

United States Department of the Interior  
National Park Service

HEG

# 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 Kineo Cottage Row Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number West side of Kineo peninsula in Moosehead Lake N/A not for publication  
city or town Kineo Township N/A vicinity  
state Maine code ME county Piscataquis code 021 zip code None

### 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.)

*James Fitzgerald* 11/26/03  
Signature of certifying official/Title Date  
SHPO

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 V. Beall* 1/14/04  
Signature of the Keeper Date of Action

**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	
7		buildings
	1	sites
		structures
		objects
7	1	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**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC / Hotel

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**Current Functions**

(Enter categories from instructions)

DOMESTIC / Camp

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**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN / Shingle Style

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LATE VICTORIAN / Queen Anne

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LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS / Colonial Revival

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LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> C. AMERICAN MOVEMENTS /

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Prairie School

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**Materials**

(Enter categories from instructions)

foundation Brick

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walls Shingle

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roof Asphalt

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other See continuation sheet

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**Narrative Description**

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

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# National Register of Historic Places Continuation Sheet

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## MATERIALS, continued

Foundation: Wood

Walls: Weatherboard

Roof: Shake

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#### DESCRIPTION

##### *General Setting*

The Cottage Row at Kineo is a series of seven wooden frame cottages constructed on the western shore of the Kineo peninsula between 1900 and 1912 in conjunction with the former Mt. Kineo resort complex. This once famous and massive wooden hotel and its auxiliary buildings, which thrived from the 1880s through the 1930s, has now been all but eliminated from its prominent point on Moosehead Lake. The seven cottages which make up the Kineo Cottage Row Historic District were constructed by the Kineo Company for the use of their summer guests. These structures, which remain in their original location and configuration, are touchstones to the grandeur of the Mt. Kineo resort, even as they continue to be used as summer cottages with an unsurpassed location.

The Kineo Cottage Row Historic District is located on the Kineo peninsula, in Kineo Township, an unorganized township in the State of Maine. Kineo is surrounded by Moosehead Lake on the south, north and west: only a thin isthmus provides a tenuous connection to Days Academy Grant Township on the east. The following description of Moosehead Lake from 1882 continues to be relevant today:

“Moosehead Lake, the largest body of fresh water in New England, lies on the boundary of Piscataquis and Somerset counties, on the borders of a far-reaching wilderness. Its area is 120 square miles. It is 40 miles in extreme length, from 1 mile to 18 miles in width, and has about 400 miles of shore. Its borders, winding and irregular in their general outline, are further broken up into little coves, bays, points and peninsulas, and indented by the mouths of many streams. The water is of such depth that the lake can be crossed by steamers from end to end....Enclosed by its waters are many islands, and about its shores noble panoramas of mountain scenery....But most impressive of all is Mount Kineo, an abrupt elevation at the head of a peninsula that almost divides the lake in the midst. It is composed almost entirely of hornblende, presenting the largest mass of that rock known to geologists. On the side next the lake its precipitous front rises to the height of 800 feet above the water. The surface of the lake itself is 1,070 feet above the sea, giving to the summit of Kineo an altitude more than 1,800 feet.” (Varney, p. 373-4).

The peninsula which forms the Kineo Township contains approximately 1150 acres of land, the majority of which is occupied by Mount Kineo. However, projecting from the southern edge of the mountain is a relatively flat leg of land upon which most of the Kineo Resort complex was constructed. The east side of this leg is bounded by Kineo Cove, which separates the developed area from a larger, but less well defined, south-facing clearing of level land upon which several new and historic seasonal residences are nestled into the forest at the waters edge. For the sake of simplicity, this area of land will be referred to as the Kineo peninsula in this nomination. At the southernmost tip of the peninsula, on the edge of Moosehead Lake, is the south-facing Breakwater Clubhouse (NR 02000349, 1909). The east and west shores of Moosehead lake are several miles to either side. Behind the clubhouse a small golf course,

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originally designed by O.A. Dennen c. 1899, occupies the center of the peninsula and stretches up the slope to the foot of the mountain. On the eastern shore of the peninsula are several remaining structures associated with the resort complex, including a four story hipped roof dormitory, (1909), a power house (c. 1911), a dock, and several small service buildings. Slightly to the north of the clubhouse a stone breakwater juts east into Kineo cove to provide shelter for the dock. The seven subject cottages line the western shore of the peninsula, and face the golf course to the east. Cart paths ring the golf course and continue around the edges of the mountain. There are no automobile roads nor above ground utilities on the peninsula. The shores of the peninsula are ringed with pine and fir trees, and additional mature pines, poplars and birches are clustered around the existing structures. The center of the peninsula consists predominately of open space dotted with stands of hard and softwood trees as needed to define the fairways.

The cottages which comprise the Kineo Cottage Row Historic District remain as the only cohesive architectural element of the former Mt. Kineo resort complex. All but one of these structures were constructed between 1901 and 1907, and share common elements in style, plan and material culture. Unfortunately, other significant buildings associated with the resort, including the Mt. Kineo House, the Annex, store, kitchens and other cottage clusters, have been destroyed over time, and the remaining structures no longer retain the integrity to qualify for inclusion in the National Register. Another resource, a prehistoric archaeological site located at least partially within the boundaries of the Cottage Row Historic District, has been determined eligible for listing in the National Register. This will be described in the present nomination as a non-contributing resource.

### ***Kineo Cottage Row Historic District***

The seven cottages in the historic district run almost directly north-south in a single line for approximately 850 feet along the west shore of the peninsula. Each cottage is perched near a substantial slope that descends to the lake: two of the cottages have staircases that lead to private docks. The eastern edge of the district is roughly defined by a dirt cart path that runs from south to east along the edge of the golf course between 90 and 120 feet from the shore. The five southernmost properties are spaced approximately fifty feet apart, while twice that distance separates the northernmost buildings. In general the cottages are situated midway between the shore and the cart path.

The original, historic names of the cottages are not known. On Sanborn Fire Insurance maps of 1904 and 1911 the structures bore the names of their summer occupants, or in one case was described as 'cottage no. 1 of 1901'. Advertising material for the resort simply refer to 'the cottages'. The first structured set of names that could be found appear on a sales map generated when the resort complex was being subdivided in 1970. These names will be used to describe the individual cottages for the remainder of this nomination. The properties run from south to north in the following order: Alpen, Birch, Oak Lodge, Cedar, Dogwood, Elm and Fir.

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With the exception of the Oak Lodge, each of the other cottages were constructed between 1901 and 1907. They each have extensive verandas or porches, and the front doors face south, towards the former location of the hotel. The cottages are shingled and sit upon timber posts set on concrete piers. The Lodge was built in 1912 after an earlier structure, known as the Kineo Club and which functioned as the cottages' kitchen, burned the year before. The remaining cottages can be divided into two general categories as follows. Alpen, Birch, and Cedar are all based on a floor plan first articulated by the Lewiston, Maine architectural firm of Coombs and Gibbs for the Fir cottage in 1901. Each of these cottages feature large, open floored living rooms on the south side of the building, backed by a rectangular service wing to the north. They contain at least one bay window in the southeast corner, which is further elaborated as two story towers on Birch and Fir. Between these four cottages several interior features are also repeated including window styles and placement, mouldings, wainscoting, newel posts and banisters, fireplace surrounds, hardwood floors, and doors.

Dogwood and Elm cottages are slightly smaller than the others, and feature a simpler floor plan without a service wing. Both have porches, and Elm features a corner tower. The interior of Dogwood does not retain many features original to the building and the interior of Elm was not available for research, thus impeding the understanding of their design origins in relation to the other cottages or each other. Nonetheless, the structures of Cottage Row contain a unity of scale, materials, orientation and style that combine to produce a district with an extraordinary cohesiveness. In addition, all the houses on Cottage Row were updated in the late 1940s when the management of the resort changed, with the result that linoleum, flooring and some fixtures are common to most of the cottages.

### **Alpen Cottage, by 1904. Contributing.**

Architect: unknown, possibly Coombs and Gibbs, Lewiston.

*Other names:* Fassett Cottage (1904); Clark Cottage (1911), Cottage #1 (1974 to present).

The Alpen cottage is a Shingle Style structure constructed by 1904. Currently facing east, this cottage features a gambrel roof with a double-gabled bay on the second floor of the front and back elevations. The asphalt roof stretches over the entire structure, including the engaged porch on the east, south and west elevations. An integral, rounded external porch connects to the engaged porch on at the southeast corner, and its conical tower intersects the vertical wall of the second story of the cottage just below the roof line. Tuscan porch columns support the overhanging second story and separates the bays of the railing which contains seven square balusters alternating with balusters arrayed in a sunburst pattern. (See figure 1). The eaves of the house and porch display ornamental rafter tails, behind which a wooden belt course surrounds the house and separates the first and second floor levels. Four twelve-over-one ribbon windows are clustered under the double gable bay, and unified by a decorative crown underscored by additional rafter tail elements. Decorating the peak of the gabled bays are patterned shingles are arranged in a

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diamond shape. The building is clad in painted shingles, and shingles are used as rake and decorative trim under the roof line. The first floor of the structure features a six-sided bay on the southeast corner (the rounded porch at this corner mimics the footprint of the interior living space), and an entrance door on both the eastern and southern elevations. On the southern elevation a single arched topped window is placed in the gable peak, and crowned with a shingled hood. Four twelve-over-one windows are placed symmetrically across the second floor of this elevation; at the top of each the shingled wall projects above the windows in a slightly bulging, eye-lid shaped form. The northern elevation of Alpen cottage features two more of these windows on the second floor, as well as an arched window in the peak. A rear door is protected by a hipped roof hood supported on brackets.

The interior of the house features a large living room with fireplace in the south, and a kitchen, diningroom and bathroom in the north. The staircase to the second floor is centered on the western wall, (as opposed to the northeast corner). There are five bedrooms on the second floor: some alterations were made to the original configuration of the bedrooms when a second bathroom was added.

## **Birch Cottage, between 1905 and 1907. Contributing.**

Architect: Coombs and Gibbs, Lewiston

*Other names:* Steele Cottage (1911), Cottage #2 (1974), The Mayor's Place (present).

Other than the neighboring Oak Lodge, the Birch Cottage was the last structure to be built on Cottage Row. On both the interior and exterior, this building is an almost exact replica of the Fir Cottage at the northern end of Cottage Row. The corner tower at Birch is lower than at Fir, and slightly flared at the bottom. On the interior, the Birch Cottage retains its original stained glass windows on the east wall of the staircase, however the leaded glass windows in the gable peak have been replaced. A feature common to each of the Coombs and Gibbs designed cottages is a truss system located in the attic which is designed to support an iron rod from which the second floor is hung. This system enables the large living rooms in each cottage to be unencumbered by posts or interior supports. At Birch Cottage the attic room in which this truss system resides has been renovated into a master bedroom, and the truss system has been liberated from the partition wall that camouflages it in the other cottages.

## **Oak Lodge, 1912. Contributing.**

Contractor: Reuel J. Noyes

*Other names:* Cottage #3, and Cottage #4 (1974-1989)

The Oak Lodge was the last structure to be built on Cottage Row. This building occupies the site of the Kineo Club, built in 1886, as a club house associated with a fish and game group that frequented the

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peninsula. This structure has also been referred to as the kitchen that served the initially kitchen-less cottages. The Kineo Club burned in 1911 or 1912, after which the Oak Lodge was constructed.

