

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received AUG 13 1985  
date entered SEP 12 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Union Hotel

and or common

2. Location

street & number N/A not for publication

city, town Cundy's Harbor, X vicinity of Harpswell

state Maine code county Cumberland code 005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name John and Sally Rand

street & number Cundy's Harbor, R.F.D. #2, Box 2476

city, town Brunswick, vicinity of state Maine 04011

5. Location of Legal Description

courthouse, registry of deeds, etc. Cumberland County Registry of Deeds

street & number

city, town Portland, state Maine

6. Representation in Existing Surveys

title N/A has this property been determined eligible? N/A yes no

date federal state county local

depository for survey records

city, town state

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

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**Describe the present and original (if known) physical appearance**

Cundy's Harbor, where the property is located, is a small fishing village on a narrow peninsula of hilly terrain sandwiched between Ridley Cove and the mouth of the New Meadows River. The village consists of small wood frame buildings mostly constructed in the nineteenth century. The Union Hotel, the largest structure in the area, occupies the highest point of land and dominates the skyline.

Constructed of wood with clapboard siding, the building is two stories and has a hipped roof surmounted by an octagonal cupola. Attached to the west side is an L-shaped one-story wing. The windows consist of six over six, double-hung sash. The former hotel is sparsely ornamented in a traditional vernacular classical style. Thin corner pilasters support an entablature while the wide over-hanging eaves suggest an Italianate style influence.

The building has undergone numerous alterations throughout its history. Originally there were roof balustrades extending around the south and east sides of the main section. Early photographs also show a one-story veranda, which may have been original. The west wing (without its ell) was a full two stories. By the turn-of-the-century the roof balustrades were gone and a second story had been added to the veranda. A 1921 photograph, however, shows only a one-story porch on the south facade. The last major alteration occurred in 1949 when the west wing was remodelled to its present configuration, and the last veranda was removed. The interior was also extensively remodelled at that time.

## 8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	___ architecture	___ education	___ military	___ social/
___ 1700–1799	___ art	___ engineering	___ music	___ humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900–	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

**Specific dates**      1862      **Builder/Architect**      --

### Statement of Significance (in one paragraph)

The Union Hotel is historically significant as the oldest known surviving coastal resort hotel building in Maine. Constructed in 1862, the structure is an early manifestation of the development of coastal resort communities. As such, the Union Hotel is an important survivor of an extremely important aspect of the state's history.

The Brunswick Telegraph of June 20, 1862, featured an advertisement for the newly completed Union Hotel, which was to open on the Fourth of July: "The house has been erected during the present season, and everything about it will be new and in the best style and taste. It has a commanding position, the most elevated on the point, and affords a magnificent view of the ocean, the headlands about the mouths of the Kennebec and New Meadows Rivers, and a wide stretch also of the latter river."

The construction of hotels in Harpswell was preceded by the Mansion House on Potts Point in 1835 (burned 1868) and followed by the Seaside Hotel, also on Potts Point in 1863 (burned 1866). Cundy's Harbor had blossomed as a fishing village in the 1850s, principally through the efforts of Robert Watson from Gloucester, Mass. Daniel Weeks Simpson, who married one of Watson's daughters, came from nearby Brunswick in 1861–62 to construct the Union Hotel. Simpson must have seen the area's potential attraction to summer "rusticators", for the area was not known for its resorts. The simplicity of the ornament on the hotel probably reflected the vernacular building traditions of the region.

Simpson's hotel failed after a year, and the property went to his relations, who were apparently his chief financial backers. The lower story of the building was used as a church and a school for a few years before the hotel was started up again. It continued in use as a hotel, undergoing periodic remodellings and various name changes, until the 1940s when the major conversion for a private residence occurred.

# 9. Major Bibliographical References

Research paper by Sally Rand, which includes the following:

Brunswick Telegram, August 1, 1862, June 2, 1863, June 23, 1865.

Lewiston Journal, July 2, 1966.

Wheeler, George A. and Henry W. History of Brunswick, Topsham and Harpswell, Maine. Boston, 1878.

# 10. Geographical Data

Acreage of nominated property 1.77

Quadrangle name Orr's island

Quadrangle scale 1:25,000

### UTM References

A 

1	9	4	2	8	0	8	5	4	8	4	8	8	1	5
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

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D 

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### Verbal boundary description and justification

Assessor's Map U42, Lot 43

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

# 11. Form Prepared By

name/title Roger G. Reed, Architectural Historian

organization Maine Historic Preservation Commission date July, 1985

street & number 55 Capitol Street, Station #65 telephone 207/289-2132

city or town Augusta, state Maine 04333

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Carole S. Thompson* date 8/5/85  
title S.H.P.O.

### For NPS use only

I hereby certify that this property is included in the National Register

*Sharon Byers* Entered in the National Register date 9-12-85  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration