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Natl. Reg. of Historic Places
National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

786

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: Timber Point

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2 Timber Point Road

City or town: Biddeford State: Maine County: York

Not For Publication: NA Vicinity: NA

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>Eileen J. Fitzpatrick, SHPO-ME</u>	<u>9/16/15</u>
Signature of certifying official/Title:	Date
<u>Maine Historic Preservation Commission</u>	
State or Federal agency/bureau or Tribal Government	
<u>90 [Signature] Denny, F23</u>	<u>9-27-16</u>
Signature of certifying official/Title:	Date
<u>US Forest Service</u>	
State or Federal agency/bureau or Tribal Government	

United States Department of the Interior
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National Register of Historic Places Registration Form

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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 X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>Signature of certifying official/Title: <u>Em P. R. [Signature], Deputy FPO USFWS</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>Date <u>9-27-16</u></p>
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Timber Point Historic District
Name of Property

York County, ME
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

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:) _____


Signature of the Keeper

11/15/16
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

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>10</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>4</u>	<u>2</u>	structures
<u> </u>	<u> </u>	objects
<u>14</u>	<u>2</u>	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.)

Landscape/Conservation Area

Recreation and Culture/Outdoor Recreation

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals

Late 19th and Early 20th Century American Movements/Other: Arts and Crafts

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Foundation: CONCRETE/POURED
 CONCRETE/BLOCK
 STONE BRICK
 ASPALT

Walls: WOOD/SHINGLE
 WOOD/VERTICAL BOARD
 BRICK

Roof: STONE/SLATE
 ASPHALT/ROLLED
 ASPHALT/SHINGLES

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.)

Summary Paragraph

Timber Point, located on the rocky coast of York County, Maine is an example of a Gentleman's Estate dating from the second quarter of the 20th century. The main Colonial Revival-inspired shingled house at Timber Point was designed and constructed in 1931 by noted master architect, Charles Ewing, then of Ewing, Ramberg & Bachman, Architects, New York. Constructed of local materials, the imposing one-and-one half story wood framed seasonal residence reflects the

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architect's interpretation of Colonial Revival-style detailing including the centered gable, accentuated entry, and paired window openings. The interior is distinguished by Arts and Crafts influenced woodwork including coffered ceilings and board-and-batten paneled walls. Ewing is known to have designed the garage, the laundry and garden wall and is reasonably assumed to have influenced a number of the outbuildings built by members of the Ewing family following a vernacular architecture tradition. The buildings at Timber Point have had relatively few substantive alterations since the work completed in the 1930s and 1940s by Ewing. The house retains the majority of its original materials including doors, windows and roof on the exterior and board-and-batten paneling and wood flooring on the interior that date to 1931. The physical integrity of the main house, its setting, and the collection of outbuildings is largely intact and reflects Timber Point as it was during Ewing's lifetime. Fourteen contributing resources are located on the Timber Point property including ten buildings: the main house, a garage, a laundry house, a greenhouse/potting shed, a paint shed, a bath house and boat house, a pool changing house, a truck garage, and a hose shed as well as four structures: a tennis court, a concrete swimming pool, pool pump footings, the remains of a lifeboat. There are two non-contributing structures: a seawall and the foundation footings of an Alfred Shaker village barn moved to the property from Alfred in 1938 and more recently relocated off the estate. Timber Point stands out among other properties in the region that were constructed during the early 20th century because of the exceptional quality and extent of its surviving resources.

Narrative Description

Timber Point is one of the premier summer estates in the region. The 85.95 acre Timber Point, including the 14.85 acre Timber Island, the most southerly point in the City of Biddeford, is a heavily wooded promontory projecting in the Atlantic at the mouth of the Little River between Biddeford Pool and Kennebunkport. The property largely consists of a heavily wooded tract of land which is quite level except for a slight rise north of the estate and where the grade drops off to the south and east, in the direction of the Atlantic shoreline, and to the west, where the Little River is situated.

The property is accessed from Biddeford to the northwest and Kennebunkport to the southwest by ME Route 9. The estate is entered by Timber Point Road, a private dirt drive at the end of Granite Point Road. Timber Point Road gently winds its way into the property (Photo 1) and follows the eastern bank of the Little River before turning inland and heading south to the estate. (A driveway leading easterly from the end of Granite Point Road ends at a nineteenth-century farmhouse that was historically part of the Ewing estate but is now a separate property.) The beach changing house and the boat house constructed between 1936 and 1937 are located on the eastern shore of the Little River right before Timber Point Road turns toward the main complex of buildings. A small clearing to the east of the buildings offers a view of the changing house and boat house from the road. After passing through a heavily wooded tract, there is a slight rise of the terrain, the greenhouse foundation and potting shed is to the east and the tennis court is to the west. A dirt road to the north of the greenhouse leads to the truck garage. The slight rise in the road also offers a framed view of the house to the south, suggesting that while Ewing wanted privacy, he also wanted to showcase the property to those who visited.

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Just before the house, the drive forks to the south and west and forms a circular drive to the north of the house (Photo 2). The interior of the circle is defined by mature trees and overgrown vegetation. A mature lilac is located at the southwest corner of the main house. The main house stands near the south-end of the property and faces north/northwest. The open lawn south of the main house is defined on the east by the sea wall and the north by the garden wall and it provides for expansive views of the Atlantic Ocean, Timber Island to the south, and Goose Rocks Beach in Kennebunkport to the west and southwest. Archival research did not uncover whether the grounds of Timber Point were formally or professionally "designed" at the same time the house was constructed, but the terraced lawn along the water's edge and the location of service buildings follow current trends in landscape design of the time. To the northeast of the house are a garage and laundry that were constructed along with the house in 1931.

To the east of the garage are the brick paint shed constructed in 1937 and the Alfred Shaker Village barn foundation footings. Southeast of the entire complex and at the edge of the shoreline is the swimming pool, constructed in 1937 with its associated changing room and footings for the pool pump to the north.

The remainder of the Timber Point property is generally wooded. Several small fieldstone walls of dry laid stone, which predate the Ewing ownership, run through the property to the north of the complex.

1. Main House, 1931

1 Contributing Building

The Timber Point residence is comprised of a one-and-one-half story rectangular main block with an original one-and-one-half story gable roof bay projecting out from the east end of the facade (Photo3) and an original one-and-one-half story gable roof bay projecting out from the west end of the rear elevation. The wood frame house is a remarkably well-preserved example of an architect's interpretation of the Colonial Revival style. The entire residence rests on ledge as well as a concrete and uncut rubble stone foundation. The ten-bay wide by three-bay deep dwelling faces north-northwest (Photo 4). The residence is capped by a side gable roof sheathed with Monson slate shingles; an intersecting front facing gable is located above the front entry (Photo 5). The roof is flashed with copper and a wood gutter is located along the eave. Four brick chimneys, one on the north slope and three on the south slope, pierce the roof. Each chimney is capped by a cast stone cap. Four gable roof dormers are located on the north roof plane and five are located on the south plane. A paired six-light wood casement window is located within each dormer. The exterior walls of the house are clad with painted wood shingles. Other windows are typically paired wood casements with either six or eight lights. Many of the openings are highlighted by vertical board shutters featuring a stylized arrow head motif above two tapering drill cuts (Photo 6).¹

