

## Supplementary Listing Record

NRIS Reference Number: SG100002226

Date Listed: 3/26/18

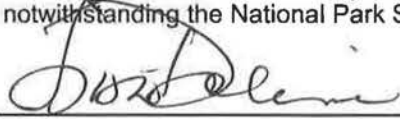
Property Name: Herbert, The

County: Franklin

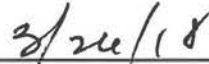
State: ME

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation



Signature of the Keeper



Date of Action

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**Amended Items in Nomination:**

This SLR is issued to add the street & number address in Section 2, on page 1. It should read:  
246 Main Street.

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The MAINE SHPO was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

56-2226

# 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 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: Herbert, The  
Other names/site number: Kingfield House, Herbert Grand Hotel  
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: Main Street  
City or town: Kingfield State: Maine County: Franklin  
Not For Publication: N/A Vicinity: N/A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

Signature of certifying official/Title: <u>Keith Mohnney, SHPO</u>		Date: <u>2/6/2018</u>
<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		

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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:)

*Justin*

*3/26/18*

**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 / Hotel

COMMERCE/TRADE / specialty store

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC / Hotel

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

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

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

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

Principal exterior materials of the property: Foundation: BRICK; Walls: WOOD/Clapboards, ASBESTOS/Shingles; Roof: OTHER/ Rubber Membrane

### 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 three-story, nine bay Colonial Revival style Herbert Hotel sits prominently on Main Street in the center of Kingfield, Franklin County, Maine. The Carrabassett River runs through the center of town and is crossed by a bridge that T's into Main Street directly in front of the hotel. The surrounding neighborhood is forested and hilly, but the hotel lot is level as is Main Street which is bordered by commercial structures for two blocks. These buildings are set close to the street with irregular spacing between them. The wood framed hotel is by far the largest building in town but does not overwhelm its neighbors. The building has an "L" shaped footprint with the rear ell extending south from the east end of the main block. The hotel has a two-story porch across most of its façade and it covers the narrow sidewalk with street parking immediately in front of the porch columns. The brick foundation is visible on the east and south elevations which are bordered by parking lots. The west elevation shares a party wall with the neighboring building. The hotel has a mix of wood and asbestos clapboards with decorative wood columns, pilasters and rusticated stone bases on the north façade. The fenestration on all elevations is a regular pattern of double-hung windows on the upper floors and a mix of large fixed glazing and double-hungs on the first floor. An interior chimney at the north end of the east elevation is visible above the flat roof which is surrounded by a simple wood cornice. Despite some alterations during the period of significance and afterward, the property retains a high degree of all aspects of integrity.

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## Narrative Description

### Site

The land surrounding the town center is generally forested mountains. The town of 1,000 is clustered along the Carrabassett River where there is a narrow band of open agricultural land. Main Street and the river a block away run generally north and south through town. The historic downtown stretches along Main Street for about two blocks and is made up of two and three story, late nineteenth and early twentieth century wood frame buildings which are irregularly spaced with parking and open lots between. The buildings surrounding this commercial stretch of Main Street are generally residential in scale and use.

### Exterior

The façade of the building faces north northeast as Main Street follows a curve in the river. For ease of description the façade will be described as north facing with other directional references following the same orientation. The first story of the Colonial Revival façade is rusticated stone executed in wood with the upper two stories wood clapboards framed by paired pilasters at the corners and an entablature with parapet. (See photo 1.) The building is nine bays wide at the first story and eleven bays at the upper two stories. A two-story porch of seven bays extends across the center of the façade. The porch has a rusticated stone base with arched openings at the first floor. The outer two bays project forward four inches from the center bays of the porch and are eight feet wide. The inner three bays are six feet wide while bays two and six are two feet wide. The raised porch deck serves as the sidewalk in front of the building with on street parking at the outside wall. (See photo 2.) The second-story bays are divided by paired Doric columns spaced to match the first-story openings. The balustrade is simple square balusters in bays two through six. Bays one and seven incorporate seven "x" shapes in the balustrade. The same design is used at the end balustrades with four "x's." Three columns form the outside corners of the porch at this level. The denticulated cornice terminates with a short parapet at the flat roof.

From east to west the first story has a wide picture window with an eight-light transom above and a window box at the sill. The second bay is under the porch and contains the main entry which is a double door with a six-light transom above. (See photo 6.) Each door has a recessed panel base with eight lights above. The entry is framed by Doric columns with an elaborate entablature. The next four bays contain a single light wood window with a four-light transom above. The trim on these windows is flat stock with a simple sill and hood. The seventh bay is an entry door matching the second bay and is the furthest bay to the west covered by the porch. The eighth bay is a wood door with a small recessed wood panel below a large glass pane. There is a four-light transom above. The ninth bay is a wide display window matching the window in bay one. It is separated from the door to the east by a flat pilaster. The window has a recessed wood panel below and an eight-light transom above.

The second and third story have matching fenestration. Two story pilasters are at each corner and bracket the third and ninth bays. These bays and those between are covered at the second story by the porch. The third bay at the second story has a double door for porch

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access. The door matches those on the first floor but has no transom and is trimmed in flat stock. The window in the ninth bay is a paired six-over-six double-hung wood window. Bays three and nine on the third story have similar paired windows. The remaining bays on the second and third story are six-over-six double-hung wood windows. All windows have flat stock trim with a wood sill and hood. The paired pilasters support the entablature which has a short parapet above. The four pairs of pilasters around the third and ninth bays have panels above them at the frieze and parapet which maintain the vertical line. Above the parapet panels, paired urns were originally installed but were removed some time after 1980.<sup>1</sup>

The east elevation has an eleven-bay raised basement level that is partially brick and partially the asbestos clapboarding which covers the remainder of this elevation. (See photo 3.) The second and third window are six light wood windows. The remaining openings are plywood infilled. Flat wood trim cases the upper third of the window openings with the lower section brick. The first floor is seven bays with wood corner quoins and a narrow wood drip course over the window heads. The four bays at the north are picture windows with eight light transoms like those on the façade. Three one-over-one vinyl replacement windows fill the three south openings. The second and third stories are both nine bays of six-over-six double-hung wood windows. The windows and aluminum storm windows match those on the façade. Paired pilasters form corners at this level. The cornice and parapet are similar to the façade.

The south elevation is two sections. The east section is the rear of the projecting ell while the west section is the main block with a small secondary ell at the west. (See photo 4.) The south elevation of the ell is brick at the basement level with wood clapboard siding between paired pilasters rising three stories at the corners to the entablature and parapet which match the other elevations. There is one modern door with one light and a panel below at each story. The basement and first story doors are at the east while the second and third story doors are centered. A steel fire escape connects the upper three exits to the ground.