The Oak Lodge was built as a 'double cottage' under the direction of the contractor Reuel J. Noyes, at the same time that the Kineo Annex was being built. Oak Lodge is a two story Craftsman style structure, with a hipped asphalt roof and a symmetrical, east facing facade. The eight-bay facade contains three ribbon windows on the first and last bay, which projects eastward slightly from the remainder of the facade. Dominating the facade is the first floor porch, behind which are two entrance doors which flank the remaining four six-over-one windows. Above the porch are two hipped roof through dormers, each containing a pair of six-over-one connected windows. Directly behind each dormer a chimney straddles the low-pitched roof. The roof line in the center section of the facade is lower than over the end projections, which contain another pair of six-over-one windows. On the first floor, the ribbon windows are topped with a small projecting shed roof. This roof, along with that on the main building, the hipped roofs over the through dormers, and the porch roof, feature prominent exposed rafter tails. The porch is similar in appearance to a pergola. The rafter tails are supported by a carved cross girt, which in turn is supported by similarly carved, paired minor girts which then are supported by squared columns with flat capitals.

Both the north and south elevations contain two six-over-one windows on each floor, with a small, two-over-two set in between. The western elevation features an enclosed porch centered on the structure. Although now enclosed, this porch features the same rafter tails, girts and columns as found on the front of the house. Additional six-over-one windows are distributed along both stories.

The interior of the Oak Lodge is divided into two apartments, which, as originally designed, were the mirror image of each other. Directly behind each entrance door is a two-run oak staircase detailed with rectangular balusters and newel posts with inset panels. At the center of the building are the two living rooms, which feature simple oak trim and exquisite stone fireplaces capped with a wall of vertical panels and a wide mantle underscored with modillions, all crafted in oak. On the other side of the stair hall are dining rooms and kitchens, again each featuring some oak trim, as well as maple floors. The Oak Lodge has been used periodically as an inn since at least 1989, and on the first floor the two halves have been alternately combined and separated via the living rooms and dining rooms. Currently, a commercially-oriented kitchen is installed on the first floor in the southern end of the house. On the second floor, each half of the cottage contains four bedrooms and three bathrooms. The rear center bedrooms connect with double doors, allowing for passage from one apartment to the other. Many of the bathrooms in the Oak Lodge retain elements of the late 1940s upgrading, including black and white linoleum, gray tiled walls and period wall paper.

## **Cedar Cottage, by 1904. Contributing.**

Architect: unknown, possibly Coombs and Gibbs, Lewiston



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*Other names:* Lapham Cottage (1904, 1911), Rines Cottage (1970 to present)

As with Alpen and Birch cottages, the floor plan of Cedar Cottage is extremely similar to the Fir Cottage, however this is not at all apparent from viewing the structure externally. Cedar Cottage faces south, and can be characterized as Shingle Style with liberal references to Dutch Colonial Revival architecture. Essentially the cottage is a combination of a rectangular, south-facing, 2 ½ story, gambrel roof structure with engaged porch on the east, south and west elevations. The service wing of the building is attached to the northern side of the gambrel block. This square wing is technically one story tall with a steep mansard roof that intersects the gambrel roof via a long ridge. The eave line of the mansard section, and the eaves of the gambrel are both flared at their base and project from the first story wall approximately one foot. Additional emphasis is placed on the intersection of the roof line and walls by the installation of a plain frieze board just under the flared eaves: visually this element is carried around the building by a frieze board on the porch, under which are the shingle clad supports. The entire structure is clad in wooden shingles, as is the roof. Unlike the other structures on Cottage Row, the porch on this building has a shingled three foot wall rather than balusters. On the south facade, three evenly spaced shed-roof dormers rise from the flared base of the gambrel roof. On the first floor both the southwest and southeast corners of the living room are extended through bay windows which flank the front door. The eastern elevation of Cedar Cottage has three evenly distributed two-over-one sash windows on the second floor, and another in the attic. Each window is covered by the eye-lid shingled wall form which is common to the District. Bridging the flared roof line of the eastern side of the service wing is a through-cornice dormer with flared shed roof. This feature marks the location of the interior staircase landing. A similarly flared shed roof is positioned over the bracketed rear door on the northern, three bay, elevation.

**Dogwood Cottage, by 1904, possibly as early as 1901. Contributing.**

Architect: unknown

*Other names:* Cottage #1 of 1901 (1904), Ashweinger Cottage (1911), Cottage #6 (1974 to present).

Among the Cottage Row buildings, the Dogwood Cottage has the most straightforward design. Like its neighbor to the south, Dogwood is a Dutch Colonial Revival, gambrel-roofed, two-and-a-half story cottage, with Shingle Style exterior detailing. Unlike Cedar, this smaller cottage has an engaged porch on all four elevations. The structure faces south, with two bay windows surrounding the front door. Above the door a shingled balcony is slightly recessed into the gambrel roof and topped by its own asphalt shingled gable roof. This feature is repeated on the northern side of the building. The engaged porch is ringed with turned spindle balusters and Victorian porch supports. The first floor windows are original two-over-two wooden sash, while those on the second floor and attic have been replaced with contemporary six-over-six sash. The front and back door locations are also original to the structure, and an additional exterior door has been installed onto the porch on both the east and west elevations. On the interior, the Dogwood

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Cottage contains a living room in the southern half of the building, behind which is a narrow kitchen and dining area. Due to the engaged porch, the square footage of the second floor is significantly larger than on the lower level, and accommodates four spacious bedrooms. A fifth bedroom, possibly for a servant, is located on the third floor. The interior of the Dogwood Cottage has been substantially renovated, including the removal of wainscoting, the late 1940s fireplace, and the hardwood floors, however original doors and moldings are found throughout the structure.

### **Elm Cottage, by 1905. Contributing.**

Architect unknown

*Other names:* Doremos Cottage (1911), Cottage # 7(1974 to present).

The Elm Cottage, which was constructed in two stages, is the only building on Cottage Row, other than the Oak Lodge, that cannot be classified even partially as a Shingle Style structure. Rather, as initially constructed by 1905, the building was L- shaped with a dominant east facing gable roof, and a wrap-around porch on the east, south and west elevations. By 1912, a corner tower had been added above the porch and the corner of the 'L' enclosed on the second floor. This creates an unbalanced heaviness to the second floor where it sets upon the porch; on the other hand, it also links the otherwise fairly plain vernacular cottage to its neighbors on the row. As with Birch and Fir Cottage, the porch is reached by stairs at the southeast corner; the high posted foundation is enclosed with latticework. The dominant facade faces east, and contains a pair of two-over-two windows on each floor on the gable wall, as well as the four sided tower with a flared and faceted roof. The first two floors are clapboard, while the attic story is defined with painted shingles. Narrow corner boards mark the edges of the structure as well as the faceted corners of the tower. The porch is formed of Victorian posts and turned spindles. The south elevation of the cottage features the entrance door, near the eastern corner, beside which a bay window projects under the porch roof. The rear of the structure contains a back door and single window on the first floor, and three windows evenly distributed under the gable roof on the second floor. Finally, the otherwise unarticulated northern elevation contains three windows, two upstairs and one down. One of the unusual features found on Elm cottage are exposed rafter tails under the eaves of the western side of the southern facing cross gable. This is the only location on the structure where this feature occurs, the eastern eave line having been eliminated when the tower was installed. The interior of the Elm Cottage was not available for research.

### **Fir Cottage, 1901. Contributing**

Architect Coombs and Gibbs

*Other names:* Cottage #8 (1974 - 1989), Burwell Cottage (1989 to present).

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The Fir Cottage is the structure within the District most firmly attributed to the Lewiston, Maine Architectural firm of Coombs and Gibbs. This building, located at the northern end of Cottage Row, is essentially a Queen Anne cottage with Shingle Style detailing. As with the other cottages, Fir is supported on posts laid on concrete footers, however due to the sloping site, this cottage is elevated higher than any of its neighbors. Technically the facade of the cottage faces south, however the broad stairs that access the wraparound porch are located on the south east corner of the structure, creating an oblique facade that magnifies the size of the structure. Fir Cottage is clad in painted shingles and roofed with asphalt.

As with Alpen and Birch cottages, the building can be divided into two components. On the south is a two-and-a-half story, eastern facing, gable roofed, rectangular mass containing the living room, fireplace on the first floor and three bedrooms on the second floor. A wrap around porch surrounds this section of the cottage, and the dominant exterior feature is the two story, faceted corner tower at the southeast corner which extends into a corner bay window on the first floor. One-over-one windows mark the three sides of the tower, and are also located in both the south and east elevations on the first floor. The second floor features a casement window on the east elevation and another on the south, next to which is a smaller one-over-one sash. The one-over-one sash set in the peak of the eastern gable is decorated with the shingled, eyelid feature seen on several of the other cottages. On the northern side of main mass is the two-story, hipped roof service wing. A hipped roof dormer is set in the middle of the roof on the eastern and western elevations of the service wing, which also features an elongated double window with fan shaped top on the eastern side, and a rear door covered with a bracketed hood on the northern elevation. Both sections of the house feature wide frieze boards under the moderately projecting roofs, and a truncated section of this frieze is used as trim over the casement window. Under the frieze, the porch is supported on thin Doric-like supports and the decorative railing alternates straight balusters with the sections of star burst design. (Figure 1).

The interior of Fir Cottage was described in a May 17, 1901 the *Industrial Journal* article.

The interior finish will be whitewood, some painted and the rest stained or finished natural, and the bath rooms and living room will have four-foot dados. The woodwork of these rooms will be natural. The floors will be yellow birch, except that of the piazza which will be cypress. Among the rooms of the first floor will be a very large living room into which the front entrance will open, a kitchen, dining room and butlers pantry. Upstairs will be a number of sleeping apartments, bath rooms, etc. There will be two fireplaces in the building, one in the living room and one up stairs, a trunk room, linen closet and, in fact, most of the conveniences to be found in any first class cottage. It will make a fine summer home for some one, situated as the writer knows from personal observation in one of the most ideal locations imaginable. The view from the particular spot where this cottage is to be built can only be surpassed at Kineo by a climb up the very mountain itself."

As with most of the other cottages some changes have occurred at Fir since the above description was published. Most notable, the two first floor bedrooms specified in the plans have been renovated into a

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kitchen, and the trunk room now serves as a laundry room. However, Fir Cottage retains the vast majority of its original features, including two Colonial Revival fireplace surrounds and wainscotting.

