



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 the National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

## 1. Name of Property

Historic name: Greene Cottage  
Other names/site number: N/A  
Name of related multiple property listing: N/A  
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & number: 516 Basin Point Road  
City or town: Harpwell State: Maine County: Cumberland  
Not For Publication: N/A Vicinity: N/A

## 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 at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

<u>Kirsty Mahoney, SHPO</u>	<u>8/13/2019</u>
Signature of certifying official/Title:	Date
<b>MAINE HISTORIC PRESERVATION COMMISSION</b> State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government
Government	

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*[Handwritten Signature]* 9/30/19  
**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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1 \_\_\_\_\_

\_\_\_\_\_

buildings

\_\_\_\_\_

\_\_\_\_\_

sites

\_\_\_\_\_

\_\_\_\_\_

structures

\_\_\_\_\_

\_\_\_\_\_

objects

1 \_\_\_\_\_

0 \_\_\_\_\_

Total

Number of contributing resources previously listed in the National Register 0 \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC / camp

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / camp

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Foundation: Stone; Walls: Wood/shingle; Roof: Stone/slate; Other: Brick

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Greene Cottage is a modest middle-class summer home which was built in 1913 on Basin Point at the southwest tip of Harpswell Neck, a peninsula of Harpswell, Cumberland County, Maine. The wood frame bungalow is less than 100' from the ocean to the west and 800' from the ocean at the point to the south. Visible from the property are numerous islands in Broad Sound which is part of greater Casco Bay and ultimately the Atlantic Ocean. The bungalow sits thirty-five feet above sea level on a one-and-one-half acre lot that slopes slightly to the south and west and abruptly to the sea at the extreme west edge. There is a line of trees along the west shoreline of the lot, several summer houses to the north and a restaurant/marina to the east of the property. The one-story house has wood shingle siding and a hipped slate roof with multiple dormers. The stone foundation is concealed behind lattice work. The south-facing façade has a full-length porch which wraps around the west end a short distance maximizing ocean views. The brick chimney rises from the ridge of a north facing dormer. The interior has an extensive amount of beadboard and natural finished wood trim. Alterations from the original plan and finishes are few resulting in a high degree of integrity. The setting is slightly impacted by the more recently built buildings to the north and east, but the building still maintains its original, unobstructed and defining views of the ocean to the south and west.

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## Narrative Description

### Grounds

The property is reached by a narrow-paved road that diminishes to little more than one car width as it nears the cottage. The road ends at the Greene Cottage and restaurant/marina to the east of the property.<sup>1</sup> The original 12-acre lot has been subdivided between family members and two houses have been built north of the cottage in addition to the restaurant previously mentioned. The current Greene Cottage lot has a border of mid-sized trees along its west side near the top of the steep slope toward the rocky beach. The gentler west slope of the lot, before it drops to the sea, leaves a tall section of exposed foundation on this side of the house. The remainder of the lot is grass covered included the slightly visible grassy driveway. Large white-painted stones line the property lines at the north, south and west. To the south of the south property line the remaining land is grass covered and open to the rocky shore line. The cottage faces south toward the best view of the ocean and islands with its back to the north and the access road. Due to zoning and deed restrictions the open property to the south should remain open.

### Cottage Exterior

The cottage was built in 1913 by local contractor Charles S. Thomas with Charles S. Allen and Orville B. Allen as two of the carpenters. The four-bay façade of the building faces south with an engaged porch spanning the full width and wrapping around the corner to the west side. The porch is supported by six square columns with a simple railing between. Stairs to the west of center and at the east end provide access to the porch which has lattice work concealing the crawlspace below, a matched fir deck and a beadboard ceiling. The house and dormer walls have wood shingles with woven corners that have weathered gray to match the slate shingles on the moderately pitched hip roof. From east to west the first bay is a pair of six-over-one, double-hung wood windows. The second bay is a tripartite window with a larger center window and narrower side windows, all are one-over-one, double-hung, wood windows. The door in the third bay has a single large glass over a wood panel. The fourth bay is a single six-over-one window like the double windows in the first bay. The hip-roof, centered dormer has a pair of replacement one-over-one, double-hung, vinyl windows which replaced the originals in 2007. The trim around the windows and doors is flat stock with a built-up edge molding. The closed eaves are constructed of simple flat stock.

