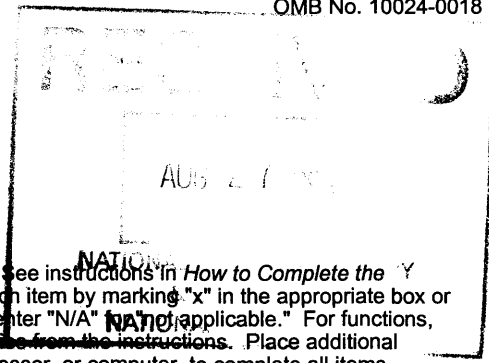


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1192



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" if 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 "Cleftstone"

other names/site number "Cleftstone Manor"

2. Location

street & number 92 Eden Street N/A not for publication

city or town Bar Harbor N/A vicinity

state Maine code ME county Hancock code 009 zip code 04609

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.)

George S. Thibault 8/23/99
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): _____

Edson A. Beall 9/24/99
Signature of the Keeper Date of Action

"Cleftstone"
Name of Property

Hancock, 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

_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	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
_____ 0 _____

6. Function or Use

Historic Functions
(Enter categories from instructions)
Domestic/Single Dwelling

Current Functions
(Enter categories from instructions)
Domestic/Hotel

7. Description

Architectural Classification
(Enter categories from instructions)
Queen Anne
Shingle Style
Colonial Revival

Materials
(Enter categories from instructions)
foundation Stone/Granite
walls Wood/Shingle
roof Asphalt
other Corner Tower

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

"CLEFTSTONE"

HANCOCK, MAINE

Section number 7 Page 2

"Cleftstone" is an expansive two-and-a-half-story wood shingled frame building that was designed as a single family summer cottage. It is located on a narrow, elevated triangular lot overlooking Eden Street and the campus of the College of the Atlantic. Constructed in three distinct building campaigns, the building's principal axis is defined by a gable roof whose ridge lies parallel to the adjacent street. Three cross gables and several dormers project from this roof and lend the building much of its picturesque quality. A granite block foundation supports the building.

The entrance elevation of "Cleftstone" faces west, the opposite direction from Frenchman Bay. This elevation has four principal elements: 1) a projecting gabled bay at the northwest corner that has paired double hung windows on the first story and a trio of smaller double hung windows above; 2) an entrance bay located north of center whose broad gable frames a deeply projecting canopy supported by over scale brackets and a bank of windows on the first story; 3) a two-story section whose eave is flared so as to make a break from the cornice line of the adjoining bays; and 4) a broad gable at the southwest corner whose south roof slope originally had a gambrel configuration but that has since been altered with the addition of a wing. Additional distinguishing characteristics of the elevation include the use of diamond pane windows as transoms, in the gable peaks of the primary cross gables, and in the second floor of the entrance bay and below the flared eave, as well as several small dormers and one larger pair that punctuate the main roof plane.

With the exception of the polygonal tower at the northeast corner, the east elevation of "Cleftstone" is undistinguished, in large part because of the various balconies, stairways, and fire escapes that have been added to enable its use as an inn. Its numerous windows and dormers must have originally been designed to offer views of the water, but this viewshed has largely been obscured by tree growth both on the immediate grounds and on the property to the east. The central enclosed piazza, whose glazing extends along its three projecting sides, offered an even broader water view. In contrast to the broad west and east elevations, the end elevations are quite narrow, particularly on the recently remodeled south side which functions as the service entrance. The north gable end features a symmetrical fenestration pattern with two windows on each story that diminish in size at each level.

The interior plan of "Cleftstone" reflects the accretionary nature of the building with a variety of parlors, a dining room, and what was originally a large ballroom (now subdivided into three bedrooms) on the first story, and numerous bedrooms on multiple levels on the second and third stories. As one would expect, the most architecturally distinguished spaces are the dining room and the former ballroom. The dining room, as is typical throughout the interior, exhibits Colonial Revival style woodwork including paneled wainscot and wall surfaces, a broad wall cornice with scroll modillions, and a mantelpiece with a paneled chimney piece, eared surrounds, and a bracketed mantel shelf. The main living room has similar treatments in the walls and wainscot, and its mantelpiece features thin half-columns framing a paneled chimney piece and supporting an over mantel shelf. The ballroom ceiling is finished with a grid of boxed beams and a mantelpiece that is Georgian in character. In one second floor room a Queen Anne style mantel survives as a remnant from the original cottage erected in the 1880s.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1881
1894
1903

Significant Dates

c. 1881
1894
1903

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Price, Bruce, Architect

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet"CLEFTSTONE"HANCOCK, MAINESection number 8 Page 2

Believed to have been constructed by 1881, and then substantially enlarged and remodeled in 1894 with a further addition in 1903, "Cleftstone" is an expansive summer cottage whose eclectic design combines aspects of the Queen Anne, the Shingle Style and the Colonial Revival. Although originally built for the How family from designs by the New York architect Bruce Price, the expansion of the cottage was undertaken by its subsequent owner, Frank Ellis of Cincinnati. "Cleftstone" is eligible for nomination to the National Register under criterion C for its local architectural significance.

