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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 The Breakwater
other names/site number Clubhouse, Moosehead Lake Yacht Club

2. Location

street & number South tip of Kineo Island, west side of Kineo Cove N/A not for publication
city or town Kineo Township vicinity
state Maine code ME county Piscataquis code 021 zip code 04478

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] 5/20 2/25/02
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): _____

[Signature] 4.11.02
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
_____ 1 _____ 0 buildings
_____ sites
_____ structures
_____ objects
_____ 1 _____ 0 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)
RECREATION AND CULTURE / Sports Facility
SOCIAL / Clubhouse

Current Functions
(Enter categories from instructions)
DOMESTIC / CAMP

7. Description

Architectural Classification
(Enter categories from instructions)
LATE 19TH AND 20TH CENTURY REVIVALS /Italian Ren.
LATE VICTORIAN / Shingle Style

Materials
(Enter categories from instructions)
foundation Stone
walls Shingle

roof Asphalt
other

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

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THE BREAKWATER

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DESCRIPTION

The Breakwater at Mount Kineo is a two-and-one-half story, hip roofed clubhouse located on the southernmost tip of the Kineo peninsula, on the edge of Moosehead Lake, in Kineo Township Maine. Set against the backdrop of the 763 foot high Mount Kineo, the south facing clubhouse stares down twenty miles of water towards the town of Greenville; the east and west shores are several miles to either side. Behind the clubhouse is a small golf course, a dock, and several service structures. Seven cottages hug the western shore of the peninsula, while the eastern shore bends around the small Kineo cove. Slightly to the north of the house is a stone breakwater, jutting east into the cove to provide shelter for the docks. Observing the quiet and dramatic landscape from its abundant porches, the Breakwater is a structure that has witnessed the hey-day and fall of one of Maine's great summer resorts, the Mount Kineo House.

The Breakwater consists of a rectilinear central mass under the broad hipped roof, with a gambrel ell extending to the east. The entire structure is sided in painted shingles and rests upon low fieldstone piers. There are two brick chimneys inlaid with Mount Kineo rhyolite, one is positioned just behind the ridge on the west side of the roof, the second is located at the junction of the main house and the ell. At the center of the primary, southern, facade is a open, ballustraded porch on both the first and second stories. Ten-pane ribbon windows and doors with ten-pane sidelights open into the house from the back of the porches. A hipped roof dormer is centered over the porches. On the east and west corners of the building are four more porches, two on each story. On the first floor, the corner porches each contain three twelve-over-one ribbon windows, on the second floor four nine-over-one ribbon windows are set between ten light side-lights. Wooden trim, acting as a belt-course separates the first and second floors, and, over the first floor corner porches, the trim rises to a gentle arch, marked in the middle by a keystone. Originally the windows on each of the corner porches were removable, allowing them to be opened in the summer, however the current windows are permanent.

Stylistically, the west and south sides are similar. The second floor contains an open porch under an eyebrow dormer, flanked by the (now enclosed) corner porches. On the first floor the center porch has also been enclosed, and now contains a glass door with sidelights, flanked by twelve-over-one windows. Again the belt course rises to a gentle arch over the corner porch windows. A small, one-story wing is affixed to the northwest corner porch, and contains a pair of twelve-over-one windows under a hipped roof.

The north side of the building is substantially different in form from the previous elevations. The symmetrical formality has been replaced the intersecting roof lines and an undulating facade characteristic of a new England Shingle Style structure. A large, gambrel cross-dormer projects from the western half of the main block; positioned in front of this on the western corner is the aforementioned wing. Centered in the north elevation is a hip roof portico supported by slender

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columns resting on a fieldstone wall. At the back of the portico a set of stairs leads to the main

entrance to the clubhouse. The windows on the north facade include all the previously mentioned windows, as well as a twelve-light awning window and a group of windows unified under a Palladian surround that mimics the arched belt course on the south and west. Extending to the east is the gambrel wing, with a small, hip roof covered entrance. This elevation consists primarily of the ell and the enclosed corner porches. A ballustraded deck is positioned on the first floor at the intersection of these two masses.

The interior of the Breakwater is divided between services spaces in the ell, open porches, enclosed porches and interior rooms. As a public structure, most of the spaces encouraged socialization or spectator ship. There were a few private rooms reserved for men and women, but the organization of the spaces was that of flowing community activity rather than individual study. Rooms at the center of the house were protected from the weather, while those along the perimeter captured the outdoors to a greater or lesser extent. Each of the corner porches have tongue and groove hardwood floors, pitched at an angle toward the exterior walls to allow blown-in water to drain off. On the first floor the enclosed porches feature exposed joists and the bottom side of the above flooring is visible in the ceilings. A wooden compass rose has been inlaid on the floor of the southeast enclosed porch. At the center of the house is a large living room to the west and a dining room to the east. Each of these rooms contain fireplaces (brick in the dining room, fieldstone and brick in the living room), hardwood floors, and tongue and groove wainscoting or paneling. Additional interior finishes include bracketed and braced mantels over the fireplaces, board and batten paneling and exposed joists in the livingroom. Sets of French doors open between each of the rooms and the porches. Unpainted tongue and groove paneling line the stairwell. With the exception of the exterior doors, the house contains five-panel doors, many of them never painted. On the first floor the gambrel wing contains a modern kitchen, and set of back stairs that access the men's bedroom on the second floor.

The second floor contains the men's and women's bedrooms, (each with a small bathroom and featuring more board and batten paneling and bracketed mantels), the enclosed porches, a central hallway and the master bedroom. This large room is directly over the living room and contains a brick and fieldstone fireplace, access to the enclosed corner porches, and a cathedral ceiling. The east wall of this bedroom features paired, unpainted five-panel doors set in a board and batten paneled wall. The west side porches currently function as a bathroom and bedroom.

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

ENTERTAINMENT / RECREATION

Period of Significance

1909 -1929

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

CHAMBERLIN, HOWARD G., Architect

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 # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

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STATEMENT OF SIGNIFICANCE

The Breakwater at Kineo is a wonderful example of early twentieth-century sporting clubhouse. It was built in 1909 from designs by New York architect Howard G. Chamberlin (1865 - 1948). The construction of the Breakwater was overseen by the Mount Kineo House resort, and funded in part by the Moosehead Yacht Club. The two story structure with eight covered porches, three club room and several guest quarters was located on the shore of Moosehead Lake, just yards from the hotel to the northwest, and from the Kineo cove breakwater and docks, to the east. It is eligible for nomination to the National Register of Historic Places under criterion C for its architectural importance and criterion A for its focus at the center of one of Maine's most successful summer tourist resorts.

The following history of Mount Kineo and the resort complex is excerpted from a composition by historian John Francis Sprague in 1914.

Kineo is a peninsular of land extending from the easterly shore into the lake, containing eleven hundred and fifty acres. Upon it is a mountain that rises seven hundred feet above the lake level. It is composed of a peculiar geological formation of flint rock known as silicious slate or bornstone. It is the largest mass of this rock known in this country and was well adapted to the use of the Indians in making arrowheads, hatchets, chisels, etc.

The first known of Kineo as a public house for travelers was in 1844, when a small tavern was built and enlarged at different times from 1852 to 1855. During these years its principal guests were lumbermen, woodsmen, river drivers, local hunters, etc. This house was burned in the winter of 1868. For three years the guests were entertained in tents and in an outbuilding that was saved from the fire and formerly used as a bowling alley. In 1871 the Kineo House was rebuilt when it was again destroyed by fire, October 29, 1882. When the rebuilding was once more undertaken it was on broader and more modern lines and was really the beginning of Kineo's fame as a summer resort.

Kineo is now owned by the Ricker Hotel Company and its affairs are under the control of Edward P. Ricker, who with his brother, Hiram Ricker, made a world-wide fame for Poland Springs. Mr. Ricker is recognized in financial circles as one of the most successful and farseeing business men in New England. The State of Maine owes much to his efforts as a financier and publicist.

With the Ricker management as the directing force, and the Kineo hotels superintended by that popular and efficient manager, Colonel Charles A. Judkins, its future, full of brighter days, greater progress and more complete success, seems

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assured. (*Sprague, p 15-16*).

The Kineo Yacht Club was a private club affiliated with the resort. In *Kineo Splendor and Silence* Durward J. Ferland, Jr. dedicates an entire chapter to the Yacht club and its relationship with the resort.

"A group of Kineo guests met at the Mount Kineo House on August 29, 1907 to arrange a yacht race. On August 31 of that year, it was successfully held, the first ever regatta on Moosehead Lake. This temporary organization met again on September 2 and decided to form a permanent club. A generous Kineo Co. granted permission for the building of a clubhouse, cleared all the buildings from the point where the clubhouse was to be built, and built a breakwater to furnish an anchorage for the yachts. Kineo agreed to underwrite \$5,000 of the Moosehead lake Yacht club if the members agreed to pay into its treasury the same amount by September 1, 1908. On August 24, 1908, the club was made permanent and incorporated. Ground was broken for the clubhouse in the fall of that year, and the building was completed for the summer of 1909." (*Ferland, p. 23-24*).

While the majority of its members were drawn from the hundreds of guests that passed the summer at the resort, at the same time, the Yacht Club was at the center of the social structure for the entire Moosehead Lake.