The west side of the cottage has a high foundation exposed as a result of the slope of the lot. The southern portion, below the projecting porch, is exposed poured concrete which also provides the exterior walls of a cistern under the porch. The northern portion below the shingled sidewall of the house is a mix of coursed stone, vertical boarding and clapboards as you move north from the southern concrete section. The exposed stone represents the typical foundation material. The vertical boarding includes a board and batten door which provides access to the crawlspace under the house. The clapboarded section at the north corner projects a few inches west of the main house walls on this side. A clapboarded door and a six-light sash indicate there is a small 8' x 10' laundry room in this section of the crawlspace/cellar.

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<sup>1</sup> There was a marina in the same location by 1966 which was established by the son of the original cottage builders.

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At the first-floor level, the porch has two bays finished as on the south side. Under the porch is a small alcove created by 3' wing walls projecting west from the main house wall. This space is open to the west and contains a washer and dryer. This laundry space was added within the last ten years. To the north is a six-over-one, double-hung wood window that is located partially under the porch. Near the north corner is a pair of similar double-hung windows. The hipped roof of the main house has a small hip-roofed dormer centered on its ridge line. The dormer contains an eight-over-one, double-hung, wood window.

The north side of the building has a foundation that is exposed at the west end due to the slope of the lot in that direction. Below the first-floor level for eight feet at the west corner, the wall projects one-foot north of the main house wall. See photograph 2. This wall is covered in shingles and encloses the small cellar room. The first floor has a six-over-one, double-hung, wood window near the west corner. At the center of the wall, four windows reflect the interior placement of the fireplace. Moving to the east, there is a one-over-one, double-hung, wood window, two single-light sash set high on the wall, and another one-over-one window. See photograph 3. Further east is a sliding window with two single-light sash. At the east end of the north wall, a stub wall in line with the east side wall of the house projects five feet past the plane of the north wall. The plane of the roof extends past the eave of the roof to the corner of the stub wall and to the west for seven feet. The additional roof overhang shelters a four-panel, wood entry door and the raised deck that provides access to it. A wide gable-wall dormer rises above the eave line of the first floor. The brick chimney rises along the interior of the wall and projects at the dormer's ridge. A six-over-one, double-hung, wood window is on either side the chimney in the dormer wall. The raking eave line of the dormer end wall has no overhang, but it transitions from side wall to roof edge with a narrow molding. A similar molding is present on the fascia of the overhanging eaves of the three hip roofed dormers but not at the main roof's eave.

The east side of the building has two bays: the first has a pair of six-over-one, double-hung, vinyl windows and the second has three paired windows of the same type. These are all replacements added since 2010. The wing wall that extends north past the northeast corner of the house has lattice installed over the wood shingle siding. To the south the end of the porch is visible with its rise of six steps to floor level. A small hip roof dormer contains a pair of one-over-one, double-hung, vinyl replacement windows.

**Cottage Interior**

The interior of the cottage is predominately softwoods with a natural finish. Tongue-and-groove fir floors are typical on both levels with the underside of the second-floor flooring exposed as the first-floor ceiling. The ceiling/floor framing between the first and second floors is exposed 6"x6" beams throughout. First floor wall finishes are white painted wall panels finished with natural wood battens, a flat stock baseboard, a narrow cove molding at the ceiling, and minimally molded, four-inch wide door and window casings. The second floor has fir beadboard walls and ceilings with the wall boards vertical and the sloped dormer wall boards horizontal. Trim on the second floor is quarter round at the floor and ceiling corners and clam shell window and door trim. There are four-panel doors with brown porcelain knobs throughout. Overhead and wall sconce light fixtures are uncommon. There is an overhead light in the

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dining room and sconces in the baths and upstairs hall, but bedrooms and living room rely on lamps and daylighting.

The first floor has a central living room that extends the depth of the house with two bedrooms to its west and a kitchen and dining room to its east. The living room is roughly one third of the floor space with each of the other rooms one sixth of the first-floor square footage. (See Figure 3.) The front door enters the living room at the southwest corner. Straight ahead of the door is the stair to the second floor which is along the west wall of the living room. The brick fireplace is centered on the north wall of the living room with longer windows on each side and square windows high on the wall on either side of the chimney above the projecting firebox. The entrance to the dining room is a wide opening at the southeast corner of the living room. A built-in corner cupboard with glass upper doors fills the northwest corner of the dining room. At the northeast corner of the dining room is the door to the kitchen, and directly north of that door on the kitchen's exterior wall is the back door. A moveable cabinet, kitchen table and refrigerator line the east wall of the kitchen. The west wall has the stove center with built-in cabinets on either side. The cabinets continue along the south wall to the doorway. The north wall has only lower cabinets with the kitchen sink below a window. Most cabinets are original with a few later additions and a new countertop.

On the west side of the living room are two doors, one on either side of the stair. The doors lead to matching bedrooms with a shared half bath between. The south room has finishes as previously described except for a built-in cupboard at the northwest corner. To the east of the cupboard is a door to the half bath which was created from a former closet. The north bedroom is a mirror image of the south. The half bath has a sink to the west of the entry doors and a toilet to the east.

The second floor is reached by the quarter turn stair with two steps up to the platform and then a turn north and up along the living room wall. The large newel posts and small balusters are simple squares. At the top of the stair is a small irregular hall with six doors including the one to the stairs. The door at the west opens to the west bedroom which has knee wall storage space at the southwest and northwest corners. The southwest space is larger and serves as a closet with an unfinished interior. The northwest space is smaller with a small set of drawers built into it. The smaller size of the knee wall in this area allows for a low, open doorway into a small sitting room. This room has its own door to the hall which is directly across from the stair door. Back in the hall facing east, the hall extends slightly south and east. See Figure 3. The door at the north is in an angled wall and leads to the bathroom. The bathroom has a clawfoot tub in the northeast corner with the original pull-chain toilet in the southeast corner. The sink is west of the toilet. On the west wall are built-in cabinets with the original copper water heater in the northwest corner next to the brick chimney. The bathroom is the single room in the house without fir flooring. It has vinyl sheet flooring. From the hall again, the south bedroom is relatively narrow with closet space in the southwest corner in space above the descending stair and behind the knee wall. The east bedroom is entered through the door at the east end of the hall. A short section of hall extends on the east side of the door before opening into the square room. The knee walls create closet space at the northeast and southeast corners. Both spaces are unfinished on the interior although the northeast space has a built-in set of drawers projecting into the closet space.

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Aside from the replacement windows previously noted, the added half bath, a new kitchen countertop and a few added kitchen cabinets, the cottage is largely as constructed. It retains a high degree of integrity of design, workmanship, materials, location, and association. The setting and feeling of the property are slightly diminished by the additional buildings around the property. While the area to the north and east of the building are more built-up, the density is relatively light, and the area has the feel of a seasonal settlement. The primary sea views south and west are unchanged, and the cottage overall retains feeling and setting to convey its significance.



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## 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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance** (Enter categories from instructions.)

Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1913

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person** (Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Thomas, Charles S., Contractor/Builder (1/13/1863 - 10/12/1933)

Allen, Charles S., carpenter (6/26/1873 - 3/4/1942)

Allen, Orville B., carpenter (8/22/1879 - 5/29/1947)

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## Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Greene Cottage was built in 1913 at the southern tip of Basin Point in Harpswell, Cumberland County, Maine. The bungalow was built as a summer cottage for a middle-class Boston family. The family purchased a lot along the Maine coast and hired a local contractor. The expansion of summer tourism along the Maine coast started after the Civil War and continued through the 1920s due to a generally strong economy, expanding leisure time and improved transportation networks. As these trends continued to strengthen, more middle-class families were able to build their own summer cottages along the Maine coast. The Greene Cottage is eligible under Criterion C for Architecture for its type and period of construction. It is a good example of an early twentieth century, middle-class summer cottage. The siting of the property to capitalize on views, expansive porch, many bedrooms, open plan, style and form all convey the summer cottage type and form as interpreted by local builders and influenced by a modest budget. The property is locally significance with a 1913 period of significant based on the building's construction date. With few changes, the building retains a high level of integrity.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### Architecture

The Greene Cottage is eligible for its embodiment of the distinctive characteristics of its period, type and method of construction. It is a bungalow in form with design characteristics of both Shingle and Craftsman Styles. As a builder's interpretation of homeowner supplied plans, the design reflects a builder's sense of added details rather than an architect's coherent design. Its bungalow form is typical of many summer cottages of the period particularly smaller cottages built at the scale of a typical family home. Many of the characteristics of Shingle Style, Craftsman Style and the bungalow form are present in summer cottages and help define the type. The unfinished wood shingles, simple trim and general lack of ornamentation, an expansive porch and multi-light-over-single-light windows are typical of the Shingle Style. The full width front porch, low profile, horizontal rooflines, subdued color, open interior focused on the living room, and regular almost square footprint are typical of the bungalow form, and the Craftsman Style is reflected in the hipped dormers, shingle siding, full width porch, and interior exposed ceiling beams. Many of these characteristics of both style and form are indicative of a modest summer cottage particularly the open plan, expansive porch and shingle siding.