The south wall of the main block has a one-story frame ell at the west. The ell was a 1982 clapboard sided addition. The moderate sloped roof has a north and south ridge, roll roofing and a monitor. The west elevation is a solid clapboard wall. The south elevation is gable front with overhead garage doors flanking a central steel pedestrian door. A one room wing projects from the south of the east elevation of the ell. This clapboarded wing has a shallow pitched roof and only one wall opening, a wood pedestrian door at the east gable end. The east elevation of the ell has two picture windows to the north of the wing.

The main block of the south elevation has a brick basement level and exterior brick chimney extending from grade to the roof at the east end of the elevation. The upper floors are covered in asbestos clapboards with an entablature and parapet at the roof like the other facades. The basement level is five bays wide with a modern steel door and a six-over-six double-hung wood window to the east of the chimney. Moving west from the chimney is an infilled window opening, a boarded over doorway and a window opening with paired replacement windows. The upper floors have six bays each with one bay east of the chimney on each floor. The first story had a picture window at the west matching those on the other elevations. The window has been shortened to only the transom to accommodate the 1982 ell. A second double-hung

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<sup>1</sup> Kingfield Photo History Book Association. *A Picture History of Kingfield, Maine 1816-1980*. (Kingfield, Maine, 1980), 46.

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window has been removed and the opening shortened and infilled. The remaining four windows on the first story are original and match those on other elevations. The upper two stories have matching fenestration patterns of double-hung windows. The windows in the bay east of the chimney are dropped slightly to accommodate the interior stair in that location.

The west elevation of the main block is a party wall with the neighboring building. The west elevation of the main ell has an exposed brick basement with asbestos clapboards at the upper levels. (See photo 5.) There is a simple flat stock corner board at the south and the entablature and parapet match the other elevations. The basement level has seven bays. The center bay is a boarded over doorway and the seventh is a boarded over window. The remaining bays are six-over-six double-hung wood windows with boarded over top sash. All openings have a stone sill with slightly over hanging asbestos siding starting at the header. At the north of the first story are two picture windows like those on other elevations. The remaining three windows are one-over-one vinyl replacement windows. The upper two stories have five bays of the six-over-six windows like those on other elevations.

Interior

Basement

The basement is brick walls, concrete floors and exposed joists and piping at the ceiling unless otherwise indicated. Most spaces are unfinished or have been gutted due to flooding. All spaces are currently utilitarian. Interior access is via the main staircase at the south center of the main block. An "L" shaped corridor runs along the west side of the ell and down the center of the main block. (See Figure 1.) The southmost room of the ell is an open laundry room. The former grocery storage room was partitioned into thirds with a hot tub, sauna and showers in the mid-1970s. The room has a finished drywall ceiling and the south wall is ceramic tile, but the remaining walls and floor are gutted and stripped. To the north, the large bathroom was partitioned into separate men's and women's rooms in the 1970s and has since been gutted. The floor in this room and the storage room to the north retain their 1917 terrazzo floors. The northeast corner room now used for storage was originally a sample room. It retains plain flat plaster walls and ceiling. A double loaded corridor runs west from the end of the ell hallway. The central hall separates the stairway to the south from a storage room to the north. Further west the boiler room is to the south and a maintenance room to the north of the hall. The remainder of the basement to the west is a large open room. This former fuel storage room was converted into a bar room in the 1970s but is largely gutted now. The one-story ell at the west end of the main block is accessed through the bar. In the 1980s this space was added as an extension of the bar and kitchen. It has been gutted and is currently used as a woodshop.

First Floor

The main access to the first floor is through the façade's east entry. This door opens directly into the lobby which occupies the northeast corner of the "L" created by the main block and ell. (See Figure 2.) The large square space has a four-foot square pillar in its center which roughly divides the open floor plan into half with seating to the east and hallway to the west. (See photo 8.) The entry has a coat room immediately to the west. (See photo 10.) The front desk occupies the southwest corner of the lobby. (See photo 9.) A fireplace is centered on the east wall with sitting areas directly in front and in both the eastern corners of the room. (See photo 11.) Clear finished wood is used for boxed ceiling beams, cornice, pilasters, windows and



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doors and their trim, the front desk, fireplace mantle and baseboards. The walls and ceiling are wall papered and the terrazzo floor is covered by area rugs. Eight-light double doors open to the south into the dining room in the ell. The room has wood flooring with painted wood trim that is otherwise in the same style as the lobby with boxed beams and four square columns in the room. A bar has been added at the center of the south wall. Existing two panel doors on either side of the bar lead into the modern commercial kitchen that occupies the south end of the ell. (See photo 12.)

From the lobby west a central hall leads to service and smaller public rooms. The doors, trim and features in the hall and adjacent rooms are clear finished wood. Immediately to the south of the lobby is the open stairwell of natural finished wood. Across from the stair are three original telephone booths. On the south side of the hall moving west is the hotel office, a small closet and the card room. On the north side moving west is a former writing room used for vending, a restroom, and a lady's parlor which is now a general sitting room. (See photos 13 and 14.) At the west end of the hall a door provides access to the former barber shop which is now retail space. The room is the full depth of the main block and is also accessible from the street. The space retains a terrazzo floor but the trim and cornice has been painted. (See photo 15.)

### Second and Third Floors

The second and third floors are laid out almost identically with guest rooms off double loaded corridors in the main block and ell. (See photo 17 and 20.) The main variation is at the second floor where the corridor runs the full length from south emergency exit to the north access door to the second floor of the porch. (See Figures 3 and 4.) The corresponding space on the third-story is used for an additional guest room. The original construction included forty rooms. Twenty on the third floor, nineteen on the second floor and the sample room in the basement. There were eight baths at that time with many rooms sharing a bathroom down the hall. In the mid-1970s, the rooms were reconfigured to provide a private bath for each guest room which reduced the number of rooms to twenty-seven. The rooms were again updated in 2015. Painted wood casings, baseboard and trim were retained as were the stained two-panel wood doors and hardware. Original light fixtures and pushbutton switches were also maintained. (See photos 16, 18 and 19.) Both interior and exterior retain a high level of all aspects of integrity particularly on the most visible exterior elevations and the first floor public spaces.

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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.)

ENTERTAINMENT / RECREATION

ARCHITECTURE

COMMERCE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1917 - 1968

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_

\_\_\_\_\_

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

Wing, Herbert S. (1867-1956)

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Coombs, Harry S. architect (1878-1939)

Norton, Lavella, builder (1860-1942)

\_\_\_\_\_

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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 Herbert in Kingfield, Franklin County, Maine is a small-town hotel associated with tourism in the Maine woods. The Kingfield House hotel was purchased in 1917 by Herbert S. Wing, heavily remodeled and reopened as the Herbert. The hotel is significant under Criteria A for its association with Entertainment / Recreation centered around outdoor pursuits like hunting, fishing, hiking, and skiing. The building is also significant under Criteria C, Architecture for its Colonial Revival style design and typical early twentieth century hotel construction. The three-story building is typical of high-style hotels of the period in relatively remote small communities in the Maine woods. Such hotels provided a modern base from which out of state tourists could experience outdoor activities. The hotel is also significant under Criteria B for its association with local lawyer, businessman and politician Herbert S. Wing. Wing was involved in all aspects of town life with the Herbert as both his home and commercial property. The locally significant property retains all aspects of integrity. The period of significance extends from 1917 when an earlier hotel on the site was largely rebuilt and expanded to 1968 which represents fifty years past from the present.

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

**Entertainment / Recreation**

The first hotel in Kingfield was established by Samuel Usher in 1830 on the same site as The Herbert. Usher's inn, known as the Franklin House, burned in 1880. Six years later the Kingfield House (also known as the Hotel Winter) was erected by John Winter Jr. on the same site. Winter was one of Kingfield's most influential citizens during the post-Civil War years. In addition to engaging in logging and lumbering activities, he kept a general store in town, served as a state Legislator, served as a director of the Franklin and Megantic Rail Road Company and was one of the, "prime movers in the successful effort of having the railroad built to Kingfield."<sup>2</sup> The Kingfield House had several proprietors after Winter before being purchased by Herbert S. Wing in 1917. Upon Wing's purchase of the hotel, he hired architect Harry Coombs of Lewiston, Maine to design a complete remodel of the building.

The Kingfield House was a large two-and-one-half story wood frame building with a mansard roof topped with a rectangular lantern with its primary facade stretching along Main Street. Attached to the south end of the structure was a two-story barn. Amenities, as listed on the establishment's letterhead in 1902 included "Large and pleasant Rooms. Sample Room on First floor, Summer Boarders a Specialty...A Good Livery Connected. Daily papers on sale. Telegraph and telephone connections." (MHPC Collections.) The letterhead also stated that the Kingfield House was "Especially Adapted to the Wants of Sportsmen...Located in the Heart of the Fish and Game Region...Free hack to all trains..."

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<sup>2</sup> Kingfield History Book Association. *Kingfield Maine 1816-1981*. (Kingfield, Maine,1981), 48.

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Commencing at mid-century and really blossoming in the 1870s, the development of extensive rail systems greatly facilitated bringing 'sports', 'rusticators', and genteel travelers into regions of Maine that had heretofore been difficult to reach, including the western mountains. While the railroads development fostered industry, it also created greater mobility resulting in an expansion of tourism. Quickly recognizing the potential, many investors capitalizing the railroads also developed accommodations for the travelers, including the large resorts at Mount Kineo on Moosehead Lake, the Samoset in the mid-coast city of Rockland, The Rangeley Lake House in Rangeley, and the Poland Spring Hotel in central Androscoggin County. In many of the small towns served by the rail lines, especially those with particularly picturesque scenery, game-filled woods or good fishing rivers, local residents provided lodging that ranged from boarding houses to small, but distinguished accommodations. Thus, the fact that Winter both organized the local rail-line and built the Kingfield House was not unusual. While the Herbert as we see it today was not created until 1917, its presence is directly rooted in the same historic forces that created the Kingfield House from which it evolved. As will be discussed later, it is also of note that Herbert Wing like the earlier hotel owner was involved in both the local hotel and railroad.

While rail provided the main early method for hotel guests to reach Kingfield, after the turn of the century increasing numbers of travelers reached the town by automobile. Starting in 1896, Kingfield residents, Francis E. Stanley and Freelan O. Stanley, (the "Stanley Twins") invented an automobile, known as the Stanley Steamer. This "steam-powered automobile was a landmark in early car design" and by 1899 they had built over 200 of the vehicles in their Newton, Massachusetts shop. Roads were relatively unaccommodating for automobiles, both in condition and consistency, until just before the first World War, when a concerted effort was made statewide to improve the roads. In 1916, the Maine Automobile Association, which had been publishing automobile touring guides since at least 1912, for the first time described a scenic touring route through Kingfield, adding "follow close to river on right. Road narrow and winding. CAUTION!"<sup>3</sup> However, as related by Dole and Gordon, in their 1928 *Maine of the Sea and Pines*, (part of the "See America First" travel guides), road improvements were quickly forthcoming:

In 1919 the Maine Automobile Association inaugurated the plan of marking the principal through routes of highway travel. This was done by the color banding system, a definite color scheme being adopted for a single route running from one section of the state to another and bearing a name or number to indicate the territory through which it passed. This has proved a great aid to the stranger, who could look up the course he wished to take, ascertain its markings, and follow them without fear of losing his way, and without the necessity of constantly consulting a road-book or map."<sup>4</sup>

These authors went on to characterize the highways in the western Maine mountains as "admirable" and one of their suggested itineraries lead through Kingfield. Kingfield was again

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<sup>3</sup> *Maine Automobile Road Book and Pine Tree Tour of Mine and White Mountains*. (Portland, Maine: Maine Automobile Association Touring Bureau, 1916), 298.

<sup>4</sup> Nathan Haskell Dole and Irwin Leslie Gordon. *Maine of the Sea and Pines*. (Boston: L.C. Page & Company, 1928), 317.

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mentioned in the 1937 WPA *Maine: A Guide "Down East"* as part of the recommended automobile tour # 12 from Wiscasset to Stratton. Kingfield, with its "cement bridges, wide streets, and modern stores and offices" was described as a "distinct surprise in this great woods area."<sup>5</sup>

Although the Herbert did not advertise in any of the *Maine Automobile Road Books* through 1918 (the last year for which a copy was available) or the subsequent greater New England area automobile touring "blue books," a circa 1920 pamphlet for the hotel proclaimed "Sunday Dinners for Motoring Guests a Specialty." Another placard for "Kingfield's New Hotel" provided additional details for the traveler:

One day's drive by automobile from Quebec via Jackman, and on the direct route for Canadian tourists to the White Mountains. Forty miles from Rangeley Lakes, 20 miles from the famous Dead River region and 107 miles from Portland via Farmington. THE HERBERT is modern in every respect, open all the year for summer and winter vacations...<sup>6</sup>

The Herbert's 1917 remodeling provided a fresh, modern face and services that positioned it to take advantage of increasing automobile tourism. At the same time, the Herbert advertised as a grand destination with all the amenities of the large rail era resorts.

While the hotel's forty guest rooms were geared to tourists, Wing also installed a barbershop on the first floor and moved his family into rooms on the third floor. From this central location, he operated the hotel and his many other business interests in town. Wing's wife Alila suffered from tuberculosis from around 1927 to her death in 1944. As a result of his wife's illness, Wing operated the hotel sporadically after 1934. The depression, World War II, and a declining population also contributed to the limited operation of the hotel during that period. When Wing purchased the hotel and rehabilitated it, Kingfield's population had grown steadily to 950 and continued to grow to 1,024 per the 1930 census. The population of the town declined to 860 by 1940 and remained around that level for decades.

