made to the wraparound porch. As designed, the driveway approached the southeast porch corner and passed under a porte-cochère which extended from the corner pavilion. In addition, another flight of stairs was positioned against the porch opposite the front doors. According to historic photographs both of these were removed between 1942 and 1977.

Garage and Servants' Wing, c. 1950s, 1982. Non-contributing.

Connected to the west side of the kitchen ell is a modern, one story wing located over the footprint of what was originally the servants' quarters, cold storage, woodshed, and laundry. At present this wing contains a small apartment. Adjacent to the south side of the wing is a one and one-half story former garage, initially built in the 1950s and renovated into bedrooms and sitting areas in 1982. Currently this small gable front building contains another apartment. The facade of the (former) garage unit is four bays wide on the first floor and has two window bays above. Although not on the original part of the property, the former garage is sheathed with fish-scale shingles that match those on the main house.

Poultry House, c. 1950s. Non-contributing.

At the northern edge of the property, adjacent to the Eastern River is a three-and-a-half story gable front barn. This barn is sided and roofed with corrugated steel, and features a central door and irregular fenestration on the east facing front. Most of the window sash are missing. The barn was constructed with re-used timbers and wood elements (possibly incorporating pieces of the original stable/barn), and the interior is divided into five low floors designed to house poultry.

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A-G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1890

Significant Dates

1890

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Parfitt Brothers, Brooklyn, NY

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

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STATEMENT OF SIGNIFICANCE

The Moody Mansion in East Pittston is a dominant architectural presence in this small farming community in Kennebec County, Maine. Designed in 1890 for Leonard and Marianna Moody by the Parfitt Brothers architectural firm of Brooklyn, NY, the large, ornate and commanding Queen Anne Style house dwarfs the other village structures, both stylistically and physically. Leonard Moody was a native of East Pittston, who after moving to Brooklyn in 1869 flourished in the real estate business. The house he built in East Pittston was his summer home. Not unlike many of the great summer 'cottages' that were erected by the urban elite on Maine's coast during the same period, the Moody Mansion served both as a retreat for he and his family and as a facility at which he could entertain his business associates. Architecturally, the Moody Mansion is a good example of the Queen Anne style of architecture, writ large, and is especially noteworthy for its decorated gables, arched windows and elaborate wrap-around porch, as well as fine interior finishes and detailing. In addition, it is the only known commission by the Parfitt Brothers in the state. The Moody Mansion is nominated to the National Register of Historic Places at the local level of significance under Criterion C, as a fine example of architect designed, Queen Anne style cottage architecture in a small town setting.

Leonard Moody was born in East Pittston in 1839 where his parents, Nathaniel and Mary, had a farm. The following biographic information, taken from his obituary in 1905, summarizes his early years:

Mr. Moody was born in East Pittston, Sept. 29, 1839. His boyhood was passed with his parents on the farm where he performed his share of the chores and attended the town schools. In the spring of 1850, when less than 12 years old, he shipped on a coast schooner plying between Dresden [Maine] and Boston, and followed this life through the summers, attending school in winter, until the fall of 1857, when he went to Virginia and was employed for two years cutting oak timber. The season of 1859 he spent lumbering on the Penobscot and 1860 and 1861 were spent sawing lumber in a steam sawmill at Wiscasset [Maine]. He enlisted in the 21st Regiment Maine Volunteers, and remained at the front until his regiment was mustered out of the service in 1863. About this time Mr. Moody married Miss Harriet Quanton of New York city, (sic) and returned to Pittston to settle down to farming, which occupation he followed until 1869, when he decided to move to New York. He went into the real estate business and has remained in it ever since becoming the leading real estate broker of Brooklyn. (Kennebec Journal, 1905)

Before moving permanently to New York City, both Leonard and Marianna (also known as Harriet) started purchasing land in Pittston, including the farm that Leonard grew up on, and eventually pieces of neighboring farms as well. Between 1869 and 1888 the family apparently stayed on the family farm during their annual visits to Maine. By 1889, the year after which he purchased a homestead lot in the village, the town tax rolls indicated that he held a total of 142 acres divided among five parcels of land. Included on these properties were three dwelling houses and four mills (or mill sites) along the Eastern River. Historically, the mill sites on the river were known as Dudley's Mills, and included a saw mill, grist mill and

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fulling mill. However, according to the History of Kennebec County, by 1890 "the bare rocks in the bed of the stream and the suggestive sites for the power, are all that remains of the busy past." (Kingsbury and Deyo, page 717).

Eventually, Moody owned over 200 contiguous acres stretching from the present Route 194 west across the River, and continuing west across Mast Road - but the extent of his actual land holdings in town fluctuated frequently and confusingly. Indeed, in 1891 Moody sold 8 lots of land, including the newly constructed mansion, to his daughter Lillian, who two days later sold the entire property to her mother Marianna. Similar transactions are recorded with his daughter Martha acting as intermediary, or with third parties, who held mortgages and then assigned them to Marianna. While the reason for these transactions is not clear, it was probably a process through which Leonard's family assets became legally separate from his business holdings: a safety net in case of real estate failures in Brooklyn. Thus, while the present property is most often referred to as Leonard Moody's house, in truth it was owned by his wife the majority of the time.

The construction of the large and stylish Moody Mansion apparently raised considerable interest in East Pittston and the surrounding towns. Articles in the local newspapers tracked the progress of the project. On May 14, 1890, the *Gardiner Home Journal* reported "Leonard B. Moody, Esq., of Brooklyn, N.Y., who spends his summers, together with his family, in East Pittston, is to have built in that town an elegant summer residence, which will cost some ten or twelve thousand dollars. Lumber to be used in construction has already arrived, and workmen are engaged in building a foundation [Augusta Journal]." More information was provided for curious observers on June 4th: "The summer residence for Leonard Moody, Esq., of Brooklyn, N.Y., now building at East Pittston, is to be one of the finest in the county. The house will be finished in oak and supplied with every convenience, and over the stable will be a hall suitable for parties and entertainments. Work will be pushed on the building so as to have it ready for occupancy this summer." The assertion that the new house would be ready for the summer was overly optimistic, as the next report on the project, from October 1st, indicates:

The house which Mr. Leonard Moody of Brooklyn, N.Y. is building for a summer house in East Pittston is rapidly approaching completion. It is on the colonial style, and is a beautiful and commodious mansion, commanding a fine situation good views from every window. The entire house is shingled, the shingles being rounded at the ends. This finish gives a very tasteful effect, which is added to by a broad piazza which runs around the house. A porte cochère offers shelter for the waiting coachman. Nothing seems to have been forgotten than can conduce to the convenience and beauty of the establishment. The out buildings are very large and handsome, the stable attracting particular attention. Water is to be conveyed to the house by means of a windmill which is a very picturesque object a long distance off. Mr. Moody has forty cows which contribute to a creamery in which he is interested, and which promises to become one of the industries of East Pittston. The firm of Moore, Brown & Co., give the fanciful shape to the shingles and other decorations which are needed in building the house. (*Gardiner Home Journal*, October 1, 1890).

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While there was no corresponding article proclaiming the house complete, the newspaper noted two weeks later that 'C.O. Turner' of Gardiner had been hired to paint the Moody Mansion.

It was not only the Moody Mansion that attracted attention, but the Moody family as well. Between the years of 1898 and 1905 the *Daily Kennebec Journal* recorded the family's East Pittston arrivals and departures, illnesses and recoveries, and upon occasion their summer activities. At the end of the nineteenth-century, Moody was East Pittston's most successful native son, and a local celebrity. Shortly after the Mansion was completed the *Gardiner Home Journal* reprinted a biography of Moody that had originally appeared in the *New York Mail and Express* on January 17, portions of which follow:

Among the many men who have climbed the ladder of success by pluck, perseverance and good business qualities is Leonard Moody, the well known real estate man of Brooklyn. But few men have contributed more toward the building up of the great city than he has, and his name is as familiar as a prosperous business man can make it.... Having had considerable experience in real estate and other speculations, Mr. Moody saw an excellent opportunity of making money across the river, and about the close of the war he moved over to Brooklyn and opened an office on Flatbush Avenue. Since then he has come to be known as one of the most active workers in all enterprises pertaining to the improvement and advancement of the city. It was he who sold the site of the Federal building, now nearly finished, to the government, and through his push and influence the Brooklyn Real Estate Exchange was reorganized....Mr. Moody is a director of the New Hamilton Trust Company, a director of the Co-operative Building Bank in the Pulitzer building and of the Kings County Bank, as well as a trustee of the City Savings Bank of Brooklyn. He was one of the principle organizers of the popular Montauk Club....In politics he is a right-down Republican and a strong Blaine man. He is treasurer of the Twenty-second Ward Republican Association. (*Gardiner Home Journal*, January 21, 1891).²

When Leonard and Marianna Moody decided to construct a new, large, upscale summer house in 1890 their actions were not without precedent. The Maine coast had been attracting artists for decades and soon middle and upper class city residents, buoyed by a generous economy and tired of increasing immigration and degenerating city air, were transported to the mountains and coast by the expanding railways.