Location and setting are also important characteristics that further define the type. The siting to accentuate the view is indicative of this summer cottage that turns its back on the access road to front the southern view to the bay with secondary views to east and west at the secondary

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sides to the house. The back of the cottage faced the unpaved access road at the time of construction. The road evolved into the current one lane paved drive that leads to the cottage but ends at the lawn. With the ocean at the south and the current marina in place, water travel was an option for early cottage visitors, but the closest port for Casco Bay steamers from Portland was at South Harpswell.<sup>2</sup> Either a smaller boat shuttled the cottage owners over or they came overland. In either case access to the outer world was secondary and no out buildings were added to facilitate boat, horse, carriage, or automobile storage. As a vacation cottage, it was a separate space focused on the scenic and natural. Adding to the coastal focus was the porch to take advantage of the views. Finally, the cottage was seasonal with no insulation, central heat or a basement. These areas have never been upgraded to make it a year-round residence.

The interior finishes are reflective of no specific style with the exposed beams and simple lines of the natural finished woodwork. These interior features along with the bungalow form are typical of cottage design, but the layout defines and indicates use as a vacation cottage. The open flowing living room that is the center of the house connects to the dining room which creates a single common space. The other large separate rooms are the five bedrooms with no parlor, den or semi-private rooms. A small kitchen and bath are the remaining rooms which while important in function are the smallest rooms in the house. The cottage is designed to accommodate overnight stays by family and friends with a single gathering room. There is no formal parlor or pantry or accommodations for servants. The design is informal and the supporting infrastructure light. The exposed beams and natural finished woodwork fit the building's style, form and cottage function. The upper bedrooms in particular with beadboard finished walls and ceilings convey a cottage atmosphere.

The characteristics discussed above are common to summer cottages, but this cottage also has an appearance that could equally well blend in to a small, inland town's streetscape. The building with this location and setting reflects the type of summer cottage built by the middle class at the turn of the century in contrast to other types of cottages. As stated in *Harper's Weekly* of 1892:

Of course it is by no means a new thing for rich Americans to have summer houses. . . . Nevertheless, there are cottages and (and then there are) cottages . . . They are bound, these better-ables, to live in cities as long as they live at all, yet they want to snatch such furtive country joys as they can, and the summer cottage is the tangible expression of that wholesome wish.

In its full text, the article conveys an ideal of escape to the country in a detached single-family home. A hotel vacation is described as better than summer in the city, but a summer cottage of any size is recommended as the best way to interact with the natural environment. A hotel is a good initial step away from the crowded city, but the individual cottage places the vacationer closer to nature and gives the sense of quiet rural life in a rustic detached home.

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<sup>2</sup> Captain William J. Frappier, *Steamboat Yesterdays on Casco Bay: The Steamboat Era in Maine's Calendar Island Region*. Toronto: Stoddart Publishing Company Limited, 1993.

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The Greene Cottage is illustrative of the ideal that cottages come in many sizes. The article mentions the extravagant, mansion scale cottages of Newport, RI or Bar Harbor, ME constructed for the super wealthy, but even more modest National Register listed summer cottages in nearby Phippsburg, ME, are grand compared to the Greene Cottage. The Charles H. Ingraham Cottage (NR # 86003512) and Ropes End (NR # 01001421) are within 12 miles of the Greene Cottage as the crow flies, but distinctly separate in type of cottage. Both Phippsburg cottages have three floors, and they both have approximately the same square footage on their first floors as in the entire story-and-a-half Greene Cottage. Both rambling Shingle Style cottages have elaborate exterior and interior finishes. The Ingraham Cottage for example was architect designed with extensive rustic stone work at the entry, the porch and four massive chimneys. Each of these larger cottages also have rooms for servants and design accommodations to separate and isolate servant work areas. When contrasted with these cottages, the Greene Cottage is clearly a separate type of summer cottage created on a more modest budget and therefore less elaborate but no less representing a type, period and method of construction.

In addition to these individual cottages, the Auburn-Harpswell Association Historic District (NR# 85000615) is another local example of summer cottage type. This district in Harpswell is a collection of ten cottages and two support buildings. The two-story cottages are larger than the Greene Cottage and are supported by assembly and dining halls. While the cottages are privately owned, they are similar in appearance which when considered with the presence of the halls gives the impression of a lodge and cabins or hotel complex. The Greene Cottage is a separate type of cottage that reflects middle class aspirations to a stand-alone cottage.