¹ Charles Ewing email with Josephine Power, Project Originator/Coordinator for Timber Point Center, 11 May 2013 and David Ewing phone interview with Josephine Power, 12 May 2013. The Ewing family has reported that the stylized arrow is a reference to Charles Ewing's father's Civil War regiment, but, overtly, a representation of a pine tree. The true intention of the cut out may never be known and the exact link of military service is unclear at this time. While a photo of General Charles Ewing sporting his Inspector General medal shows a horizontal arrow along the bottom of the red/white/blue ribbon which affixes a gold triangle, the arrow isn't particularly prominent. Research into the history of the 13th U.S. Infantry has indicated that an arrow has not been a part of its insignia at any time. In other areas of the house, the arrow motif figures in the carving which used to be over the fireplace in the billiard room (this carving which shows an eagle clutching a single arrow marked "13th" is

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The north facade features an intersecting front-facing gable near the west end of the facade. This gable marks the principal entrance to the building. Two sets of paired six-light casement windows are featured in the gable. Entrance to the building is through an inset six-panel wood door flanked by five sidelights over a single raised panel. The door features a formal wood surround supported by paired Doric columns. The opening is further defined by a bracketed shed roof sheathed with slate. A paired eight-light casement window is located to each side of the entryway. At the east end of the facade, a one-and-one-half story two-bay wide by one-bay deep ell projects to the north. The front facing gable of the ell features a six-light casement window above two sets of paired eight-light casements. A one-story gable roof wing is located at both the east and west ends of the facade. The west wing features a tripartite eight-light casement on the north elevation while the east wing features a paired six-light casement.

The south or rear elevation features one projecting gable located near the west end of the building. A gable roof wall dormer breaks the roof plane on both sides of the gable. The one-and-one-half story front facing gable features two sets of paired eight-light casement windows in the gable end above a large single-light picture window flanked by ten-light sidelights. A secondary entrance is located to the east of the projecting gable. The inset entry features a concrete and flagstone patio; a nine-light-over-two-panel wood door and a band of three, fifteen-light-over-one-panel fixed wood sash windows to the west of the entry (Photo 7). The entry opening also features a wood frame screen door. East of the inset entry is a large single-light picture window flanked by ten-light sidelights. To the east of the picture window are three six-light casements and one eight-light casement window. Each opening is highlighted by vertical board shutters featuring the arrow motif.

A one-story shed roofed entry porch and secondary entrance are featured on the east elevation (Photo 8). Slender wood posts resting on a poured concrete patio support the roof which is sheathed with copper. The entranceway features a nine-light over two-panel wood door. A six-light casement window is located to the north and south of the entry opening. Additionally, an exposed brick chimney is located south of the door and window opening at the south end of the porch. To the north of the porch is a wood frame bulkhead providing access to the partial basement.

The exterior of the residence is in good condition and has had little alteration since its construction. There has been some partial in-kind replacement of windows, exterior doors, screens and siding, since the originals were damaged in a storm in October 1991.

The interior of the main house at Timber Point represents the house as it was built in 1931 and features original materials including Carolina pine wood flooring, wood panel doors, built-in cabinets and bookcases, as well as porcelain bathroom fixtures. Additionally, the spruce board-and-batten walls feature a molded batten giving a coherent craftsman motif to the wall treatment

now located in the Shaker barn at the farmhouse) and was also used as a symbol in marking tools; the brands consisted either of the name "Ewing" superimposed on an arrow, or the single letter "E" superimposed on an arrow.

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throughout the house relating to the owner's passion and involvement in the Arts and Crafts movement. Window and door openings feature simple flat casings.

The plan of the house features a series of rooms that one must enter to get to the next. There are no true corridors on the public rooms of the first floor rather a series of compartmentalized rooms with openings to the next room which allows the rooms to retain an individual character. The principal entry on the north facade leads to a small entry hall nearly square in plan. The board-and-batten spruce walls of the entry hall are stained light green, and the ceiling is painted plaster. To the west of the entry is a small room used as a closet space and to prepare cut flower arrangements. The walls, floor and ceiling are stained wood. To the east of the entry is a thru-hallway oriented on a north-south axis; windows on the south wall provide light to the interior and a wonderful view of the lawn, sea-wall and ocean beyond. Like the entry hall, the spruce walls of the thru-hall are stained light green and the ceiling is painted plaster.

The living room (Photos 9 & 10) is located to the southwest of the hallway, in the projecting gable mass of the south elevation. The walls are pickled spruce and the ceiling is painted plaster with two girders² running east to west to either side of the inset fireplace located on the west wall. A large picture window with casement sidelights on the south wall provides light to the interior and a wonderful view of the ocean beyond. A low, wood bookcase is located to each side of the window opening. Along the north wall of the living room is an enclosed stair which provides access to the upstairs chambers (Photo 10). The stair features two risers to a landing and then the stair turns to the west and rises eleven steps to the second floor. The stair opening features a square wood post above a low balustrade along the west side of the two lowest risers. A door at the northwest corner of the living room provides access to two bedrooms and a bathroom (Photos 11 & 12). The walls of these rooms are board-and-batten and the wood ceiling in the largest (owner's) bedroom has been strapped with narrow wooden battens laid in a grid pattern. A crown moulding wraps the room. The flooring is wood boards. Door and window casings are simple flat casings. An inset fireplace is located on the west wall of the owner's room; a built-in bookcase is located to the south of the fireplace.

To the immediate east of the hallway is the billiard room (Photo 13) and dining room (Photo 14); the billiard room is located to the north. The walls of the billiard room are knotty pine board-and-batten and the wood ceiling has been strapped with narrow wooden battens laid in a grid pattern. Two pendant lights hanging from the ceiling mark the location of where the billiard table was located. A crown moulding wraps the room. The flooring is wood boards. Door and window casings are simple flat casings. An inset along the west wall once held a Steinway "Studio" piano; a built-in bookcase is located to each side. An inset fireplace with brick hearth and simple wood molding surround is located on the east wall of the room; a built-in bookcase is located to the north of the fireplace. A four-panel wood door to the south of the fireplace leads to a narrow back hall. A small hidden closet is located on the east wall of the hallway. Entrance to the closet was gained by turning a coat hook on the wall. At the north end of the hall is one bathroom and two small bedrooms (Photo 15). The walls of the rooms are board-and-batten and wrapped by

² Historic drawings (First Floor Plan, Sheet 2, 9-15-30) indicates the girders were 6" x 12" long leaf yellow pine girders; however, family members seem to believe that metal girders were used and encased with wood.

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crown moulding. The flooring is wood boards. Door and window casings are simple flat casings.

The dining room is located to the south of the billiard room and east of the hallway. The walls are pickled spruce capped by a crown moulding and the ceiling is painted plaster. A large window on the south wall provides light to the interior and a wonderful view of the ocean beyond. Along the east wall is a built in hutch for china. An alcove to the northeast contains built-in shelving along the east wall; a door on the north wall leads to the billiard room and a door to the south leads to the Pantry.