In 1956 at the age of 90, Wing sold the Herbert to Alvin Westerman. Westerman continued to operate the hotel as the Herbert anticipating increased tourism due to the presence of Sugarloaf ski area. In 1951 Sugarloaf Mountain Ski Development created a destination ski area that once again increased tourism in the area. While ownership has changed hands periodically since 1956, the Herbert has continued to provide a base for outdoor recreation. The building reflects Kingfield's role in the development of outdoor tourism in the Maine woods. As the mode of transportation has changed and outdoor activities evolved, the Herbert continues to reflect the importance of rural hotels in northern Maine. The building retains its original resort hotel characteristics while reflecting adaptation to meet the needs of a changing tourism economy that now includes downhill skiing.

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<sup>5</sup>Federal Writers' Project of the Works Progress Administration. *Maine: A Guide 'Down East'*. (Boston: Houghton Mifflin Company, 1937), 352.

<sup>6</sup>Hotel owner's private collection.

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**Architecture**

In 1917 the Kingfield House was obtained by Kingfield resident, Herbert S. Wing, who immediately undertook a major renovation of the property. Wing hired the noted Lewiston, Maine architect, Harry S. Coombs to transform the Second Empire Style building into a formal, impressive Colonial Revival structure. Coombs drew on a touch of the Renaissance Revival style as well for the rusticated first floor; however, his design is executed entirely in wood reflecting its Maine woods location. Beaux-Arts Classicism is also reflected in the coupled columns and pilasters. While Coombs pulls a detail from these other two styles, his main design is firmly Colonial Revival reflecting Colonial Georgian influences while incorporating elements of other early twentieth century styles. The flat and symmetrical façade incorporates first floor rustication on the porch and at the quoins but does it in wood much as the original colonial buildings used the plentiful native material. The minimal projections of the main façade and flat roof give the building a commanding presence. The design seems more suited to an urban setting but blends well with the other commercial buildings. The symmetry, massing, and historic reference point to a grandness and importance that befits Herbert Wing and his Grand Hotel. See Figure 5 and Photo 2 to compare as built and current images.

Coombs (1878-1939) was the son of western Maine's best known architect of the late nineteenth century, George M. Coombs (1851-1909). Harry S. Coombs graduated from Bowdoin College in 1901 and joined his father's firm as a draftsman. His name appeared on the firm's letterhead by 1905, four years before his father's death. For several years, Harry Coombs and his architect brother, Fred, continued practicing with their father's partner Eugene Gibbs and then together as Coombs Brothers from 1911 to 1913. Harry Coombs continued in Lewiston on his own after 1913 and was the designer of a number of significant buildings in western and northern Maine. In 1928, Coombs formed a partnership with Alonzo Harriman under the name Coombs and Harriman, which continues today as Harriman Associates.

The Herbert was designed while Coombs was in solo practice and is one of his more rural large commissions. It is also one of his few extant hotel designs. The Colonial Revival building reflects the dominant style of his career.

**Herbert S. Wing**

Wing was born on April 2, 1867 in Turner, Maine. He attended public schools in Philips, Maine at Anson Academy. He married Alila Batchelder of Philips on January 22, 1887. After graduating from Farmington Normal School in 1890, he taught school in several Maine towns while studying law in the office of F. E. Timberlake of Phillips. Wing was admitted to the bar in 1894 and moved his family to Kingfield in 1895 where he established a law practice.

In addition to his legal practice, Wing immediately became involved in various commercial projects. He was heavily involved in the 1895 incorporation of the Kingfield Savings Bank serving as its only Treasurer until 1954 and president thereafter until his death. He also established Kingfield's first insurance agency in 1895. In August, 1897, he organized Kingfield Water company and was one of five citizens who built the water system. His final commercial involvement in his first five years in Kingfield was as one of the founding directors of the Huse Spool & Bobbin Company.

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Wing continued his commercial interests after 1900 but also explored politics and government. From 1900 to 1906 he served as Franklin County Attorney, in 1909 as State Representative and in 1913 as State Senator. It has been rumored that Wing was interested in running as a Republican candidate for governor in the early 1920s.<sup>7</sup> Based on research and personal interviews of two great grandchildren, there is no documentation to support this local rumor.<sup>8</sup> While the idea of running may have been discussed, it appears Wing dismissed the idea before filing any public notice of intent. A limited interest in political office seems reflected in his one term as each state representative and senator. While his political career measured by time in office was brief, Wing remained politically involved as in 1927 when he promoted legislation which made possible the Arnold Trail Highway from Eustis to the Canadian border. At that time, he was working with his son Earl who was a state representative from 1925 to 1930. Wing's focus was clearly centered on Kingfield from the time he settled there, and it seems he determined the best way to grow and support the community was local investment augmented by limited lobbying at the state level.

After being a founding part owner of the Huse Spool & Bobbin Company since 1900, Wing acquired all stock in 1916 and renamed it Wing Spool & Bobbin. From this manufacturing location, he also provided the town with electricity. In the 1918 Maine Directory, the first town electrical provider is named as Wing Spool & Bobbin. As with his involvement with the water company he invested in and directed local utilities in an effort to make a profit but also provide service to the local population and stimulate local commerce and industry. When he remodeled the Herbert in 1917, it is no surprise it was fully electrified, plumbed with hot and cold water, steam heated and fully wired for telephone use. It was advertised in several promotional ads as "the Ritz in the woods The Herbert, Kingfield's new hotel."<sup>9</sup> While these amenities were good for business, they also made the owner's life more pleasant. After his purchase and remodeling of the Herbert, he and Alila lived in the building for the remainder of their lives.

From this location at the center of Kingfield, he was surrounded by his many commercial enterprises. His law and insurance office were in the Alhambra building one door east which also housed the Kingfield Savings Bank. Wing Spool and Bobbin and the associated electric company were three blocks southwest. The railroad line and depot were also in this area of town. Wing had invested in the rail line early on and by 1923 was in full control. While he worked to keep the line alive as its ridership declined, it made its last run in 1936. Wing also worked hard to establish the Franklin County Hospital by lobbying, donating the ten-acre lot on which it stands and making a cash donation. He served as its president from 1926 to 1942. While the hospital was in Farmington twenty-five miles away, it was a clear benefit to the smaller surrounding towns. Closer to home in 1944, Wing endowed the Webster Library in Kingfield in memory of his wife, and the same year he paid off the town's debt to avoid a general increase in taxes.<sup>10</sup>

<sup>7</sup> "Famed Inn Changes Hands," *Portland Press Herald*, December 5, 1956.

<sup>8</sup> A telephone interview with Herbert Wing's great grandson Brent Surowiec on December 19, 2017, and a phone interview with Wing's great granddaughter Belinda Wing on December 27, 2017.

<sup>9</sup> MHPC ephemera collection.

<sup>10</sup> *Kingfield 150 Years of Onward March 1816-1966*. (Kingfield, Maine: Kingfield Sesquicentennial Committee, 1966), 37.