The Greene Cottage continues to represent its type, period and method of construction in virtually its original form. With minor changes like a few replacement windows, the added half bath, a new kitchen countertop and a few added kitchen cabinets, the cottage is largely as constructed. Of about ten cottages constructed around the same time in the immediate Basin Point area the Greene Cottage is distinct with its low, hip roof, wide porch and prominent site. The others have mostly gambrel roofs with one mansard and a side gable. These houses do not have as well-developed a relationship to their site as the Greene Cottage or as many characteristics of a summer cottage. Looking more broadly around the southern tip of the peninsula, there are many other cottages. Some of these other cottages were constructed as year-round residences or have been converted to year-round use. Of this type of modest summer cottage, the Greene Cottage is one of the best local examples identified in architectural surveys of Harpswell, and its location and site development are particularly strong characteristics.

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**Developmental history/additional historic context information (If appropriate.)**

Owners and builders

Herbert M. Greene and his wife Crissa had the summer cottage built in 1913 while living in Boston. They purchased the land in 1913 from Jacob Bailey and hired Charles Thomas to build the house. There are no identified plans for the house, but oral family history states that

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Helen Greene their daughter designed the house. She was a recent, 1913, graduate of Wellesley College and was interested in architecture. The family story as told by Helen's granddaughter Sharon Saxton is that while not encouraged to pursue architecture Helen was allowed to design the cottage. Helen's father and her husband, Robert Saxton, were both businessmen. Both are identified with various business types in the U.S. census until finally having their occupation identified as, "own income." The cottage has remained in the family since 1913 passing from Herbert and Crissa to the present owner Sharon Saxton.

The builders hired by Herbert Greene were local carpenters and were mentioned periodically in the local papers for the repair, renovation and new buildings they were working on. Charles Thomas was well known and advertised his services. While Thomas is identified as the builder in the newspaper<sup>3</sup>, Charles Allen and his brother are also reported as builders and Allen's record book refers to work for H.M. Greene.<sup>4</sup> It appears that while Charles Thomas was the contractor he lived on Bailey's Island in Harpswell. It was Charles Allen and his brother Orville who performed the actual carpentry work. The Maine State Register also reflects Charles Allen's changing status. While clearly working as a carpenter based on brief newspaper reports, he is not listed in the *Maine State Register* until 1914 as a contractor. It seems he was previously unlisted because he was either doing small jobs or working for others. Charles Thomas on the other hand was listed from at least 1911 forward.

### Summer Cottage Context

The Greene Cottage is an excellent example of a middle-class summer cottage on the coast of Maine. After the Civil War and particularly from the 1870s to the depression at the end of the 1920s, summer tourism to remote, scenic and natural environments was an increasing trend. Initially tourists came from the larger cities to escape pollution and hot summer weather. Economic growth after the Civil War generated larger urban environments around business and industrial growth. With greater productivity and lower cost manufacturing techniques, wealth and leisure time expanded for the middle- and upper-classes. As a result of the industrial and economic expansion, cities became increasingly polluted and overcrowded which created a particularly unpleasant environment during the hot summer months. At the same time, and partially as a result of expanding urbanization and industrialization, there was expanding interest in rural and natural environments. With greater disposable income, more leisure time to travel, and improved transportation systems in place, scenic and natural environments like the Maine coast saw tourism expand greatly.

Tourism to locations viewed as clean, healthful, scenic and natural had initially started with stays in hotels, boardinghouses or private homes. Along with urbanization and industrialization came a decline in many rural areas of coastal Maine. Coastal residents who had previously made a subsistence living from farming, fishing and cottage industries found that lifestyle more difficult to sustain. Maine had always had a short growing season with rocky soil. This combined with the loss of younger workers to industrial jobs in a faster paced urban atmosphere and the decline in local industries like lumbering, fishing and shipbuilding hurt the

<sup>3</sup> *Six Towns Times Cumberland Globe, Yarmouth Gazette and Freeport Sentinel*. Portland, Me: Libby & Smith, 8/29/1913 and 9/26/1913.

<sup>4</sup> Charles Allen Record book held privately. Information from letter of Robin Conant Foster, granddaughter of Allen, to cottage owner dated October 18, 2009.

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local economy and reduced populations. Tourists initially became a means of supplemental income as boardinghouse or hotel lodgers. Eventually tourists began to shift to building their own summer homes. *Harper's Weekly* of August 1892 recommended the shift to summer cottages over hotel stays. It claimed they were better for children in being homelike and that the trend was moving in that direction. Per the article some hotels remained closed for the season at Bar Harbor and similar coastal towns as a result of the rising preference for a summer cottage.<sup>5</sup> While the article accurately reflects the rise in summer cottage building, it overstates the general health of the summer hotel industry which remained popular into the second quarter of the twentieth century.