The pantry is located east of the dining room and links the dining room to the kitchen (Photos 16-17) located even further to the east. The walls are painted vertical board; white above a chair rail and yellow below. The ceiling in both rooms is painted wood. Several casement windows on the south wall provide light to the interior. A counter with cabinets below is located along the south wall as well. A built in hutch is located in the northwest corner of the room. A small alcove which held the refrigerator as well as kitchen supplies is located to the east. An enclosed stair which provides access to the upstairs chambers is located to the north of the alcove. A door at the northeast corner of the kitchen provides egress to the exterior and the laundry to the east. In 1957, Robert Ewing, son of Charles Ewing, added a door between the kitchen and bathroom to the north. The insertion of the door opening is not readily apparent as the new door and trim match existing. In 1958 or 1959, Robert removed a wall between the kitchen and the maid's dining room to create a larger, more open kitchen. The removal of the wall is not readily apparent.

The second floor was utilized as the sleeping quarters and contains the ten bedrooms (Photos 18-20), linen closets and three bathrooms. Second floor interior finishes include board-and-batten spruce walls, wood ceilings and hardwood floors. A board-and-batten knee-wall around the stairwell from the living room is capped by a low ornamental balustrade comprised of sawn wood elements and wood railing (Photo 21) while the stair from the kitchen features only a board-and-batten knee wall (Photo 22). The bathrooms contain many of their original plumbing fixtures and fittings; some toilets are replacements. During the 1940s, Charles Ewing removed a wall between the sewing room and the maid's sitting room on the north side of the second floor to create a large nursery. The removal of the wall is not readily apparent.

Two unfinished storage spaces are located on the second floor; one is located at the west end of the residence and the other at the northeast corner. Access to the attic is provided by a wood stair in the storage space at the west end of the residence. The attic space, which runs the length of the residence features a rough board floor and exposed rafters (Photo 23).

2. Garage, 1931; cabinetry shop addition, ca. 1934

1 Contributing Building

A one-story, wood-frame garage (1931) is located northeast of the residence (Photos 24 & 25). The garage is comprised of a 35'-2" wide by 16'-10" deep central four-bay rectangular block oriented on a northwest/southeast axis with a 23'-0" wide by 16'-10" deep two-bay block canted forty-five degrees to the west on the northwest elevation and a 15'-10" wide by 28'-10" deep two-bay block projecting southwest from the southeast elevation. The garage is constructed on a

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concrete slab. The main block and the northwest block are capped by a side gable roof sheathed with slate while the southern projection is capped by an intersecting front gable sheathed with both slate and asphalt roll (southeast roof plane). The roofs are all flashed with copper. A cupola is perched at the peak of the roof at the intersection of the main block and canted block. The cupola is capped by a pyramidal roof sheathed with slate. Louvered wood blinds are featured on the sides of the cupola while the base of the cupola is clad with painted wood shingles. A brick chimney pierces the ridge of the northeast end of the front facing gable. The garage is clad with painted wood shingles.

The facade (west) features numerous openings along the entire length. Moving in a southeast direction from the northwest corner, the first two bays of the garage are infilled by paired solid plywood garage doors hinged to a simple wood frame. The next two bays feature paired eight-light over four vertical panel, hinged wood doors; the south pair of doors is in deteriorated condition. To the right of the paired multi-light opening is an 8'-0" wide by 7'-6" high clear opening framed by a simple wood frame. A single four-light over three horizontal panel wood door is located to the right of the clear opening and provides access to the space behind the front gable projection which was used as a wood shop.

Pat's room (chauffer apartment) was located in the one-story block projecting southwest from the southeast elevation. The block features a single four-light over three horizontal panel wood entrance door located at the northeast end of the north elevation. A single six-light wood casement is located to the west of the entry. A paired six-light casement is centered on the southwest elevation. The opening is set within a simple wood frame and highlighted by three-board shutters with the arrow motif. The southeast elevation features a paired six-light casement located at the west end of the elevation and a tri-partite window comprised of a six-light fixed sash flanked by six-light casements. Both openings feature a simple wood frame and are highlighted by three-board shutters with the arrow motif.

A one-story, approximately 13'-0" square cabinetry shop addition is located east of the garage and connected by a gable roof sheathed with asphalt shingles. The wood frame structure has a front gable roof sheathed with asphalt shingles. The walls of the structure are clad with painted wood shingles. A single batten wood entry door is located at the west end of the north elevation. A paired six-light casement window is located to the east.

3. Laundry, 1931

1 Contributing Building

The laundry, located east of the residence and south of the garage, is a one-story, 13'-3" wide by 17'-4" deep wood frame structure (Photos 26 & 27). The structure is linked to the residence by a wide brick path. This laundry is constructed on a concrete and fieldstone foundation and is capped by front gable roof sheathed with slate. The roof is flashed with copper. The southwest elevation features a narrow pent roof sheathed with slate. The pent roof is supported by a slender wood post at the north and south ends. Decorative wood lattice is located between the post and the facade. The building is clad with painted wood shingles. A single vertical-board wood door at the north end of the southwest facade provides the principal access point. The opening is framed by a simple wood surround. A narrow wood sash window with fifteen horizontal lights is

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located to the south of the entry below the pent. Like the doorway, the window is framed by a simple wood surround. Two sets of paired six-light casements are located at the east end of the southeast facade. A single four-light casement window and a twelve-light over wood panel door are located on the rear elevation of the laundry. A small one-bay by one-bay intersecting gable wing projects from the northwest elevation of the laundry. The wing was used to store firewood.

4. Seawall, ca. 1931, rebuilt 1992, and stone wall, c. 1938

1 Non-Contributing Structure

The property includes a seawall, constructed ca. 1931 (Photos 28 & 29). The seaward face of the stone wall was rebuilt in 1992 after the 1991 storm. While the 15" deep wall retains the view of the original vertical stone wall, the new wall is constructed of stone-faced concrete with a battered profile. In addition, the wall's height from the grass was increased 6" to further protect the main house from storm surge. A four-foot high stone wing wall located to the east of the seawall was constructed in the late 1930s by David and Robert Ewing, son of Charles. The wall is constructed much like the foundation of the main house with uncut rubble stones set in a bed of concrete.

5. Tennis court, ca. 1932, resurfaced 1960s

1 Contributing Structure

Located on the north side of the gravel drive to the north of the residence and northwest of the potting shed is a tennis court (Photo 30). The clay court was constructed ca. 1932 and resurfaced in the 1960s with asphalt. All that remains is the asphalt surface and faint lines of the court.

6. Potting shed and greenhouse, ca. 1935

1 Contributing Building

A one-story, 16'-9" wide by 12'-0" deep potting shed (ca. 1935) is located on the east side of the access drive northeast of the residence (Photo 31). A concrete block foundation is all that remains of a steel and glass greenhouse that separated the road from the potting shed (Photo 32). Remnants of a garden wall including a brick pier gateway remain to the south and east of the potting shed and greenhouse foundation.

The wood-frame potting shed is constructed on a concrete foundation and is capped by a side gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A vertical board door at the northwest end of the south facade provides access. The opening is framed by a simple wood surround. Exposed framing of a bracketed shed roof is located above the entry opening. A secondary entrance comprised of a single hinged vertical board door is located to the north of the primary entrance. This secondary entrance provided access to the greenhouse. A twelve-light wood casement window is centered on the southeast elevation and a four-light casement is centered on the northwest elevation. Like the door opening, the window openings are framed by simple wood surrounds.

7. Paint shed, ca. 1936

1 Contributing Building

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A one-story, 7'-6" wide by 7'-6" deep paint shed is located east of the garage (Photos 33 & 34).³ The brick structure is capped by a hipped roof sheathed with asphalt shingles. The double wythe brick walls of the paint shed are laid in a nine-course common bond atop a soldier foundation course and capped by a one-course header course. The brick was painted with a whitewash at one time. A single batten wood door with diagonal cross bracing is centrally located on the west facade. Vent holes are located to each side of the entry; one at the base and one below the cornice. There are no other openings on any of the other elevations.

8. Bath house, 1936

1 Contributing Building

A one-story, 28'-0" wide by 14'-0" deep bath house (1936) is located to the south of the boat house (Photos 35 & 36).⁴ The wood-frame structure is constructed on concrete footings and terminates in a side gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A pair of hinged vertical board wood doors is located at the north end of the east facade. The opening is framed by a simple wood surround. A four-light wood sash window is located at the south end of the facade.

9. Boat house, 1937

1 Contributing Building

A one-story, 18'-0" wide by 40'-0" deep boat house (Photo 37) is located on the west side of the access drive approximately 1/4 mile northwest of the residence.⁵ The boat house is located approximately 75' west of the road on the east bank of the Little River. The wood-frame structure is constructed on concrete footings and terminates in a front gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A pair of hinged vertical board doors is centrally located on the east facade. The opening is framed by a simple wood surround. A secondary entrance comprised of a single hinged vertical board door is located at the east end of the south elevation. The opening is framed by a simple wood surround. A band of three, six-light wood sash windows, located at the east end of the north elevation provide natural light to the interior. Like the door opening, the window opening is framed by a simple wood surround. The west, or rear elevation features a four-light wood sash set within a simple wood surround. Above the window, there is a hinged wood awning constructed of five horizontal boards. The awning is set within a simple wood surround. The awning may be covering a band of windows similar to those on the north elevation.

10-12. Pool, pool changing house, and pump footings, ca. 1937

1 Contributing Building 2 Contributing Structures

A rectangular, in-ground poured concrete salt-water swimming pool (Photo 38) approximately 18'-0" wide by 25'-0" long and 4'-0" deep is located southeast of the residence at the edge of the

³ The paint shed is said to have been designed and to some extent constructed by Robert Ewing, son of Charles Ewing, with help from his father, as a safety precaution and a lesson in masonry construction - Oral history: Suzanne B. Ewing.

⁴ The Bath House is said to have been designed and to some extent constructed by David Ewing, son of Charles, with help from his father and brothers, Charles M and Robert - Diary of David Ewing in the possession of the Ewing family

⁵ The Boat House, like the Bath House is said to have been designed and to some extent constructed by David Ewing, son of Charles, with help from his father and brothers, Charles M and Robert. Even his mother had a hand in shingling the structure - Diary of David Ewing in the possession of the Ewing family.

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woods on a level spot overlooking the rocky coast. The pool is partially infilled with dirt and rocks and the concrete edge is in a deteriorated condition.

The ruins of a one-story, 7'-6" wide by 6'-7" changing house (ca. 1937) is located to the northeast of the pool (Photo 39). The wood-frame building is constructed on a poured concrete foundation and terminates in a shed roof sheathed with asphalt shingles. The roof is partially collapsed. The building is clad with painted vertical board siding.

Originally, an electric pump was located east of the pool and changing house. All that remains are poured concrete footings.⁶

13. Foundation for a Shaker barn, 1938

1 Non-Contributing Structure

The concrete foundation footings (Photo 40) for an Alfred Shaker Village barn are located east of the garage and paint shed. The barn was moved to the property by Charles and Louise Parsons Ewing from the Shaker Village in Alfred, Maine in 1938. The barn was moved off of the property by the Ewing Family prior to the sale of the property and relocated on the farmhouse parcel to the north of the complex.

14. Truck garage, ca. 1947

1 Contributing Building

A one-story, 14'-0" wide by 28'-0" deep truck garage (Photos 41 & 42) is located to the northeast of the garage. The wood-frame building is constructed on concrete footings and terminates in a front gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A pair of wood board-and-batten hinged doors centrally located on the north facade provides access to the interior. The opening is framed by a simple wood surround. A single six-light casement window located at the south end of the west elevation provides light to the interior. The window opening is framed by a simple wood surround.⁷

15. Fire hose shed, ca. 1947

1 Contributing Building

A small one-story 5'-9" wide x 3'-7" deep fire hose shed (Photo 43) is located west of the garage. The building is constructed on four concrete footings. The wood-framed structure is capped by a shed roof sheathed with asphalt shingles. A pair of hinged batten wood doors on the east facade provides access. Each door features a small single light framed by wood. The side and rear walls of the shed are clad with painted wood shingles.

16. 27' lifeboat

1 Contributing Structure

The planked frame remains of a 27' double-ender lifeboat (Photo 44) are located behind the Bath House. Ewing family diaries suggest that the boat is an early twentieth century ship-borne

⁶Charles Ewing email with Josephine Power, 11 May 2013.

⁷The truck garage was built around 1947 by Robert Ewing after he returned from World War II and bought a truck to clear up trees felled by windstorms - Oral history: Charles Ewing.

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lifeboat that was purchased by David Ewing in 1936 from Thomas O'Keefe of the Milton Yacht Club. David Ewing made some modifications to the boat, but not enough to make it clear what he intended the boat to be used for.

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

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- 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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1931-1954

Significant Dates

1931

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architect: Charles Ewing (1872-1954)

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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.)

The Charles and Louise Parsons Ewing estate, commonly known as "Timber Point," is significant under National Register Criterion C as it embodies the distinctive characteristics of its type and period, illustrating an impressive interpretation of the Maine coastal summer estate which not only combined contemporary trends but the personal taste of the designer, owner, and master architect, Charles Ewing and approached with an eye of a practicing artist with an appreciation of European and American traditions. At Timber Point, Charles Ewing established an estate in the style of those established during the late nineteenth and early twentieth centuries. Timber Point retains much of its architectural integrity and remains relatively unaltered from the time of construction. Fourteen contributing resources are located on the Timber Point property including ten buildings: the main house, a garage, a laundry house, a greenhouse/potting shed, a paint shed, a bath house and boat house, a pool changing house, a truck garage, and a hose shed as well as four structures: a tennis court, a concrete swimming pool, pool pump footings, the remains of a lifeboat. There are two non-contributing structures: a seawall and the foundation footings of an Alfred Shaker village barn moved to the property from Alfred in 1938 and more recently relocated off the estate. The main house, garage, and laundry clearly represent the work of a master and the contributing structures help to illustrate the range of outbuildings that comprise an unusually good example of a period summer estate. Although several of the associated outbuildings and structures are deteriorated or in ruins, taken together they represent a full picture of a summer estate. The district conveys its historic associations and possesses integrity of location, design, setting, materials, and workmanship. The period of significance for the district begins in 1931 when the earliest extant structures were constructed and extends to 1954, the year of Charles Ewing's death.