Throughout the state, small summer communities developed as that attracted socially and financially prominent families from up and down the East Coast. Some of these, such as Bar Harbor, later became well known tourist towns full of late 19th century 'cottages' of architectural distinction and exclusive ownership, while other 'colonies' attracted members of specific social or religious affiliation or with common

²Leonard Moody's role in the development of the City of Brooklyn is not fully explored in this present nomination, however, he appears to have been a particularly influential local leader and real estate developer, and he had an especially important role in siting the Federal Building in Brooklyn. For more information on his career see the sources by Van Pelt and Stiles cited in the bibliography.

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geographic roots. Other members of the urban elite checked into full-service resort hotels on the coast or inland for the season, or leased an upscale cottage owned and maintained by hotels such as the Kineo House. Often the summer accommodations were designed by architects in the Queen Anne, Shingle Style and Colonial Revival styles popular in the four decades that flanked the turn of the twentieth-century. Many of the cottages built during the 1890's featured rambling wraparound porches to take in the all-important clear air and overlook the picturesque views. In the summer communities and colonies business associates became neighbors, but because the Moody's summer home was isolated, it was necessary for them to provide accommodations for numerous house guests. Amusements were provided as well. One recollection stated that "a hundred acres of rolling fields and pasture were obtained to provide ample space for a golf course, tennis, horseback trails and grazing land" while on the interior, the top floor (of the ell) served as a recreation room for billiards and pool. (*Kennebec Civilian Defense, 1942.*) In this house nurses, gardeners, cooks and servants did the work while the family and their guests relaxed, socialized and cemented business deals. In addition to the servants' quarters adjacent to the Mansion, a second house was located on the west end of the property, on Mast Road, to house the servants of the Moodys and their guests.

Rather than securing the services of one of the Maine architectural firms who were receiving numerous commissions for summer cottages the Moodys hired the Parfitt Brothers firm of Brooklyn. Little is known about this firm. It consisted of three brothers, Albert E., Henry D. and Walter Parfitt. According to the Biographical Dictionary of American Architects, Deceased, Henry "built up a large practice in Brooklyn" between 1863, when he arrived in that city from England, and 1882, when his brother Albert joined him, Walter arriving yet later. (Withey, p. 454). The entry for Albert Parfitt goes on to assert that "many of the early business structures in the New York area were planned and built by the Parfitt Brothers, also they were architects of the Parish House and Rectory of St. Augustus Catholic Church in Brooklyn at Park Place and Sixth Avenue, and the Temple Israel erected in 1896 at the corner of Bedford Street and Lafayette Avenue." (Withey, p. 453-4). Other Parfitt Brothers properties of note include the 1896 Tree Studio Building and Annexes (NR 74000756) in Chicago, Illinois, and the Grace United Methodist Church (1882) in the Park Slope Historic District, Kings County, NY (NR 80002636). The former building was built in 1894 and was Queen Anne in style, while the nomination for the latter identifies the church as an example of "the mature Victorian Gothic style, with its tall corner tower and picturesque profile, it is a landmark on the Slope." (National Register Nomination, 1974).³ The extent to which the Parfitt Brothers worked on domestic buildings is unknown, however, in 1889 and 1890 Moody and the Parfitt Brothers both had offices in Brooklyn: indeed one of Moody's offices was located at 20 Court Street and Walter and Alfred's office was at 26 Court Street. Thus the process of designing the building would have been convenient at the very least. As discussed above, the erection of the Moody Mansion was noted locally. On a wider scale, the Parfitt Brothers plans for the Mansion were published in the October 17th issue of *Architecture and Building*, a New York City based architectural journal.

³ The Moodys' Brooklyn residence in 1888-90 was located at 15 7th Avenue, which is also in the Park Slope Historic District, although it is not specifically mentioned in the nomination.

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As Mr. Moody aged and grew increasingly weak from Bright's Disease, the record indicates that the expense of maintaining the Mansion and its accouterments may have become more than the family could handle. In 1903 the *Daily Kennebec Journal* ran the following advertisement: "KONIG'S VILLA, East Pittston, Me., formerly the private summer house of Mr. Leonard MOODY of Brooklyn is now opened as a first class boarding house for summer boarders. Beautifully furnished, large airy rooms, superior table and service. An ideal place for quiet rest and comfort, all amusements, golf, tennis, driving, boating, billiards and pool. For rates and booklet, address Mrs. George H. MILLIKEN. KONIG VILLA, East Pittston." (*Daily Kennebec Journal*, July 1, 1903) Although the family had spent the previous summer in East Pittston, and would do so again in 1904, there is no record in the *Daily Kennebec Journal* that they came to Maine in 1903. Leonard Moody died in 1905, and six years later Marianna sold the Mansion and all the property in Pittston, with the exception of a small dwelling house immediately to the south of the Mansion, which she kept for her own use. From this point on, the function of the Moody Mansion fluctuated according to the owners: between 1920 and 1943 it served as a local convalescent hospital under the auspices of the nurse Katherine A. Morse, who also maintained the Cottage Hospital in Whitefield. (It may have been during this time that the transom lights were installed over the second floor doors.) During World War II the property was owned by the head of the local Civilian Defense unit, and the Mansion was earmarked for use as an evacuation hospital if needed. From the 1950s through the 1970s the families that owned the building concentrated on raising poultry. In 1977 the property was purchased by a pair of women who turned the underutilized property into a retirement home, eventually renovating the garage and servants' wings into bedrooms and sitting areas, and partitioning off portions of the third floor in the ell into additional bedrooms. During this period the commercial kitchen was installed, and the dining room served restaurant style meals to the public in addition to serving the residents. In the 1990s the property briefly served as a homeless shelter before being shut down by the State Fire Marshall for code violations. The present owners purchased the Moody Mansion in 1996, and since that time have been carefully restoring many of the original interior and exterior features.