#### **Archaeological Site: Burwell site, or site # 118.58A. Non-contributing.**

Three rounds of archaeological testing have determined the presence of a pre-historic site located within the Cottage Row Historic district. Excavations at this site have revealed a considerable assemblage of lithic debitage, and preform bifaces as well as finished points, hammerstones, and cores. The proximity of the site to the Mount Kineo rhyolite source/quarry, as well as previous archaeological testing throughout the Kineo land form suggests that this site is but one segment or component of an extensive prehistoric site on the peninsula. The phase III report places the Burwell site within a larger context:

“To date, very little Phase II testing has been performed along the western shoreline and the identification of site boundaries remains somewhat arbitrary. While it is clear that Kineo Peninsula was an intensively utilized area (both prehistorically and historically), it is not clear whether the numerous archaeological remains on Kineo Peninsula represent several discrete occupations, a series of continuous, overlapping site locations, or some combination of both. This question remains central to the evaluation of archaeological resources on Kineo Peninsula as a whole.....This site has great significance for understanding stone tool production in relation to quarrying activities (Significance Theme 5). Such sites are not common in Maine – of the better known, although not well-reported on, similar quarry/reduction sites are the Becky Site, the Norway Bluff Quarry in the Munsungun Lake Chert Formation District, and the Duck Harbor quarry located on Isle-au-Haut off Stonington, Maine.” (Clark and Will, p. 453-454)

For the reasons that the boundaries of this site have not been fully determined, and that the period of significance falls outside the period of significance for the Kineo Cottage Row Historic District, this resource is considered to be non-contributing to the present nomination, although the site has been found eligible for nomination under Criterion D.

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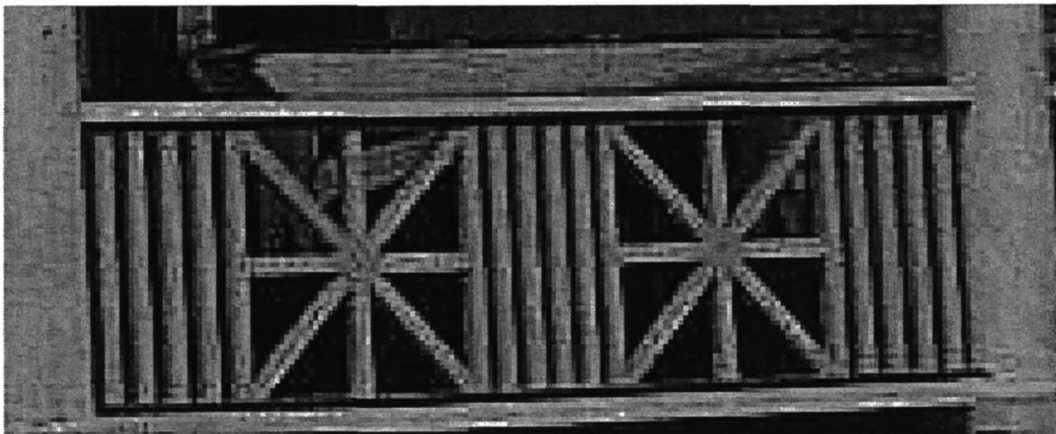
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Figure 1: Porch Railing, as designed by Coombs and Gibbs, 1901. Kineo Cottage Row Historic District.



**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.)

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ENTERTAINMENT / RECREATION

ARCHITECTURE

**Period of Significance**

C. 1900 - 1953

**Significant Dates**

1900-1912

C. 1950

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

Coombs and Gibbs

**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 Service

# National Register of Historic Places Continuation Sheet

KINEO COTTAGE ROW HISTORIC DISTRICT

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## STATEMENT OF SIGNIFICANCE

The Kineo Cottage Row Historic District is a collection of seven wood-framed cottages built in conjunction with the Kineo Resort complex in Kineo Township, Maine, between 1901 and 1912. These summer cottages were proximately designed in the Shingle Style, with Colonial Revival and Craftsman elements; at least four of the properties can be associated with the Lewiston Maine architectural firm of Coombs and Gibbs. Each of the properties were designed to be occupied by a single family over the course of a summer, and while the Kineo resort complex which built and maintained the structures no longer exists, the cottages are a tangible link to the an era of grand hotels and summer-long sojourns in the country. The Kineo Cottage Row Historic District is nominated to the National Register of Historic Places under Criterion A, as an example of accommodations built by the early 20th century summer tourism industry, and under Criterion C as examples of seasonal cottage architecture in northern Maine.

The Kineo peninsula had been host to a way station, inn and resort for 56 years before the first cottage was built on Cottage Row. The following history of the resort has been abstracted from a newspaper article that appeared in *The Moosehead Gazette* in 1970.

The history of Kineo as a public house began in 1844 when a small tavern was built....During these early years the principal guests were lumbermen, woodsmen, river drivers, local hunters, etc. The tavern was enlarged from time to time until 1868 when the house burned. It was soon after this tavern burned that the Kineo Company was formed and in 1871 the Kineo House was rebuilt. In October 1882, it was again destroyed by fire. It was rebuilt on more modern lines and this was the beginning of Kineo's fame as a summer resort. This new, more elaborate hotel catered to the summer people. It was opened to the public on July 30, 1884.

By the late 1890's Kineo was a fashionable and popular place to spend the summer. The hotel was heated by steam, lighted by gas, supplied with fire escapes, steam elevators, bathrooms and electric bells. It advertised "eleven hours from Boston", "nineteen hours from New York". The dining room seated four hundred. The hotel owned fine boats for charter, it arranged tours to the Allagash and tenting trips around the area.

The Maine Central Railroad came to Rockwood about 1908-1909. One of the directors of the Maine Central was Mr. Ricker, who operated the Ricker Hotel Company. About four or five years later the Maine Central bought the hotel property from the Shaw interests and it was operated by the Ricker Hotel Company. This company also owned and operated the Poland Springs House and the Samoset Hotel. It continued to operate the Mount Kineo House until about 1937-38 when it closed down.