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

Architecture - Coastal Estate

Timber Point is eligible for inclusion in the National Register under Criterion C as a coherent and nearly unaltered complex of structures that embodies distinctive characteristics of an estate constructed during the era of country estates which took place between 1890 and 1940. The movement was a reaction to the expanding industrialization and urbanization of America following the Civil War. As industrialists and businessmen became wealthier at the turn of the twentieth century, it became increasingly popular to invest in large, country estates located outside of cities. It was a way to return to a simpler life, far from the increasingly crowded, dirty, industrialized east coast cities, Boston, New York, and Philadelphia. As more families began to own automobiles it became even more feasible to live in the country while remaining involved in city life. In addition to country clubs, the Social Register, and leisure pursuits like sailing,

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swimming and tennis, the country house played a central role in establishing the newly wealthy as cultural leaders in the United States.

Charles and Louise Parsons Ewing who were part of the social networks of Boston, New York, and Maine,⁸ purchased the property to establish their own family retreat close to her family's property, Riverhurst, in Kennebunk, ME. Shortly after the purchase, Charles began designing a seasonal cottage at the far end of the point.

Like other estates being constructed at this time, Charles Ewing followed a pattern. The country houses were generally built on rural properties of perhaps 50 to 500 acres, usually located in the most picturesque of places on the site. Typically, coastal estates in Maine have ocean frontage or at least ocean views and a terrace in which to take in the view and on most estates, the drive is long, often meandering through fields or native woods and ending in a loop in front of the house

The design of the house was too an impressive interpretation of the Maine coastal estate which not only combined contemporary trends but the personal taste of Charles Ewing. The main house is characterized by elements of an older style paired with elements of a more modern style, reflecting the idiosyncratic taste of the owner. At first glance from the exterior, the principal residence appears to be constructed in the dominant style for American residential architecture during the first half of the twentieth century: Colonial Revival Architecture with its centered gable, accentuated entry, and paired window openings with double-hung sash and multi-pane glazing. However, once inside, it becomes clear that the residence was more of a personal vision and clearly designed from the inside out utilizing a variety of styles. The influence of the Arts and Crafts movement, in which Ewing was a follower, is evident in the quality and craftsmanship of all of the finishes, including the use of natural-stained finishes and molded ceiling beams and strapping. Interior Colonial Revival features include the board-and-batten paneling, the paneled ceilings, the doorway and stairway pilasters, and the shelving niches. The influence of the Modern movement is also seen in the connection between the interior and exterior through the use of large picture windows with low sills in the living room and dining room, the direct flow of space from one room to the other, and the unique size and shape of each room.⁹

The original plans by Ewing, Ramberg & Bachman, Architects, New York indicate that the interior of the residence at Timber Point still retains much of its original floor plan. In describing the brilliance of the design of the Main House at Timber Point, architectural historian Richard Chafee wrote in a personal correspondence to Suzie (Ewing) Nacar, "Inside the house, Charles Ewing is playing a game with axiality. He was trained to think axially [at the Ecole des Beaux-Arts], but in his own house he avoids the heavy-handedness of an obvious dominant axis and instead his axes and cross axes lead us through the house."¹⁰

A wall on the second floor was removed by Charles Ewing in the 1940s to create a larger nursery for the grandchildren and a wall in the kitchen was removed between 1958 and 1959 by Robert

⁸ Social Register of New York, 1919 & 1920.

⁹ Richard Chafee, letter to Ms. Suzie Nacar, 7 October 2008.

¹⁰ Architectural Historian, Richard Chafee letter to Suzie (Ewing) Nacar, 7 October 2008.

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Ewing (son of Charles) to enlarge and open up the kitchen. It is evident walking through the interior that Ewing was very much aware of the site; large picture windows on the south wall in the living room and dining room provide wonderful views of the ocean beyond.

The estates also supported leisure pursuits popular with the wealthy, and thus there was the need for garages, garden buildings, swimming pools, boat houses, tennis courts and even golf courses on the largest of estates. Timber Point has all but the golf-course spread around the property. The bathing beach and boathouse are located on the shore of Little River, there is a swimming pool and changing room to the east of main house and a tennis court was constructed to the north of the main house, where there was also a greenhouse, potting shed, and garden wall.

The Timber Point Historic District is able to convey a sense of historical and architectural cohesiveness through both its buildings and its landscape. The contributing buildings retain their original form and ornament, and continue to portray their original use and design. The district retains integrity of design, location, workmanship, setting, feeling, association, and materials. The main house, garage, and laundry clearly represent the work of a master and the contributing structures help to illustrate the range of outbuildings that comprise an unusually good example of a period summer estate. The outbuildings and support structures at Timber Point such as the garages, chauffeur-residence, laundry building, boathouse, bathhouse and even a backyard pool are illustrative of the desire of the coastal summer visitors to live a rustic life with all of the comfort and convenience of their winter home. While many of the outbuildings and support structures in the district retain a high level of integrity and are representative examples of the prevailing type of building found on the coastal estates during the late nineteenth and early twentieth centuries, several of the associated outbuildings and structures are deteriorated or in ruins. However, taken together all of the buildings and structures represent a full picture of a summer estate.

Charles Ewing

Prominent architect Charles Ewing designed Timber Point for his own use and it depicts one of his typical designs as well as his personal tastes. Ewing was born December 22, 1872 in Washington, D.C. and died December 21, 1954. His parents were Charles Ewing (1840-1883), a prominent Washington D.C. patent lawyer, Catholic Commissioner of Indian Affairs, Captain and Brevet Colonel for the U.S. Army and Brigadier General for the U.S. Volunteers during the Civil War, and Virginia Larwell Miller Ewing (1846-1937), daughter of Ohio Congressman John K. Miller.

Ewing attended Georgetown University for two years. Turning to architecture, he was a special student at MIT for three years (1894-1897), and was in Paris for two more (1899-1901), preparing for and studying at the Ecole des Beaux-Arts at the atelier of Marcel Lambert. From 1901-1904 he was in the office of Carrère & Hastings in New York.

In 1904, he formed the partnership of Ewing & Chapell with George Shepard Chapell (1877-1946); the two had studied together in Paris. They had business acumen and design experience in equal measure. The partnership was immediately successful. The social connections of both

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principles led to numerous commissions for the elite families of New York and Connecticut including the house of Mrs. Rockwell Kent in Tarrytown, NY; the house of Richard E. Forrest in Cedarhurst,¹¹ Long Island; and the houses of Franklin Farrell Jr. and Mrs. Alfred Mitchell, both located in the Prospect Hill Historic District in New Haven, CT. Many of these residences are one-and one-half and two-story single family residences constructed in the Colonial Revival style or as Arts and Crafts influenced dwellings. Ewing and Chappell practiced together with Rockwell Kent as one of their draftsmen until 1917.