Other than the unfortunate loss of the original barn and servants' wing, the Moody Mansion retains the scale and stylistic features that invoke the leisure ethic as expressed in Maine at the turn of the twentieth century. Although this property was not as large as many of its coastal contemporaries in Bar Harbor, Islesboro or North Haven, the Moody Mansion continues to be an intact example of a well designed, upperclass summer cottage, in this case located in an inland farming community in central Maine.

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National Register of Historic Places Continuation Sheet

MOODY MANSION

KENNEBEC COUNTY, MAINE

Section number 9 Page 2

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MOODY MANSION
Name of Property

KENNEBEC COUNTY, MAINE
County and State

10. Geographical Data

Acreage of Property 4.4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 19 446177 4891361
Zone Easting Northing

3 19 _____
Zone Easting Northing

2 19 _____
Zone Easting Northing

4 19 _____
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 19 January 2006

street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132

city or town AUGUSTA state ME zip code 04333 -0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____
street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION

The nominated property is described by the Town of Pittston tax map U 26, lot 7 and occupies 4.4 acres in East Pittston village.

BOUNDARY JUSTIFICATION

The nominated boundary represents the entirety of the house lot that is currently associated with the Moody Mansion, and upon which all the extant resources are located.

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MOODY MANSION

KENNEBEC COUNTY, MAINE

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PHOTOGRAPHS

Photograph 1 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
3 January 2006
East facade; facing west.

Photograph 2 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
3 January 2006
East facade and south elevation; facing north west.

Photograph 3 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
3 January 2006
North gable detail; facing south

Photograph 4 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
3 January 2006
Southeast parlor and corner fireplace; facing northwest.

Photograph 5 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
3 January 2006
Fireplace surround, dining room; facing west.

Photograph 6 of 6
Christi A. Mitchell
Maine Historic Preservation Commission
3 January 2006
Wash basin niche, northeast bedroom; facing west.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Moody Mansion

MULTIPLE NAME:

STATE & COUNTY: MAINE, Kennebec

DATE RECEIVED: 4/05/06 DATE OF PENDING LIST: 4/26/06
DATE OF 16TH DAY: 5/11/06 DATE OF 45TH DAY: 5/19/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000394

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5-17-06 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



MOODY MANSION ; KENNEBEC CO., ME



MOODY MANSION ; KENNEBEC CO., ME



MOODY MANSION ; KENNEBEC CO., ME



MOODY MANSION ; KENNEBEC CO., ME



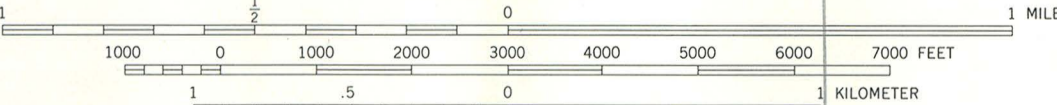
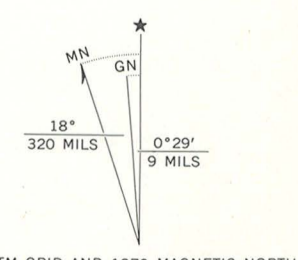
MOODY MANSION, KENNEBEC CO., ME



MOODY MANSION; KENNEBEC CO., ME



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1967. Field checked 1970
Projection and 10,000-foot grid ticks: Maine coordinate system, west zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid ticks, zone 19, shown in blue. 1927 North American datum
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
To place on the predicted North American Datum 1983, move the projection lines 3 meters south and 42 meters west as shown by dashed corner ticks



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 5.3 FEET AT MOUTH OF EASTERN RIVER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

EAST PITTSION, MAINE
NW/4 WISCASSET 15' QUADRANGLE
44069-86-TF-024
1970