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Maine has been engaged in a pas-de-deux with tourism since the mid 19<sup>th</sup> century. The allure of the 'North Woods' was a carefully crafted image designed by railroad magnates and developers to draw over-worked and under-sunned industrial age professionals, in danger of losing their masculinity, into the wilds of Maine to engage in prolonged bouts of 'roughing it' while fishing and hunting. Similarly on the coast of Maine, extensive and exclusive summer hotels offered city dwellers an escape from pollution, immigrants, and other demoralizing forces. A snapshot of this cultural phenomena is offered by Maine historian Ed Churchill.

It's very interesting to follow the evolution of tourism along the Maine coast. Early on, the large hotels were built basically for the wealthy, and women and children would come up for the summer and be involved in a wide variety of social activities- including visiting each other, having teas, getting involved in lawn games, such as croquet. The men would very often work during the week down in the cities, very often from Boston, and come up during the weekend and join their wives at that point. As we move into the latter part of the 19th century however, we see middle class people beginning to take advantage of these things, and staying in the hotels, often for shorter periods of time. This was fine for the hotels, but many of the wealthy didn't view this as wonderful- having this whole new group of people in- and quite a number actually went off and built their own summer cottages. And in some places- such as Bar Harbor and Islesboro - even went so far as to create their own communities. (Churchill, 1999).

The Mount Kineo House found a way to cater to the entertainment, recreation and vacation needs of some of its long-term visitors who wished for a more refined existence by combining the Hotel experience with the convenience and privacy offered by a leased cottage. The Cottage Row Historic District embodies this evolution of hostelry in a setting that both can be seen as an extension of the Kineo Resort and as an architectural and social community unto itself.

## Chronology and Description of Cottage Development

At the turn of the century the Kineo Resort included the Kineo House Hotel, a newly designed golf course, an extensive farm off the peninsula, and several old camps on Kineo Cove which housed guides and staff for the resort. In 1900 the management of the resort contracted with the architectural firm of Coombs and Gibbs to greatly enlarge the Kineo House. At the same time discussion was underway regarding repairing some of the older cottages, and building new ones at the base of the mountain. The *Industrial Journal* reported the progress.



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KINEO COTTAGE ROW HISTORIC DISTRICT

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“An era of cottages seems to be dawning there. A short distance beyond the Kineo log club house, Bigney & Shaw of Greenville are building a nice cottage for the Kineo Co. that will cost something like \$5000, probably, and still further back, a cottage situated just at the entrance of the woods is being extensively remodeled by the same firm. It is probable that little more will be done on those two buildings at present.” (*Industrial Journal*, 12/7/1900).

It is unclear from this article which is the new cottage built by Bigney and Shaw, a Greenville contracting and building firm and lumber dealers, and which is the ‘cottage at the edge of the woods’. The article also mentions the planned construction of two or four log camps costing \$5-6000 each, as well as plans to remove the old houses along the shore, “a little way back of the winter hotel across the cove to the other side toward the present camping grounds of guides and Indian cottages.” In February of 1901 the *Industrial Journal* was reporting that Coombs and Gibbs were working on several cottages that would be open by summer. Finally, in May the plans for the first cottage were fully articulated in the *Industrial Journal*.

“When it was decided to build the addition to the Kineo House, it was the intention to also build several new cottages as well as to change over some old ones into more modern style. The work on the old ones has been progressing through the winter, but the new ones were given up.

Now, however, it has been decided to go ahead and build one of them and Coombs & Gibbs of Lewiston, who drew the plans for the new portion of the hotel, have likewise furnished plans for this job.

They call for a cottage costing in the neighborhood of \$2000, situated on the high land just at the foot of the mountain and giving a view of the lake to the east, south and west. The cottage will be of wood, built on brick piers, with a broad piazza around the front, or south side, and the two ends. The other special features of architecture will be a second story tower on the south-east corner and a bay window on the west end also at the second story. The cottage will be shingled in place of clapboards, will have some plate, and some chipped and colored glass in leaded sash.

The interior finish will be whitewood, some painted and the rest stained or finished natural, and the bath rooms and living room will have four-foot dados. The woodwork of these rooms will be natural. The floors will be yellow birch, except that of the piazza which will be cypress. Among the rooms of the first floor will be a very large living room into which the front entrance will open, a kitchen, dining room and butlers pantry. Upstairs will be a number of sleeping apartments, bath rooms, etc. There will be two fireplaces in the building, one in the living room and one upstairs, a trunk room, linen closet and, in fact, most of the conveniences to be found in any first class cottage. It will make a fine summer home for

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KINEO COTTAGE ROW HISTORIC DISTRICT

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someone, situated as the writer knows from personal observation in one of the most ideal locations imaginable. The view from the particular spot where this cottage is to be built can only be surpassed at Kineo by a climb up the very mountain itself." (*Industrial Journal*, May 17, 1901.)

The cottage at the 'foot of the mountains' was Fir Cottage, as confirmed by plans in the Coombs Collection at the Maine Historical Society in Portland. As seen on the 1904 Sanborn Fire Insurance map four additional cottages were constructed to the north and south of the earlier Kineo Clubhouse by October of that year: Alpen, Cedar, Dogwood, and Elm. Of these two cottages Alpen and Cedar shared the same basic floor plan as the Fir Cottage and were either designed by Coombs and Gibbs, or built by local contractors based on the first set of plans. Interestingly however, the double-gable bay found on the east and west elevations of Alpen Cottage was also included in the firm's design for the top floor of the 1900 hotel expansion. The hotel and the cottages shared other stylistic details, including corner towers topped with finials, hanging bay windows with concave shingled bases, and leaded glass windows. Later commissions for a bungalow and store at Kineo by the same firm called for porch railings that were subtle variations on the baluster and starburst pattern seen at Alpen and Fir cottages.