In 1906, Charles Ewing formed the Digressionist Society with fellow New York architects James Monroe Hewlett and Grosvenor Atterbury. The Digressionist Society consisted of a group of well-known architects and artists whose mission was to create something artistic outside of their usual purview, to be unveiled and evaluated at their annual convocation. The winner, chosen by three judges, was presented with a medallion engraved with the Digressionists' symbol, a flying fish above and an image of the Acropolis beneath curling waves.¹² Charles Ewing is reported to have received the "Flying Fish" award several times, although it is unknown at this time for what.¹³

On March 3, 1907, Charles Ewing was nominated by John M. Carrère, Thomas Hastings, and Owen Brainard, of Carrère & Hastings Architects for an Associate Membership in the American Institute of Architects (AIA). John M. Carrère's letter of support states that Charles Ewing "is an ideal candidate who has already been heard from and who has already made his mark, and whom I admire very greatly." Charles was elected to the AIA on May 24, 1907. Charles was a member of the AIA until his retirement in 1931 at which time the Executive Committee of the AIA placed him on the retired list of the Institute, relieving him from financial obligations as to dues of the Institute while still retaining the privileges of full membership.

In 1913, Ewing & Chappell designed the first buildings at Connecticut College including two residence halls, Plant and Blackstone, and an academic building, New London Hall.¹⁴ The mostly Tudor Revival buildings were sited based on the recommendation of the landscaping firm of Olmsted Brothers, along an axial layout preserving the long view toward New London and Long Island Sound.

In 1918, the firm of Ewing & Chappell was dissolved and Ewing formed a partnership with Jerome R. Allen. The firm of Ewing and Allen designed housing within the National Register Historic District Nitrate Village No. 1 at Muscle Shoals, Tennessee in 1918,¹⁵ the new north wing of the Architects' Building at 101 Park Avenue, New York in 1927, and many projects for the United States Navy including the cantonments at the Pelham Bay Naval Reserve Training

¹¹The Richard E. Forrest House in Cedarhurst is no longer extant. Additionally, the firm designed the S.B. Lord House in Cedarhurst which too is no longer extant.

¹²Angelesa Parkhurst Newman, *James Monroe Hewlett: Architect, Muralist, Designer*, *Social Register Observer*, Winter 2009, pp. 31-35.

¹³The award was given, presumably for his (Charles Ewing) water color landscapes - Charles Ewing email with Josephine Power, 11 May 2013

¹⁴The buildings at Connecticut College remain standing.

¹⁵Nitrate Village No. 1 Historic District was listed on the National Register in 1984.

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Station, and barracks and cantonments at Brooklyn Navy Yard and on Iona Island in New York, as well as the Picatinny Arsenal in New Jersey, to name a few.¹⁶

After the death of Jerome R. Allen in 1928, Ewing practiced architecture with Ola J. Ramberg and Bachman (first name unknown). Ewing, Ramberg & Bachman are credited with an office building at 115 East 61st Street, New York in 1929, the proposed two-story wood frame residence of Douglas R. Hartshorne in Rye, New York in 1930, whose accentuated front entry appears to have influenced the design of Timber Point in 1931. A design for an Elks Lodge in Ossining, New York was apparently never constructed.

Charles Ewing also designed summer homes, known as *Urchin* and *Nautilus*, on Parsons Beach that were occupied by his family in the years immediately preceding commencement of work on Timber Point. The exteriors of the *Urchin* and the *Nautilus* look much like Timber Point. Other local projects Ewing is reported to have worked on (at what level is currently unknown) are the St. Martha's Chapel, the portico of the Congregational Church in Kennebunkport, and the Kennebunkport Community Center.

On March 28, 1935, Charles Ewing received the medal for Excellence in Craftsmanship and Service from the Society of Arts & Crafts for his "talent and devoted work as architect, administrator, advisor and friend." His medal was one of only 63 medals awarded between 1913 and 1948.

Developmental history/additional historic context information

When the French and Indian Wars ended, and the Treaty of Paris was signed in 1759, the British promised Indian tribes rights to keep the lands they held at the close of the war. However, English encroachment on Indian lands relegated the Indians to the fringes paving the way for permanent European/English such as ensued in York County. Development in the area remained predominantly based on agricultural and fishing through the nineteenth century. Major development did not occur until the mid-nineteenth century when transportation corridors were constructed.

In 1842, the Portland, Saco and Portsmouth Railroad was formed to build a railroad from Portland to South Berwick, which provided marketing opportunities to local farmers. The existence of quick freight service promoted industrial development in the area. Lumber, cotton, textiles, boots and shoes, and harnesses were only a few of the items manufactured in the area at this time. In 1872, the development of the Boston and Maine Railroad system, which took over the Portland, Saco, and Portsmouth Railroad, ran a branch line into Kennebunk Village; another

¹⁶ Other Navy projects by Ewing and Allen included two hospitals at the Philadelphia Navy Yard, and workmen's camps in Toledo and Cincinnati. Nearly all of the structures at the Picatinny Arsenal were destroyed by a massive explosion in 1926 and both hospitals at the Philadelphia Navy Yard appear to have been demolished - John S. Wilson comments on draft National Register of Historic Places Registration Form for Timber Point to Geoffrey E. Melhuish, March 2013.

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line from the village to the beaches was constructed in 1883, facilitating the influx of vacationers to the coastal areas. They came to enjoy the beaches, rivers, and small town life. The early arrivals stayed first in small boarding houses then later in large frame hotels and by the late nineteenth century, cottages began to appear. In 1887, the Boston and Maine Railroad reported that the new beach railroad was one of their most profitable branches per mile.

During the latter decades of the nineteenth century and into the twentieth century, agriculture remained a strong element of life in the area as did fishing along the coast. Following World War II the Maine Turnpike opened (1947). This brought further change to the area by contributing to a shifting of its small industries from the downtown villages to outlying areas and Route 1. The eventual decline in the railroad and passenger service reflected a continuing trend toward automobile travel. The nature of tourism gradually changed with the arrival of the automobile. "Touring" and "day tripping" led to the disappearance of the many hotels that lined the coastal beaches. Tourist cabins followed and have now been replaced with motels and bed and breakfast inns.

Starting in the seventeenth century, Timber Point was owned by the Curtis family and used as a farm and later for the raising and training of oxen. The Curtises also had a small inn called The Boston House¹⁷ and built a tidal sawmill not far from the current bathhouse. Lucie C. Wicks and Charles W. Wicks (a New York state senator from Utica) bought Timber Point in the early twentieth century. When they chose to sell the property, it was thought suitable for a hotel, but with the onset of the Great Depression, no investors could be found.

The property "consisting of farmland, woodland and Beach, with the buildings thereon" as well as "another lot of land lying Southerly of and connected with the above described lot, at low tide, and known as *Timber Island*" was purchased in 1929 by Louise Parsons Ewing for "one dollar and other valuable considerations" from Charles W. and Lucie C. Wicks.

Once Timber Point was built, the life they led was oriented around their children, outdoor activities, their own work and interests as well as the reception of their many literary and artistic friends including artist, printmaker, and illustrator Rockwell Kent, and authors Kenneth Roberts, Booth Tarkington, and Margaret Deland.