Building these homes and providing support services for tourists became its own industry in Maine at the turn of the twentieth century. Large estates by very wealthy, primarily east coast city dwellers at locations like Bar Harbor were one aspect of this trend, but eventually as it progressed, middle-class families also began to shift from hotel stays to building their own summer cottages. As more and more individuals purchased lots and built cottages, more local builders were needed to provide the labor. Carpenters who had built ships transitioned to homebuilding or as shipping and fishing declined trained with existing contractors until they had the skill to build summer homes.

As stated in *Maine the Pinetree State*:

By the late 1860s, a few resorters began building their own cottages, and in the next decade, this growing interest in summer home construction led to frantic speculative boom in coastal lands. . . . Over the years between 1865 and 1930, tourism grew in importance. For better or worse, the changes wrought by the industry were permanent and profound. Yet at a time when several of the state's major manufacturing industries were in decline, resort and recreational accommodations generated tens of millions of dollars in income each year.

As related in Beth Hill's *The Evolution of Bailey's Island*, there were four round trips from Portland to that and other nearby Harpswell islands in 1903, and lines later merged to better serve the many wharfs and landing places in the bay. The *Casco Bay Breeze* was created in 1901 for further development of the tourist trade.<sup>6</sup> The paper covered Bailey's Island and other portions of Harpswell as did several other local papers like the *Six Town Times* and the *Brunswick Telegraph and Record*. The papers catalogue visitor arrivals, town events, and promote seasonal activity. The builder of the Greene Cottage ran a constant ad in the *Casco Bay Breeze* offering his contracting services. In the same paper the Greene Cottage contract is mentioned as awarded to Charles Thomas.

As noted in Sally Rand's unpublished "A Brief Outline of the History of Harpswell, Maine," which was written for a 1981 historic survey of the area:

Harpswell remained a fishing and farming community primarily. Other small businesses and trades came and went during the 18<sup>th</sup> and 19<sup>th</sup> centuries . . . Lack of major

<sup>5</sup> *Harper's Weekly*, New York, August 20, 1892, p. 795.

<sup>6</sup> Beth E. Hill, *The Evolution of Bailey's Island*. Private printing. 1992, p. 45.

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waterpower kept Harpswell from the changes brought at this time to other towns by the Industrial Revolution. The greatest change in Harpswell came in the years following the Civil War as city dwellers began heading for the summer haven of the Coast of Maine. Steamers from Portland touched at several points in Harpswell, and over 80 summer hotels and boarding houses were in use at the peak of the summer trade in 1900. Land was sold, and the first summer cottages were built in the 1870s, the beginning of Harpswell's continuing summer tourist business.<sup>7</sup>

To highlight where that summer trade took Harpswell, by 1910 the Maine Register gives the value of estates in the town as \$963,251 while in Hornsby and Judd's *Historical Atlas of Maine*, the portion of those estate taxes derived from summer homes is more than \$250,000. Of this three-quarters of those summer homes and accompanying taxes are from out of state owners.<sup>8</sup> Summer tourism and cottages provided and continue to provide important tax revenue for Harpswell. The Greene Cottage is one of many cottages illustrating this local trend, but it is a very good example of the middle-class summer cottage type.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Frappier, Captain William J. *Steamboat Yesterdays on Casco Bay: The Steamboat Era in Maine's Calendar Island Region*. Toronto: Stoddart Publishing Company Limited. 1993.

*Harpers Weekly*. "The Rise of the Summer Cottage." New York, August 20, 1892.

Hill, Beth E. *The Evolution of Bailey's Island*. Private printing. 1992.

Hornsby, Stephen J. and Richard W. Judd editors. *Historical Atlas of Maine*. Orono, Me.: University of Maine Press, 2015.

Judd, Richard W., Edwin A. Churchill, Joel W. Eastman Editors. *Maine The Pine Tree State from Prehistory to the Present*. Orono, ME: University of Maine Press, 1995.

Lancaster, Clay. *The American Bungalow: 1880 – 1930*. New York: Abbeville Press, Inc. 1985.

*Maine Register, State Year-Book and Legislative Manual*. Various years 1900 to 1924 Edmund S. Hoyt. Portland, Hoyt, Fogg & Donham or Fred L. Tower Co. or Grenville M. Donham

Rand, Sally. "A Brief Outline of the History of Harpswell, Maine." Unpublished manuscript, 1981.

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<sup>7</sup> Sally. Rand, "A Brief Outline of the History of Harpswell, Maine." Unpublished manuscript, 1981.