On the 1904 Sanborn map the Dogwood cottage is labeled "cottage no.1 1901." Neither Dogwood nor Elm share the same floor plans as the other cottages, although the former is conceptually related to the main block of the Cedar Cottage. Elm, however, may have been one the earliest cottages started by Bigney and Shaw, and its design drawn from regional cottage vocabulary rather than from architects specifications. By 1912 a tower had been added to the corner of Elm cottage, and indeed the blueprints for Fir Cottage contain some pencil marks showing how the northernmost cottage's tower could be adapted to fit onto Elm. Between 1905 and 1907 Birch cottage was added to the row. Inasmuch as this is an almost exact copy of Fir, and it was built at the end of the short-lived cottage boom, its design probably reflects a desire to complete the project rather than spend any more time on innovation and adaptation. However, from one end of Cottage Row to the other, the Shingle Style and Colonial Revival influenced structures subtly and significantly form a unified architectural whole, with a shared vocabulary of features, mass, materials, scale, siting and orientation.

The Kineo Cottages are representative of the turn of the century summer cottages that were being constructed along Maine's plentiful lake and ocean shoreline. The Shingle Style, which characterizes much of Cottage Row, rose to popularity in the 1880s through the work of William Emerson and John Calvin Stevens in summer enclaves such Isleboro, Cushing Island, and Bar Harbor. George M. Coombs and Eugene J. Gibbs had previously combined Colonial Revival and Queen Anne themes at the summer resort hotel at Poland Springs, in Poland Maine. Known for their fondness for dramatic architecture and picturesque designs, the firm's commissions also included the Romanesque Great Department store in Lewiston, and the Kora Shrine Temple in 1908 (NR: 75000038), and the Farmington Normal School (Merrill Hall, NR: 80000217) in 1898. The structures that Coombs and Gibbs designed for the Kineo Company are a combination of the Queen Anne Style, which was found throughout the firm's oeuvre, and the Shingle

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Style that had gained popularity over the last two decades.

At the beginning of the 1911 summer season the hotel opened as the New Mount Kineo House resort under the management of the Ricker Hotel Company, and a new wave of building began. Over the next several years an 'Annex', which was open year round was added to the complex, along with a dormitory, laundry, new kitchen and pump house. The 1911 Sanborn map indicates the presence of four small cottages on the east side of the peninsula, along with one two story cottage that looks as it might have been related to the Cottage Row properties. According to the annual brochure, "[o]n the hotel property there are twenty beautiful cottages, owned and operated by the Kineo Hotel Company, which are rented to families or to private parties. These cottages are in picturesque yet secluded locations, their tenants having every privacy of their own home, meals being obtained at the hotel or not, as desired." (*The New Mount Kineo House*, 1911). The following year the Kineo Club, which according to tradition served as a kitchen for Cottage Row, burned. No information has been discovered regarding the architect of this Craftsman style double house, however, a contractor from Augusta was identified by the *Industrial Journal* as making improvements at Mount Kineo and being in charge of the construction of what later became known as Oak Lodge.

Shortly thereafter the Kineo resort entered its hey-day. The following history summarizes the atmosphere and accommodations to be had at the resort between 1911 and the 1930s.

"This was the period of absolute refinement for Kineo. Dairy supplies, milk, cream, and fresh eggs came from Deer-Head Farm, their own 350-acre farm about four miles from the resort. When they were in season, the vegetables were picked the same day they were served. The Kineo House and Annex were lighted by electricity and heated by steam both being provided by a fireproof building containing all the heating equipment, electric generators, and fire pumps that were connected with a system of hydrants surrounding the property. A mountainside reservoir made the water supply, which came entirely from mountainside springs and wells, equal with the best of any metropolitan system. There was a 9-hole golf course, a lawn golf course, a stable of riding horses, housekeeping and non-housekeeping cottages, clay tennis courts, a library of 1,400 volumes, and a store that was stocked with all the necessities including supplies for the sportsmen at Kineo. Steam yachts were available with guides for excursions. Guides for fishing and hunting trips were available for \$3 a day. Motion pictures were shown in the hotel theater twice a week. Catholic and Protestant services were held in the hotel on Sundays. Tennis and golf tournaments were frequent, and every Saturday saw motorboat races held by the Kineo Yacht Club. The wealthy often sent their families to Kineo for the summer to get away from the problems of city life. Those that rented a cottage often brought their maid, butler, and family pet with them. By 1914, the hotel had 431 employees and 62 registered guides." (*Ferland*, p. 6-13).

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According to weekly reports in *The Hilltop*, (magazine of Kineo's sister resort at Poland Springs), many of the cottage occupants returned year after year, and occupied the cottages as their own. Among the residents mentioned during the summer of 1917 were Mrs. Francis Burton Harrison, wife of the Governor-General of the Philippines; Commodore and Mrs. Charles [Martin] Clark of New York (who had been staying in Alpen Cottage since 1911); Mrs. Myra D. Patterson and Mrs. Cornelius Doremus at the Doremus Cottage (Elm Cottage);<sup>1</sup> and Mr. and Mrs. Henry Feuchtwanger, from Madison, NJ (labeled as Ashweinger Cottage on the 1911 Sanborn). A lively schedule of parties, teas, and outings regularly identified these and other Cottage residents over the course of the summer, indicating that as they settled into the cottages they also transferred their social life to the peninsula for the summer.