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Wing sold the Herbert in 1956 continuing to live there until his death on Christmas Eve, 1956 and was buried in Kingfield's Sunnyside Cemetery. His son Earl repurchased the hotel and operated it in the 1960s, but he was the last family member to own the property. Other assets and buildings associated with Wing were inherited by his sons, but the Alhambra building, Spool and Bobbin factory and his first house in town have either been greatly altered or damaged by fire. The Herbert remains as an intact visible representation of Herbert Wing's efforts to make Kingfield a thriving community.

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

The Androscoggin Railroad (Maine Central Railroad after 1911) was completed from Leeds Junction to Farmington by 1859. To provide for both passenger and freight service north of Farmington, the narrow-gauge Sandy River Railroad was built from Farmington to Phillips, through Strong, by 1879. The Franklin and Megantic Railroad, which ran from Strong to Kingfield, opened in the spring of 1885, and the Kingfield and Dead River Railroad, which continued the line north through Carrabassett to Bigelow, was incorporated in 1893. After 1898 these narrow-gauge lines in northern Franklin County consolidated as the Sandy River and Rangeley Lakes Railroad. However, the Maine Central Railroad acquired a controlling interest in the railroad. According to Lindsell's *Rail Lines of Northern New England*, traffic on the lines peaked in 1919, but even then, "as local roads improved, highway competition began to take its toll, and the railroad was burdened with heavy debts."<sup>11</sup> After a fire in the Phillips yard in 1923 Maine Central Railroad gave up its control of the railroad and the line was immediately placed in receivership. Herbert S. Wing of Kingfield, who had rebuilt the Kingfield House in 1917, was the superintendent of operations and represented the line's creditors. Various attempts were made to return the line to profitability, including replacing the passenger cars with gasoline powered rail busses starting in 1926. Nonetheless, in 1935 the line was dismantled.

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**9. Major Bibliographical References**

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

Coombs Collection, Maine Historical Society.

Crittenden, H. Temple. The Maine Scenic Route: A History of the Sandy River & Rangeley Lakes Railroad. (Parsons, West Virginia: McClain Printing Company), 1966.

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<sup>11</sup> Robert M. Lindsell. *The Rail Lines of Northern New England*. (Pepperell, Massachusetts: Branch Line Press, 2000), 271.

**HERBERT, THE**  
Name of Property

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Dole, Nathan Haskell and Irwin Leslie Gordon. Maine of the Sea and Pines. (Boston: L. C. Page & Company), 1928.

Federal Writers' Project of the Works Progress Administration. Maine: A Guide 'Down East'. (Boston: Houghton Mifflin Company), 1937.

Franklin County Registry of Deeds. Farmington, Maine.  
<http://www.franklincounty.maine.gov/registry-of-deeds> accessed November 28, 2017.

Kingfield Photo History Book Association. A Picture History of Kingfield, Maine 1816-1980. (Kingfield, Maine). 1980.

Kingfield History Book Association. Kingfield, Maine 1816-1981. (Kingfield, Maine), 1981.

Lindsell, Robert M. The Rail Lines of Northern New England. (Pepperell, Massachusetts: Branch Line Press), 2000.

Maine Automobile Road Book and Pine Tree Tour of Maine and White Mountains. (Portland, Maine: Maine Automobile Association Touring Bureau), 1916.

Maine Register, State Year-Book and Legislative Manual. Various years 1910 to 1956 Edmund S. Hoyt. Portland, Hoyt, Fogg & Donham or Fred L. Tower Co. or Grenville M. Donham

*Portland Press Herald*. "Famed Inn Changes Hands." December 5, 1956.

Kingfield 150 Years of Onward March 1816-1966. (Kingfield, Maine: Kingfield Sesquicentennial Committee), 1966.

Sanborn Map Company. *Kingfield, Maine, 1901, 1908, 1923*. New York, NY.

**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

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- Local government
- University
- Other

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

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

### 10. Geographical Data

**Acreeage of Property** less than one acre

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

**Or**

#### UTM References

Datum (indicated on USGS map):

- NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 408929 | Northing: 4979005 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting:        | Northing:         |

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

The nominated property is located on the parcel described by the Town of Kingfield tax map number 15, lot 058.

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

The boundary described above represents the current and historic extent of the Herbert property.

---

**11. Form Prepared By**

name/title: Michael Goebel-Bain  
organization: Maine Historic Preservation Commission  
street & number: 55 Capitol Street, 65 State House Station  
city or town: Augusta state: Maine zip code: 04333  
e-mail: michael.w.goebel-bain@maine.gov  
telephone: 207 287-5435  
date: November 14, 2017

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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.)

**HERBERT, THE**

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**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: The Herbert

City or Vicinity: Kingfield

County: Franklin State: Maine

Photographer: Michael Goebel-Bain

Date Photographed: November 2, 2017

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

- 1 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0001  
View of façade, facing south.
- 2 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0002  
View of façade and east elevation, facing southwest.
- 3 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0003  
View of east elevation, facing west.
- 4 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0004  
View of south elevation, facing north.
- 5 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0005  
View of south and west elevations, facing northeast.
- 6 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0006  
View of front door, facing south.
- 7 of 20 ME\_FRANKLIN COUNTY\_HERBERT\_0007  
View of porch, facing east.

**HERBERT, THE**

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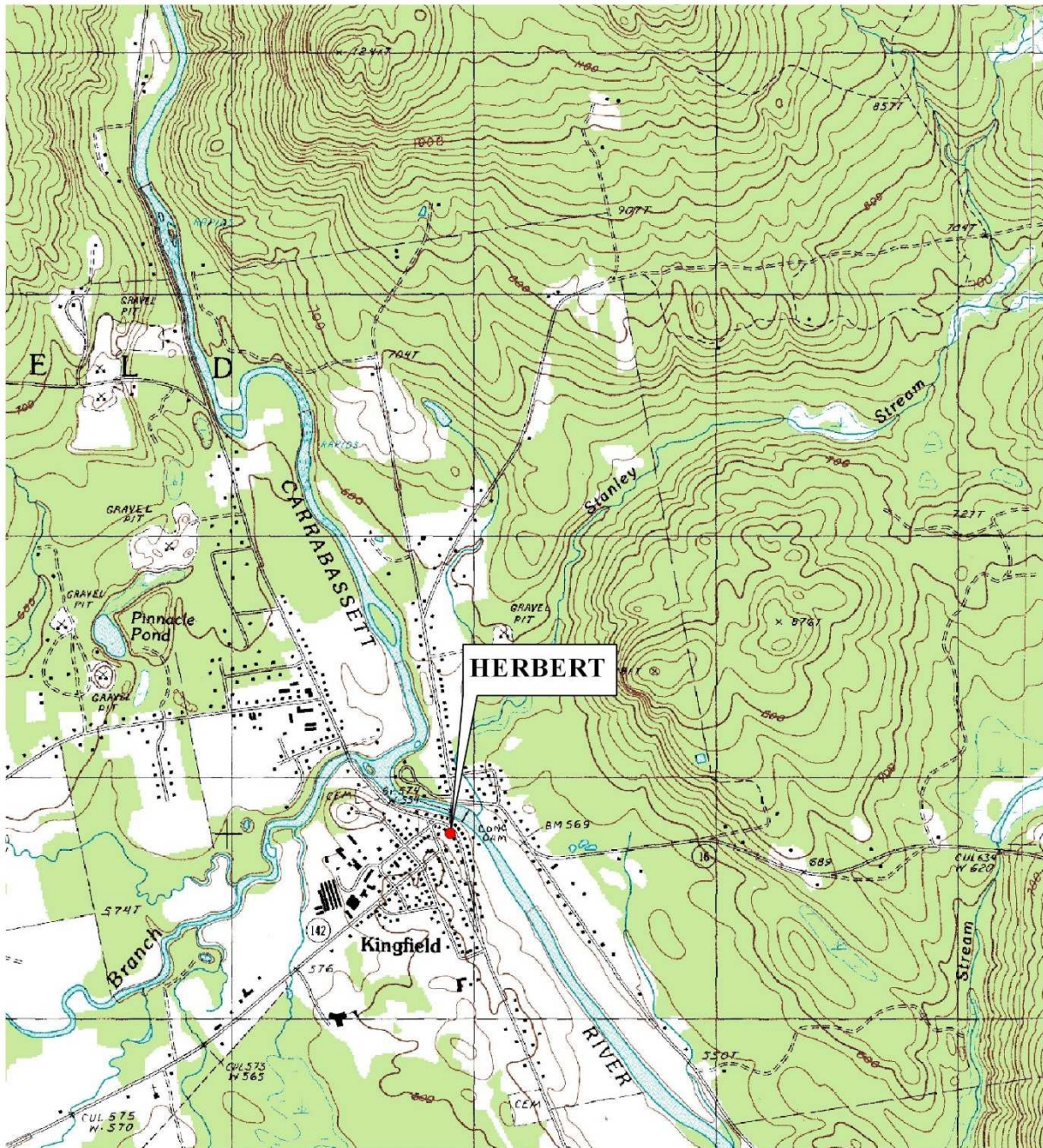
- |          |  |
|----------|--|
| 8 of 20  | ME_FRANKLIN COUNTY_HERBERT_0008<br>View of lobby, facing northeast.                                |
| 9 of 20  | ME_FRANKLIN COUNTY_HERBERT_0009<br>View of main stair and desk, facing south.                      |
| 10 of 20 | ME_FRANKLIN COUNTY_HERBERT_0010<br>View of lobby with original telephone booths, facing northwest. |
| 11 of 20 | ME_FRANKLIN COUNTY_HERBERT_0011<br>View of lobby fireplace, facing east.                           |
| 12 of 20 | ME_FRANKLIN COUNTY_HERBERT_0012<br>View of dining room, facing southeast.                          |
| 13 of 20 | ME_FRANKLIN COUNTY_HERBERT_0013<br>View of vending room, facing north.                             |
| 14 of 20 | ME_FRANKLIN COUNTY_HERBERT_0014<br>View of sitting room, facing southeast.                         |
| 15 of 20 | ME_FRANKLIN COUNTY_HERBERT_0015<br>View of retail space facing, facing north.                      |
| 16 of 20 | ME_FRANKLIN COUNTY_HERBERT_0016<br>View of second floor bedroom, facing north.                     |
| 17 of 20 | ME_FRANKLIN COUNTY_HERBERT_0017<br>View of second floor hall, facing west.                         |
| 18 of 20 | ME_FRANKLIN COUNTY_HERBERT_0018<br>View of third floor bedroom, facing north.                      |
| 19 of 20 | ME_FRANKLIN COUNTY_HERBERT_0019<br>View of third floor bedroom, facing south.                      |
| 20 of 20 | ME_FRANKLIN COUNTY_HERBERT_0020<br>View of third floor hall, facing 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.).

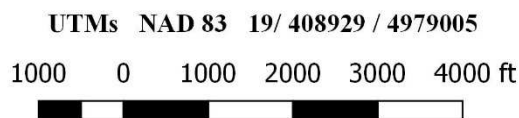
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**HERBERT, THE**  
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**HERBERT**  
**FRANKLIN COUNTY, MAINE**  
**2 JANUARY 2018**

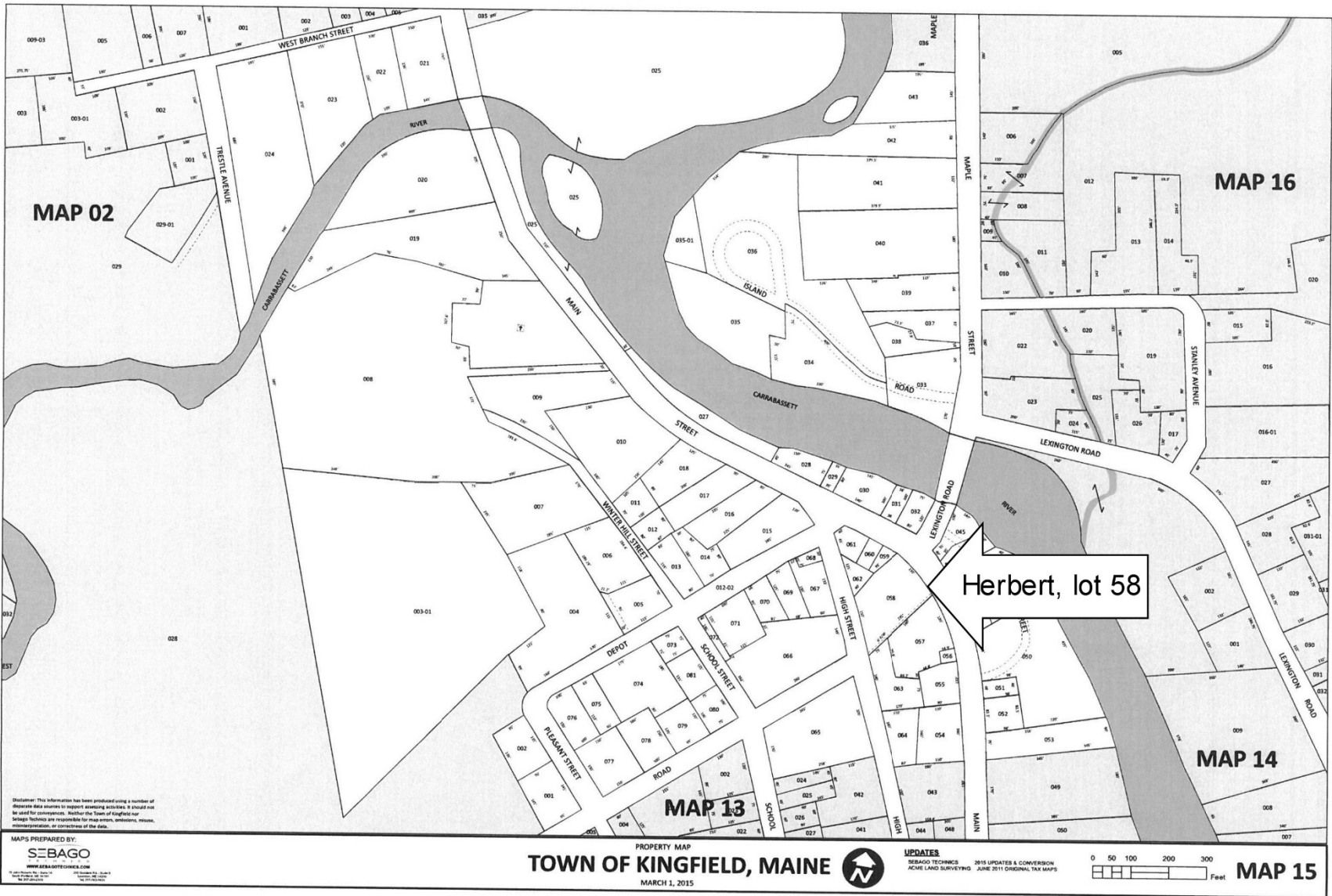


**HERBERT, THE**

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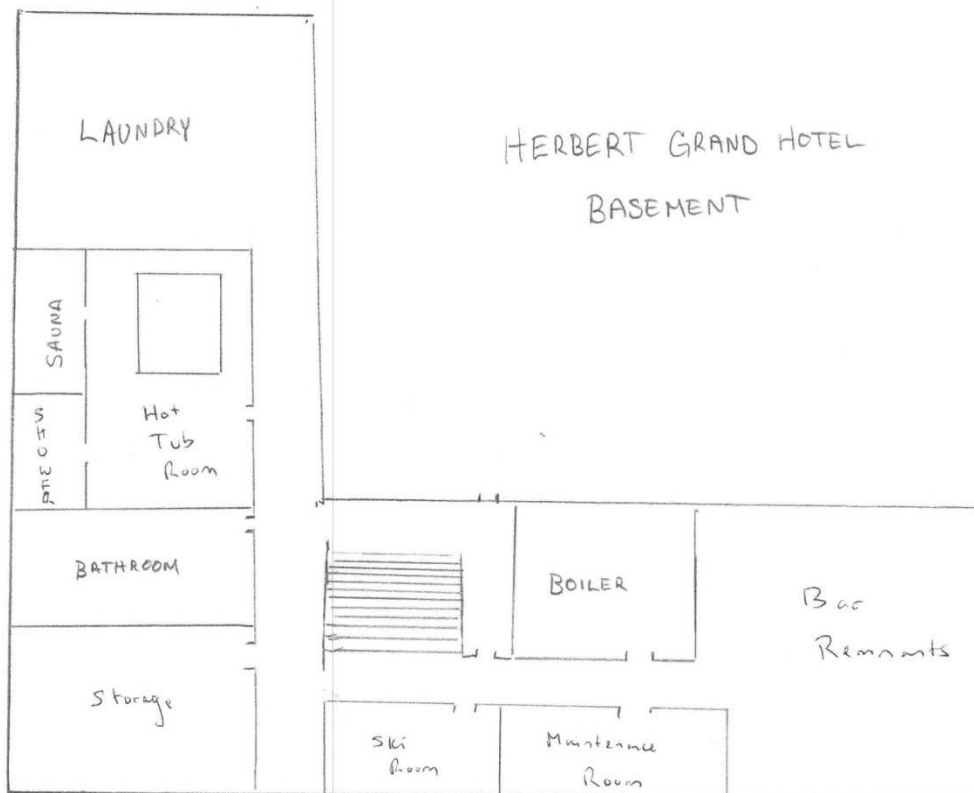


**HERBERT, THE**  
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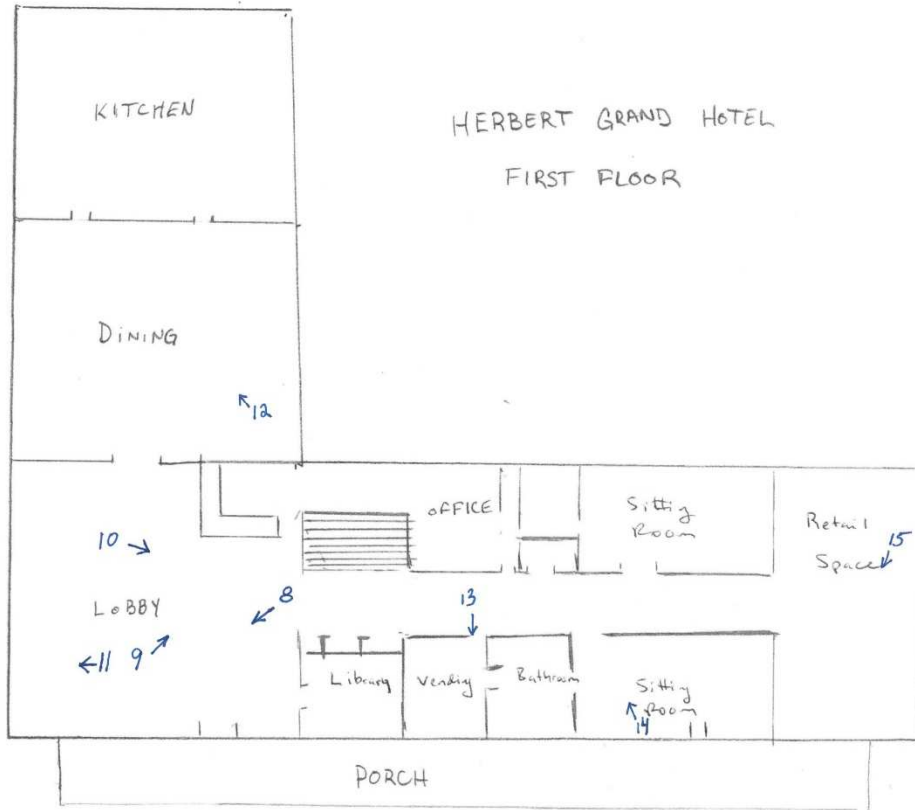
**Exterior Photo Key – arrows indicate direction camera was facing and location**