Louise Parsons Ewing died May 27, 1951 in Biddeford, Maine and Charles died December 21, 1954 in Salem, Massachusetts. At this time, the property was left to their surviving sons, Charles Miller Ewing and Robert Malcolm Ewing. The Ewing family remained in residence seasonally at the property until 2011, living upon it lightly until circumstances made it necessary for them to sell the land. The Ewings approached the conservation community, and The Trust for Public Land joined several partners to forever protect Timber Point.

In 2012, The U.S. Fish and Wildlife Service acquired Timber Point after a coalition of organizations managed to raise more than \$5 million to purchase the land for the Rachel Carson

¹⁷In *Granite Point: A Personal Perspective*, noted historian, Roy Fairfield, writes about the "Boston House," a hotel located at the southwest corner of the Ewing Estate. No other information regarding a hotel/boarding house in the area has been located and the Ewing family has not found any evidence of its existence on the property.

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National Wildlife Refuge. The project received more than 600 individual donations and a grant of \$200,000 from the National Fish and Wildlife Foundation. The initial \$3 million that spurred these private donations came from the federal Land and Water Conservation Fund (LWCF), which is funded with revenues generated from off-shore oil and gas leases. Strong support came from U.S. Senators Olympia Snowe and Susan Collins and U.S. Representative Chellie Pingree.

The U.S. Fish and Wildlife Service will manage the property to protect habitat and The Rachel Carson National Wildlife Refuge will make the property available for bird watching and wildlife observation as well as walking a trail.

9. Major Bibliographical References

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York County Deeds Registry of Deeds. Alfred, Maine.

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 # _____

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___ 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: Ewing Family Records, Family Archives, Timber Point Road

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property 100.80 - 85.95 acre Timber Point and the 14.85 acre Timber Island

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: 386883 Northing: 4806922

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2. Zone: 19	Easting: 387613	Northing: 4806515
3. Zone: 19	Easting: 386882	Northing: 4805409
4. Zone: 19	Easting: 386418	Northing: 4805569

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

The boundary of Timber Point Historic District is shown as the shaded portion on the accompanying map entitled "STANDARD BOUNDARY SURVEY OF TIMBER POINT AND TIMBER ISLAND SHOWING TRUSTEES OF THE TIMBER POINT TRUST TRACT (8823) TO BE CONVEYED TO THE UNITED STATES FISH AND WILDLIFE SERVICE AND LANDS TO BE RETAINED BY THE TRUSTEES OF THE TIMBER POINT TRUST, ET AL., BIDDEFORD ASSESSORS MAP 5, LOTS 1 AND 2 CITY OF BIDDEFORD, YORK COUNTY, MAINE", dated December 16, 2011, recorded in the York County Registry of Deeds in Plan Book 353, page 9.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the residence, outbuildings and structures that have historically been part of Timber Point and that maintain historic integrity. The 13.16 acre parcel of the historic farmhouse at the northeast portion of Timber Point has been excluded because it does not retain integrity to the period of significance was not part of the estate constructed by Charles Ewing starting in 1931.

11. Form Prepared By

name/title: Geoffrey E. Melhuish/Architectural Historian
organization: tfl-architects
street & number: 28 Danforth Street, Suite 213
city or town: Portland state: ME zip code: 04101
e-mail: gmelhuish@tfl-architects.com
telephone: 207-761-9662
date: July 9, 2014

Additional Documentation

Submit the following items with the completed form:

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- **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

The information for items 1-4 is identical for each print.

- 1 Name: Timber Point Historic District
 - 2 County and State: York County, ME
 - 3 Photographer: Geoffrey E. Melhuish
 - 4 Date of photographs: 6/10/2012
-
- 1/44. ME_York County_Timber Point Historic District_0001.tif
View north along Timber Point Road
 - 2/44. ME_York County_Timber Point Historic District_0002.tif
View south along Timber Point Road; main house at left
 - 3/44. ME_York County_Timber Point Historic District_0003.tif
View southeast of main house looking at kitchen entry (Resource No. 1)
 - 4/44. ME_York County_Timber Point Historic District_0004.tif
View northeast of main house (Resource No. 1)
 - 5/44. ME_York County_Timber Point Historic District_0005.tif
Detail view of entry; view east (Resource No. 1)
 - 6/44. ME_York County_Timber Point Historic District_0006.tif
Detail view of shutters (Resource No. 1)
 - 7/44. ME_York County_Timber Point Historic District_0007.tif
Detail view of rear entry; view west (Resource No. 1)
 - 8/44. ME_York County_Timber Point Historic District_0008.tif
View northwest of entry hall (Resource No. 1)
 - 9/44. ME_York County_Timber Point Historic District_0009.tif
View southeast of living room (Resource No. 1)
 - 10/44. ME_York County_Timber Point Historic District_0010.tif
View northwest of living room (Resource No. 1)
 - 11/44. ME_York County_Timber Point Historic District_0011.tif
View northwest of son's room - first floor (Resource No.1)

Timber Point Historic District

York County, ME
County and State

Name of Property

- 12/44. ME_York County_Timber Point Historic District_0012.tif
View west of owner's bath - first floor (Resource No.1)
- 13/44. ME_York County_Timber Point Historic District_0013.tif
View northeast of billiard room (Resource No. 1)
- 14/44. ME_York County_Timber Point Historic District_0014.tif
View northeast of dining room (Resource No. 1)
- 15/44. ME_York County_Timber Point Historic District_0015.tif
View east of first floor bedroom to the west of kitchen (Resource No. 1)
- 16/44. ME_York County_Timber Point Historic District_0016.tif
View northeast of kitchen (Resource No. 1)
- 17/44. ME_York County_Timber Point Historic District_0017.tif
View north of kitchen (Resource No. 1)
- 18/44. ME_York County_Timber Point Historic District_0018.tif
View south of bedroom #4 on second floor (Resource No. 1)
- 19/44. ME_York County_Timber Point Historic District_0019.tif
View southeast of bedroom #5 on second floor (Resource No. 1)
- 20/44. ME_York County_Timber Point Historic District_0020.tif
View south of combined bedrooms #6 and # 8 on second floor (Resource No. 1)
- 21/44. ME_York County_Timber Point Historic District_0021.tif
View north looking at second floor railing and stairs from living room (Resource No.1)
- 22/44. ME_York County_Timber Point Historic District_0022.tif
View north looking at second floor railing and stairs from kitchen (Resource No. 1)
- 23/44. ME_York County_Timber Point Historic District_0023.tif
View north of attic space (Resource No. 1)
- 24/44. ME_York County_Timber Point Historic District_0024.tif
View north of garages and Pat's room (Resource No. 2)
- 25/44. ME_York County_Timber Point Historic District_0025.tif
View east of garage (Resource No. 2); laundry (Resource No. 3); and main house to the right (Resource No. 1)
- 26/44. ME_York County_Timber Point Historic District_0026.tif
View northeast of laundry (Resource No. 3)
- 27/44. ME_York County_Timber Point Historic District_0027.tif
View northwest of laundry (Resource No. 3); garage to rear (Resource No. 2)
- 28/44. ME_York County_Timber Point Historic District_0028.tif
View northwest of sea wall (Resource No. 4) and main house (Resource No. 1)
- 29/44. ME_York County_Timber Point Historic District_0029.tif
View southwest of sea wall (Resource No. 4) and main house (Resource No. 1)
- 30/44. ME_York County_Timber Point Historic District_0030.tif
View west of tennis court (Resource No. 5)
- 31/44. ME_York County_Timber Point Historic District_0031.tif
View north of potting shed and greenhouse foundation (Resource No. 6)
- 32/44. ME_York County_Timber Point Historic District_0032.tif
View east of potting shed and greenhouse foundation (Resource No. 6)
- 33/44. ME_York County_Timber Point Historic District_0033.tif
View east of paint shed (Resource No. 7); garage to right (Resource No. 2)
- 34/44. ME_York County_Timber Point Historic District_0034.tif
View northwest of paint shed (Resource No. 7)
- 35/44. ME_York County_Timber Point Historic District_0035.tif