Starting in the 1930's the appeal of cottage living at the summer resort had to come to terms with the nation's economic downturn, as well as the convenience of shorter vacations undertaken by auto rather than rail. In 1937 the Ricker Hotel Corporation closed the resort, which was then purchased the following year by Louis Oakes. Sadly, before the sale was completed, most of the hotels furnishing were sold at auction, and coincidentally the main hotel burned. Over the next decade Oakes and his family renovated the remaining properties, including the cottages, and opened the facility again about 1947. For the next twenty years the Annex was featured as the main hotel, and the cottages, now rented on a shorter-term basis, were advertised as appropriate for six to twelve persons, and featured living rooms, fireplaces, refrigerators, telephones and modern bathrooms. In 1968-69 the resort was licensed to the Treadway Inn Corporation, and once again in 1970, the resort closed. Over the next thirty years the properties on Kineo were subdivided, sold, dismantled, and sold again as various entities struggled to capitalize on Kineo's natural beauty, extant structures and historic past. Plans were put in place to condominiumize Cottage Row as early as 1974, however by that time Alpen Cottage and Cedar Cottage were already sold to private owners. Consequently, in 1989 the Kineo Cottage Row Condominium Association was formed and the remaining five properties were placed on the market, placing for the first time all the cottage into private hands. At present the each cottage is independently owned and occupied in the summer. The well maintained cottages on Cottage Row serve as the final touchstone to the Kineo resort complex, but they also represent an excellent example of the architect-designed seasonal cottage style that flourished at the turn of the twentieth century.

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<sup>1</sup>"Mrs. Myra D. Paterson, Kineo's most prominent golfer, formerly president of the Metropolitan Woman's Golf Club, together with her daughter, Miss Clarice Paterson, and her mother, Mrs. Cornelius Doremus, arrived at their cottage on the Kineo Shore during the week." 7/14/17

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# National Register of Historic Places Continuation Sheet

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## Maps

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## Additional Resources

Deeds, various years. Piscataquis County Registry of Deeds, Piscataquis County Court House, Dover-Foxcroft, Maine.

KINEO COTTAGE ROW HISTORIC DISTRICT  
Name of Property

PISCATAQUIS COUNTY, MAINE  
County and State

**10. Geographical Data**

**Acreage of Property** 2.11

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 19 442854 5059682  
Zone Easting Northing

3 19 442986 5059432  
Zone Easting Northing

2 19 442933 5059578

4 19 442947 5059414

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 29 October 2003

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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KINEO COTTAGE ROW HISTORIC DISTRICT

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## UTM COORDINATES, cont.

5). 19/ 442827 / 5059656

## VERBAL BOUNDARY DESCRIPTION

The boundary of the Kineo Cottage Row Historic District is fully described by the Bureau of Property Taxation Map "Property Plan of Kineo Island, Plan 200, sections 10.1, 10.2, 10.3 and 10.5. Map on file at the Piscataquis County Registry of Deeds, Piscataquis County Court House, Dover-Foxcroft, Maine.

## BOUNDARY JUSTIFICATION

The boundaries of the Kineo Cottage Row Historic District were first established on the 1974 Vladek Kolman, survey entitled "Final Subdivision Plan" [for the Moosehead Kineo Corporation]. Piscataquis County, which is filed at the Registry of Deeds: Plan Book 7, Cabinet D, numbers 133-139. Piscataquis County Court House, Dover-Foxcroft, Maine. At this time the cottages were first separated from the rest of the Kineo property, and a boundary drawn that encompassed only the seven cottages. Two cottages were sold into private ownership between 1974 and 1989, at which time the Terrance Worcester map was created. This 1989 map ultimately resulted in the establishment of the privately held parcels of land which are referenced in the "Bureau of Property Taxation Map" above.



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## PHOTOGRAPHS

Photograph 1 of 10

Kirk F. Mohney  
Maine Historic Preservation Commission  
June 10, 1988  
Cottage Row; facing south.

Photograph 2 of 10

Kirk F. Mohney  
Maine Historic Preservation Commission  
June 10, 1988  
Cottage Row; facing northwest.

Photograph 3 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Cottage Row; facing northwest

Photograph 4 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Alpen Cottage, east elevation; facing west.

Photograph 5 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Birch Cottage, east elevation; facing west.

Photograph 6 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Oak Lodge, east elevation; facing northwest.

Photograph 7 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Cedar Cottage, facing northwest.

Photograph 8 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Dogwood Cottage, north elevation; facing southwest.

Photograph 9 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Elm Cottage, facing northwest.

Photograph 10 of 10

Christi A. Mitchell  
Maine Historic Preservation Commission  
28 June 2003  
Fir Cottage; facing northwest.

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## LIST OF PROPERTY OWNERS, KINEO COTTAGE ROW HISTORIC DISTRICT

*As of 7 November 2003*

Cottage #1, Alpen Cottage Bill and Eileen Clark 36 Hammond Street Acton, Ma 01720-3205	Cottage #5, Dogwood Cottage Ingo Photenhauer 1323 S.E. 17 <sup>th</sup> Street Suite 250 Ft. Lauderdale, FL 33316
Cottage #2, Birch Cottage Bill and Pam Green 230 Sumter Avenue Summerville, SC 29483	Cottage #6, Elm Cottage Elwood and Laurie Doran 30 Commercial Street Rockport, Maine 04856
Cottage #3, Oak Lodge Bill and Karen Musser 545 Wekiva Landing Apopka, Florida, 32712	Ted and Lauren Pieri 123 Bayview Street Camden, Maine 04843
Cottage #4, Cedar Cottage Robert H. Rines 468 Gallivan Blvd Dorchester, MA 02124	Cottage #7, Fir Cottage Ingo Photenhauer 1323 S.E. 17 <sup>th</sup> Street Suite 250 Ft. Lauderdale, FL 33316

# Kineo Cottage Row Historic District

Kineo Township, Piscataquis County, Maine

October 2003

Fir Cottage

Elm Cottage

Dogwood Cottage

Cedar Cottage

Oak Lodge

Birch Cottage

Alpen Cottage

District Boundary

( GOLF COURSE )