<sup>8</sup> Stephen J. Hornsby, and Richard W. Judd editors. *Historical Atlas of Maine*. Orono, Me.: University of Maine Press, 2015, plate 59.



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*Six Towns Times Cumberland Globe, Yarmouth Gazette and Freeport Sentinel.* Portland, Me: Libby & Smith, 8/29/1913 and 9/26/1913.

United States Census, Maine, 1880 to 1920. (Accessed online at <https://www.ancestry.com/> June 17, 2019.)

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned): 192-0008**

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**10. Geographical Data**

**Acreeage of Property** 1 and 1/2 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

2. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

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3. Latitude: Longitude:  
4. Latitude: Longitude:

Or

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 19 Easting: 416094 Northing: 4843504  
2. Zone: Easting: Northing:  
3. Zone: Easting: Northing:  
4. Zone: Easting: Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property is located on the parcel described by the Town of Harpswell tax map 17 lot 32-2.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary described above represents the current extent of the Greene Cottage property. The boundary is less than the original lot size. The lot has been subdivided and additional buildings built. The boundary represents the extent of the Greene Cottage property at the current time and sufficient land to represent the building's appearance during its period of significance.

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**11. Form Prepared By**

name/title: Michael W. Goebel-Bain / Architectural Historian  
organization: Maine Historic Preservation Commission  
street & number: 55 Capitol Street, State House Station 65  
city or town: Augusta state: Maine zip code: 04333-0065

**Greene Cottage**

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**Cumberland County, Maine**

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e-mail: michael.w.goebel-bain@maine.gov  
telephone: 207 287-5435  
date: June 5, 2019

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Greene Cottage

City or Vicinity: Harpswell

County: Cumberland State: Maine

Photographer: Michael Goebel-Bain

Date Photographed: June 12, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

**Greene Cottage**

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- 1 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_001.tif  
View of south and east sides of cottage, looking northwest.
- 2 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_002.tif  
View of north and west sides of cottage, looking southeast.
- 3 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_003.tif  
View of north and east sides of cottage, looking southwest.
- 4 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_004.tif  
View of cottage porch, looking east.
- 5 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_005.tif  
View of the living room, looking northwest.
- 6 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_006.tif  
View across the living room into the dining room, looking northwest.
- 7 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_007.tif  
View of center second floor bedroom, looking north.
- 8 of 8 ME\_CUMBERLAND COUNTY\_GREENE COTTAGE\_008.tif  
View of bathroom, looking east.

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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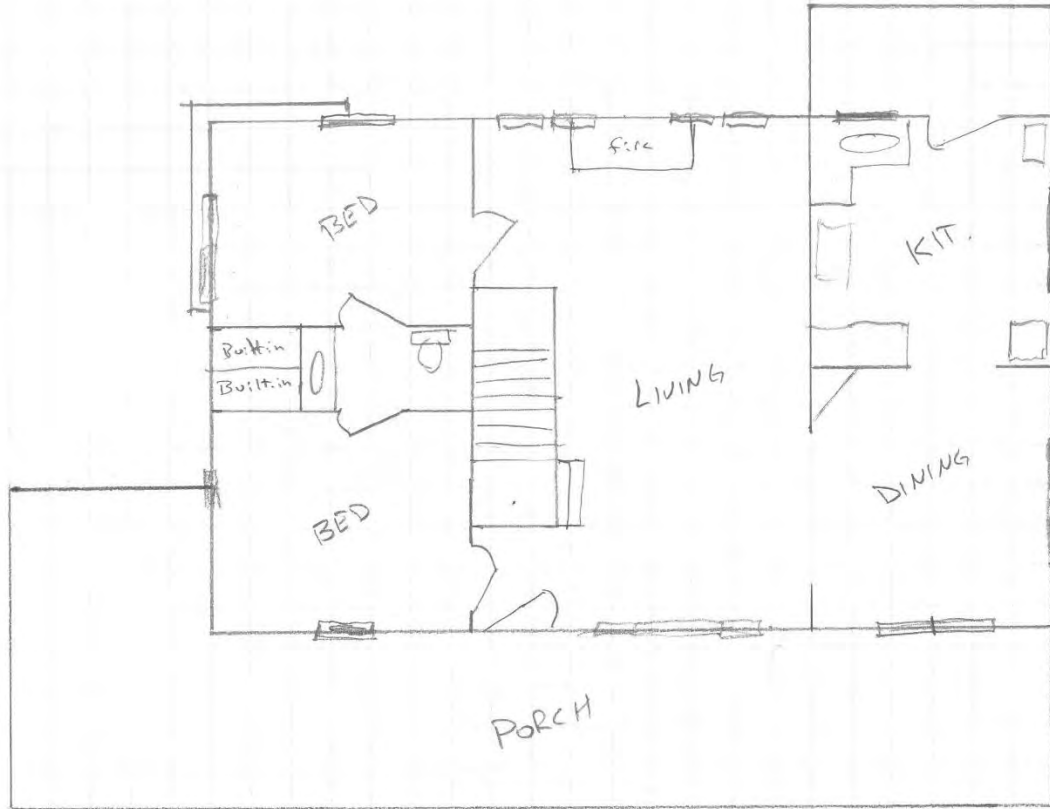
Figure 1 Location map with distant view.