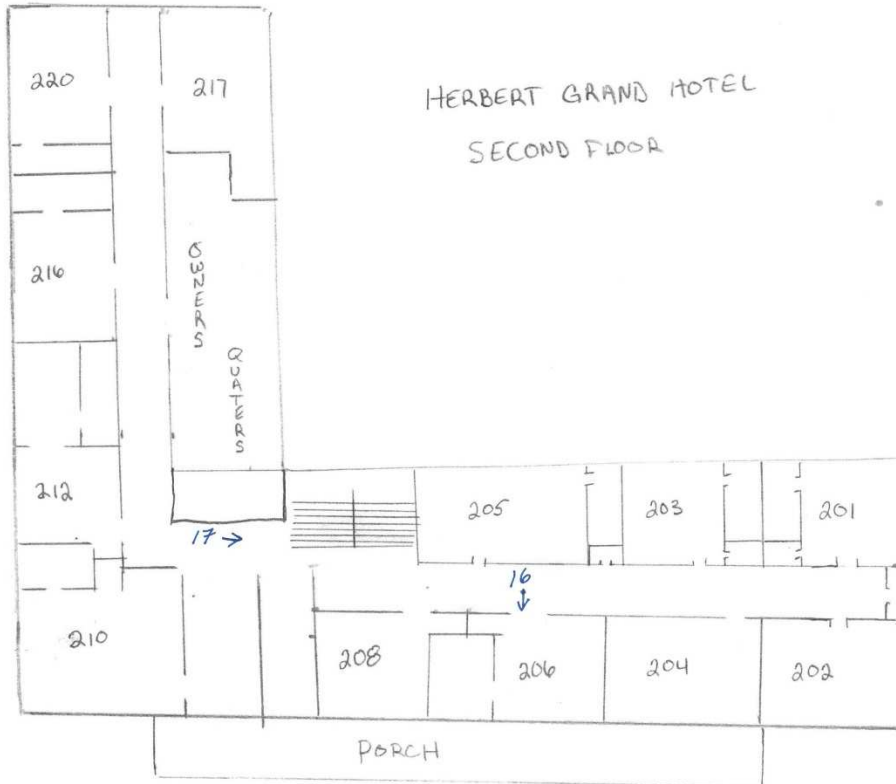
**Figure 1 – Basement floor plan.**

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Name of Property

**FRANKLIN COUNTY, MAINE**  
County and State



**Figure 2 – First floor plan and photo key.**



**Figure 3 – Second floor plan and photo key.**

**HERBERT, THE**

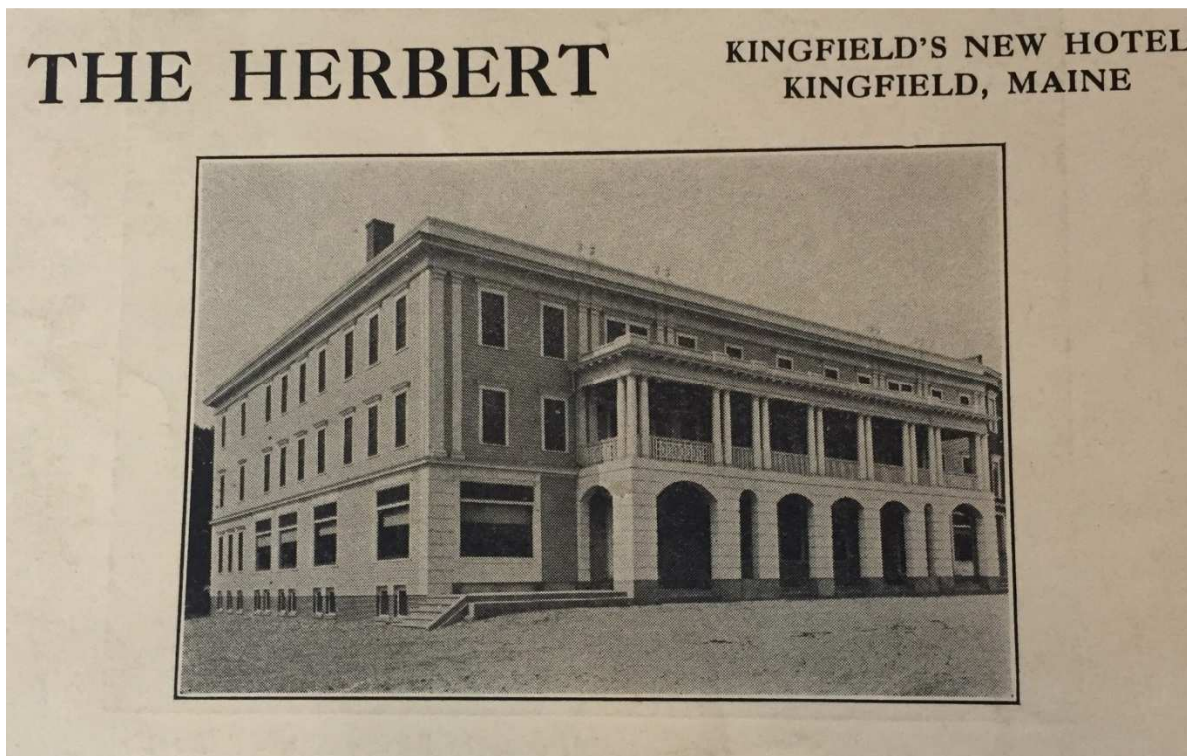
Name of Property

**FRANKLIN COUNTY, MAINE**

County and State



**Figure 4 – Third floor plan and photo key.**



**Figure 5 – Image of promotional card printed after renovations were completed.**  
Image from hotel owner's private collection.



ART WALK

THE GREAT CLAY HOTEL

MC ABRAHAM LODGE

HARVEY'S



HERBERT  
GRAND  
HOTEL

VACANCY















HERBERT AND HOTEL

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No. 204 AF & AM

731-210



MERRY  
GIANT HOTEL  
This Holiday Season  
— O. H. DOUGLASS  
— M. J. DOUGLASS  
— TURKEY  
—





Who says happy is ONLY an hour

CHERRY COFFEE CO.  
CHERRY COFFEE CO.  
CHERRY COFFEE CO.

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CHERRY COFFEE CO.























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Herbert, The

Multiple Name: \_\_\_\_\_

State & County: MAINE, Franklin

Date Received: 2/8/2018      Date of Pending List: 2/28/2018      Date of 16th Day: 3/15/2018      Date of 45th Day: 3/26/2018      Date of Weekly List: \_\_\_\_\_

Reference number: SG100002226

Nominator: State

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      3/26/2018 Date

Abstract/Summary Comments: \_\_\_\_\_

Recommendation/ Criteria      Criteria A, B, and C. AOS: recreation, architecture, and commerce. POS: 1917-1968, Significant Person: Herbert S. Wing, LOS: local.

Reviewer Lisa Deline      Discipline Historian

Telephone (202)354-2239      Date 3/26/18

DOCUMENTATION:      see attached comments : No      see attached SLR : No *yes*

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





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

PAUL R. LEPAGE  
GOVERNOR

KIRK F. MOHNEY  
DIRECTOR



6 February 2018

Edson Beall  
National Register of Historic Places  
Mail Stop 7228  
1849 C Street NW  
Washington, DC 20240

Dear Mr. Beall:

Enclosed please find three National Register nominations for properties in the State of Maine.

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

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

The Herbert, Franklin County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for the Herbert 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.