By 1911 the Maine Central Railroad owned the Mount Kineo House along with the grand hotels at Poland Springs and Samoset (Rockland). All three were managed by the Ricker Corporation. The hotel and Yacht Club flourished through the 1920s, but its fortunes turned during the 1930s. The United States Federal government subsidized the railroads during the depression, and Maine Central Railroad was forced to sell off their hotel and recreation holdings to continue receiving the subsidies. As a result both the hotel and railroad failed within a few years, and the hotel was torn down in 1938. The Kineo Yacht Club disbanded, and the ownership of the Breakwater was combined with the other remaining Kineo properties, which included seven cottages, the golf course, an number of service buildings and the Annex, which had been constructed in 1911 and contained additional guest quarters. In 1946 the Louis Oakes family purchased the property, including the Breakwater, and for the next two decades the Annex served as the base for the hotel. The Breakwater continued to be utilized informally as a clubhouse and guesthouse during this time. The Yacht Club was resurrected in 1962, but was no longer located at the clubhouse on Kineo; rather it was headquartered in Greenville. From 1970 until 1995 several owners attempted to revive the Hotel to no avail, and the annex was finally demolished in 1995. During this time the Breakwater was primarily vacant, but remarkably it did not suffer extensive vandalism or decay. In 1999 it was purchased by the current owner, who has carefully preserved all the original features and restored those few that had

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deteriorated overtime.

Born in England in 1865, Chamberlin began his studies in the office of Robert H. Robertson before opening his own office in Yonkers just after the turn of the twentieth century. He served as the Architect to the City Board of Education and in that capacity was responsible for the construction of educational facilities throughout the city. His connection with Maine, the Moosehead Lake Yacht Club and the Mount Kineo House is not apparent, and no other commissions are known in Maine. The style of the club house is a curious mixture of the Italian Revival and Shingle Style. The south and west facades are very symmetrically composed, with colonnaded porches on each floor centered between fenestrated porches on the corners. The wooden belt course that divides the first and second floor rises into a keyed arch over each of the corner porch window openings. Although the low, broad, overhanging hip roof with the interior chimneys is shingled rather than tiled, it, along with the hipped dormer on the south and eyebrow dormer on the west, are all formal elements which gives the form of the structure the feeling of an Italian Villa. However, on the north and east sides wide gambrel cross gables, irregular fenestration and undulating roof lines more characteristic of the Shingle Style relax the formality of the structural mass and connect it visually with the surrounding resort buildings. This interplay of styles is atypical of other contemporary yacht and social clubs in Maine such as the Camden Yacht Club (NR 80000378) and the Kennebunk River Club (NR 75002169), which tended to favor the earthiness and low profile of the Shingle Style. However, as with those coastal buildings, the Breakwater features a plethora of porches (covered, uncovered and enclosed) from which to watch the waterfront activities. In addition, the Breakwater acknowledges the design of hunting and sports camps in the surrounding Maine woods by providing large social rooms with massive stone fireplaces as cozy quarters on stormy days. It is an eclectic building, but stately. For the first time in its history it is now owned and occupied by a single family as a seasonal residence. Other than several privately owned cottages and the golf course on the peninsula, the Breakwater is the last relict of one of the grandest summer resorts in Maine, the Mount Kineo House.

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BIBLIOGRAPHY

Sprague, John Francis, ed. "Mount Kineo and the Maine Summer Resort Industry," *Sprague's Journal of Maine History*, Vol. ii, MAY, 1914 No. I (Dover, Maine: John Francis Sprague), p. 10 - 16.

Hamilton, Nathan D. and Cynthia A. Thayer. *The Moosehead Lake Region*. (Dover, NH: Acadia Publishing), 1995.

Ferland, Durward J.Jr. *Kineo Splendor and Silence*. (Greenville, Maine: Moosehead Communications, Inc.), 1996.

10. Geographical Data

Acreage of Property Approximately .77 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9
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4	4	3	2	5	5
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5	0	5	9	4	0	0
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Zone Easting Northing

3

1	9
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Zone Easting Northing

2

1	9
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4

1	9
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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

organization Maine Historic Preservation Commission date 17 January 2002

street & number 55 Capitol Street, State House Station 65 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.

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VERBAL BOUNDARY DESCRIPTION

The nominated property is fully described by the State of Maine, Bureau of Taxation, Property Tax Division Map PI200, Plan 2, Lots 51.21, 51.4, 51.5.

BOUNDARY DESCRIPTION

The nominated boundary is currently the parcel of land most closely associated historically with the Breakwater Clubhouse.

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PHOTOGRAPHS

Photograph 1 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
October 6, 2001
Interior, living room fireplace; looking northwest.

Photograph 2 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
October 6, 2001
Interior, southeast enclosed porch; first floor.

Photograph 3 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
October 6, 2001
Exterior, west elevation; looking north east.

Photograph 4 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
October 6, 2001
Exterior, north elevation; looking south.