In 1879 John B. How purchased the lot on which "Cleftstone" stands from his brother, Charles T. How, who is generally regarded as Bar Harbor's first real estate developer. A resident of Boston at the time he acquired the lot, John B. Howe was reported as residing in New York by the time the cottage is believed to have been erected (*Mount Desert Herald*, 7/14/1881). The entry on Bruce Price in the series *A Biographical Dictionary of Architects in Maine* states that "Cleftstone" was designed for Isaac How (the father of Charles and John How) and that it was built in 1884. Although the question of who actually commissioned the design is unresolved, references in the local newspaper which place the How family at "Howe Cottage" in 1881 and "Cleftstone Cottage" the following year, suggest that the original building had been constructed by then. Subsequent notes also make it clear that the cottage was frequently rented after 1885.

In July of 1894, John B. How sold "Cleftstone" to Frank and Laura Ellis of Cincinnati. In its November 14, 1894, edition, the *Bar Harbor Record* reported that an addition was being made to the cottage (which it referred to as "Cleftstone Manor") by a contractor named Mears. No architect has been linked to this expansion which resulted in the substantial remodeling of the original cottage. The Ellises made a second addition to "Cleftstone" in 1903, but again there is no documentation in the newspapers or elsewhere that identifies the architect or contractor responsible for this project.

In 1912, Laura Ellis divorced Frank Ellis, and the following year she married Gist Blair of Washington, D.C. In the divorce settlement, Laura Ellis apparently obtained title to "Cleftstone" for she and her new husband continued to summer there until his death in 1940. Laura Blair and her adopted daughter (also named Laura) returned to the cottage in 1941, but it was rented thereafter and subsequently sold to Montgomery Blair, Jr. in 1943. Blair sold the cottage to Josephine McCaffrey of Boston in October of 1947, several days before the great fire that swept across Bar Harbor destroying about one-third of the historic cottages and several of the remaining hotels. All of the cottages on the west side of Eden Street were destroyed during the fire except "Cleftstone." In 1948 McCaffrey opened "Cleftstone Manor" as an inn, a function which it retains to this day.

During the late nineteenth and early twentieth centuries, Mount Desert Island was one of the premiere east coast summer destinations for America's wealthiest citizens, and Bar Harbor contained the largest and most opulent group of "cottages" of the Island's three principal enclaves. However, by mid century, the effects of the 1947 fire and the demolition of buildings by families who had lost interest in maintaining these large properties had resulted in a dramatic change in the character of Bar Harbor's architectural patrimony. Nonetheless, a number of important cottages survive, principally along the water's edge, on Mount Desert Street, and in the West Street Historic District (NR 5/6/80). Within this context, the architectural significance of "Cleftstone" is self-evident.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

"CLEFTSTONE"

HANCOCK, MAINE

Section number 8 Page 3

[The following biographical information about architect Bruce Price is repeated verbatim from his entry in *A Biographical Dictionary of Architects in Maine*.]

In the history of late nineteenth century American architecture, Bruce Price stands out as one of a half dozen individuals whose work achieved special recognition for innovative floor plans and imaginative interpretations of historical styles. Although recognized by his contemporaries for the design of multi-storied office buildings and large residences, Price is remembered today chiefly for his summer houses in suburban New York and Maine.

Bruce Price acquired his architectural training in his native Maryland, working for the prominent Baltimore firm of Niernsee and Nielsen. After traveling abroad Price established his own practice, first in Baltimore and later in Wilkes-Barre, Pennsylvania, before permanently settling in New York City in 1877. As a member of New York society and a frequent summer visitor to Bar Harbor, Price was ideally situated to design his Maine commissions, a hotel and six cottages.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

"CLEFTSTONE"

HANCOCK, MAINE

Section number 9 Page 2

Bar Harbor Record. Various editions.

Hellman, Steve. "Detailed History of Cleftstone Manor." 1999. Typescript copy on file at the
Maine Historic Preservation Commission, Augusta.

Mount Desert Herald (Bar Harbor). Various editions.

Reed, Roger G., "Bruce Price, 1845-1903." *A Biographical Dictionary of Architects in Maine.*
Vol. III, No. 5. Augusta, ME: Maine Historic Preservation Commission, 1986.

"Cleftstone"
Name of Property

Hancock, Maine
County and State

10. Geographical Data

Acreage of Property 0.74

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9	5	6	1	9	6	0	4	9	1	5	6	4	0
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Zone Easting Northing

3

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Zone Easting Northing

2

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4

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 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 Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date June, 1999

street & number 55 Capitol Street, 65 State House Station telephone 207/287-2132

city or town Augusta, state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

“CLEFTSTONE”

HANCOCK, MAINE

Section number 10 Page 2

Verbal Boundary Description

The nominated property of 0.74 acres occupies the Town of Bar Harbor tax map 8, block 2, lot 4.

Boundary Justification

The boundary embraces the entire village lot that is historically associated with “Cleftstone.”