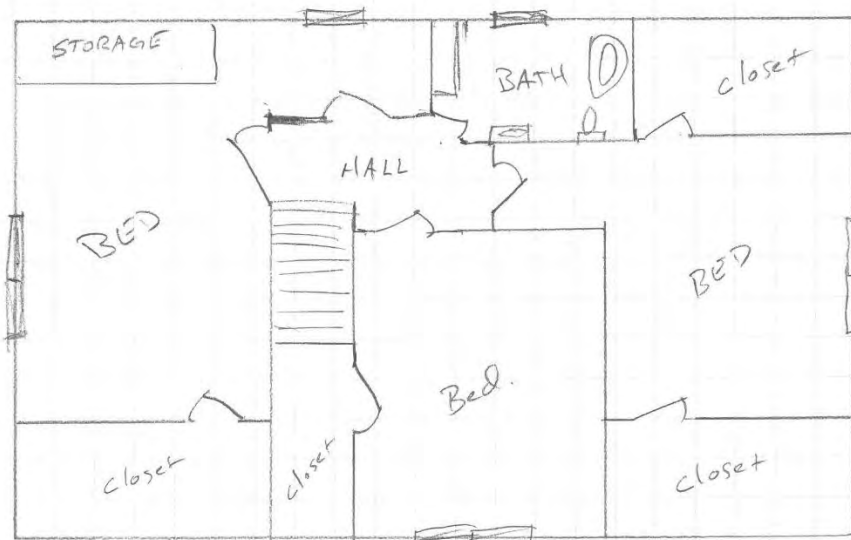
Figure 2 Location map with boundary.

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1<sup>ST</sup> FLOOR SKETCH PLAN not to scale



2<sup>ND</sup> FLOOR SKETCH PLAN not to scale.

Figure 3 Sketch plans.

**Greene Cottage**  
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*Figure 4 Ca. 1920 image of cottage.*















**DID YOU KNOW?**  
Paul Taylor received a scholarship to study music at UNLV

**SMOOTH JAZZ**  
Paul Taylor  
"Arrival"





Check pull knob  
and fix way up  
Thank you!

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Greene Cottage

Multiple Name:

State & County: MAINE, Cumberland

Date Received: 8/16/2019      Date of Pending List: 9/13/2019      Date of 16th Day: 9/30/2019      Date of 45th Day: 9/30/2019      Date of Weekly List:

Reference number: SG100004472

Nominator: SHPO

Reason For Review:

Accept       Return       Reject      9/30/2019 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Roger Reed

Discipline Historian

Telephone (202)354-2278

Date 9/30/19

DOCUMENTATION:    see attached comments : No    see attached SLR : No

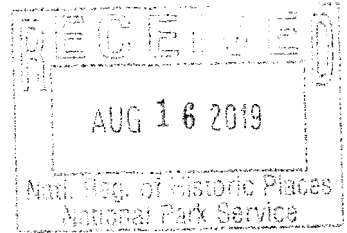
If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





JANET T. MILLS  
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333



KIRK F. MOHNEY  
DIRECTOR

15 August 2019

Alexis Abernathy, Control Unit  
National Register of Historic Places  
Mail Stop 7228  
1849 C Street NW  
Washington, DC 20240

Control Unit:

Enclosed please find four National Register nominations for properties in the State of Maine and one letter intended as Additional Documentation for the previously listed Hathorn, Lt. Richard House.

Camp Cinnamon, Oxford County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for Camp Cinnamon to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

Greene Cottage, Cumberland County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for Greene Cottage to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

*Mary E.*, Sagadahoc County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for *Mary E.* to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

Sound Schoolhouse, Hancock County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for Sound Schoolhouse to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-5435.

Sincerely,

Michael Goebel-Bain  
Architectural Historian

Enc.