Timber Point Historic District
Name of Property

York County, ME
County and State

- View southwest of bath house (Resource No. 8)
- 36/44. ME_York County_Timber Point Historic District_0036.tif
View northwest of bath house with boat house in background (Resources No. 9 and No. 8)
- 37/44. ME_York County_Timber Point Historic District_0037.tif
View northwest of boat house (Resource No. 9)
- 38/44. ME_York County_Timber Point Historic District_0038.tif
View east of pool (Resource No. 10)
- 39/44. ME_York County_Timber Point Historic District_0039.tif
View north of changing house (Resource No. 11)
- 40/44. ME_York County_Timber Point Historic District_0040.tif
View north of Shaker barn footings (Resource No. 13)
- 41/44. ME_York County_Timber Point Historic District_0041.tif
View east of truck garage (Resource No. 14)
- 42/44. ME_York County_Timber Point Historic District_0042.tif
View northwest of truck garage (Resource No. 14)
- 43/44. ME_York County_Timber Point Historic District_0043.tif
View southwest of fire hose shed (Resource No. 15)
- 44/44. ME_York County_Timber Point Historic District_0044.tif
View north of lifeboat (Resource No. 16)

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.

Timber Point Historic District Biddeford, York County, Maine

Partial USGS Biddeford Quadrangle

1. Zone: 19 Easting: 386883 Northing: 4806922
2. Zone: 19 Easting: 387613 Northing: 4806515
3. Zone: 19 Easting: 386882 Northing: 4805409
4. Zone: 19 Easting: 386418 Northing: 4805569

























































































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Timber Point

MULTIPLE NAME:

STATE & COUNTY: MAINE, York

DATE RECEIVED: 10/07/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: 9 27 DATE OF 45TH DAY: 11/22/16
DATE OF WEEKLY LIST: 15

REFERENCE NUMBER: 16000786

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/15/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*architecture
local level
period of significance 1931-1954
construction of main house (1931) through
years of ownership by architect, Charles Ewing (1954)*

RECOM./CRITERIA C

REVIEWER UnDelin

DISCIPLINE Hof

TELEPHONE _____

DATE 11/15/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
300 Westgate Center Drive
Hadley, MA 01035-9589



In Reply Refer To:
FWS/R5/NWRS/061135

MAR 17 2016

Memorandum

To: Chief, Division of Visitor Services and Communication

From: Acting Regional Chief, National Wildlife Refuge System, Region 5 [Signature]

Subject: Region 5 Endorsement of the Timber Point National Register Nomination

Region 5 is pleased to provide a copy of the Timber Point National Register Nomination to your office for review and submission to the National Register of Historic Places. The Timber Point Historic District is located on the Rachael Carson National Wildlife Refuge, Biddeford, Maine, and is an example of a Gentleman's Estate that dates to the second quarter of the 20th century.

In November, we sent correspondence to the pertinent local governments requesting they provide comments to your office on the proposed nomination. The 45-day waiting period has expired on those comments and, to our knowledge, none were provided. Included with this correspondence is the completed nomination package with State Agency Official Certification. We request that you forward the nomination to the Keeper of the National Register of Historic Places for consideration. Your assistance is greatly appreciated.

If you have any questions or need further information, please contact Amy Wood, Regional Historic Preservation Officer, at 413-253-8297 or amy_wood@fws.gov.



PAUL R. LEPAGE
GOVERNOR

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



EARLE G. SHETTLEWORTH, JR.
DIRECTOR

16 September 2015

Kevin Kilcullen
U.S. Fish & Wildlife Service Headquarters
MS: SA
5275 Leesburg Pike
Falls Church, VA 22041-3803

Re: Timber Point, Rachel Carson National Wildlife Refuge
FWS/R5/NWRS/061135

Dear Mr. Kilcullen:

As the State Historic Preservation Officer and the Director of the Maine Historic Preservation Commission, I am pleased to endorse the nomination of Timber Point in Biddeford, Maine for listing in the National Register of Historic Places. This historic district meets Criteria C, architecture, as a good example of a pre-World War II Gentleman's Estate as that property type developed along the coast of Maine. The owner, Charles Ewing, was a noted architect and he designed both the primary buildings on the estate as well as many of the secondary structures and outbuildings. As such, the historic property manifests a cohesiveness and singularity of vision that is becoming increasingly rare.

Thank you for providing the Commission an opportunity to comment on this nomination.

Sincerely,

Earle G. Shettleworth, Jr.
SHPO



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 Westgate Center Drive
Hadley, MA 01035-9589



In Reply Refer To:
FWS/R5/NWRS/061135

NOV 06 2015

York County Commissioners
York County
45 Kennebunk Road
Alfred, Maine 04002-0399

Dear Commissioners:

The U.S. Fish and Wildlife Service (Service) is pleased to provide a copy of the Timber Point National Register Nomination to your office for comment. The Timber Point Historic District is located on the Rachel Carson National Wildlife Refuge, Biddeford, Maine, and is an example of a Gentleman's Estate that dates to the second quarter of the 20th century. The National Register of Historic Places (NRHP) nomination process includes comments from local governments on the properties under consideration for listing. The property identified as Timber Point is the former Charles Ewing Estate located within the town of Biddeford. The Service recognizes the significance of this property and is seeking to nominate it to the NRHP.

Enclosed with this correspondence is a hard copy of the nomination and associated maps. Please forward comments on the nomination to Mr. Kevin Kilcullen, the Service's Federal Preservation Officer (FPO), within 45 days of receipt of this correspondence. All comments should be provided to the following:

Kevin Kilcullen
U.S. Fish and Wildlife Service
Federal Preservation Officer
MS: SA
5275 Leesburg Pike
Falls Church, VA 22041-3803

Electronic correspondence should be sent to kevin_kilcullen@fws.gov. After 45 days, the Service will take into consideration all comments received from local government entities and

York County Commissioners

2

decide upon a final course of action regarding the nomination. If comments are not provided within 45 days the Service will assume your office concurs with the nomination as written. Should the Service decide to move forward with the nomination, the package will be sent to the Keeper of the National Register for review.

Your time and assistance are appreciated in this effort and we look forward to any comments you may have regarding the nomination. If you have any questions or need further information, please contact Amy Wood, Regional Historic Preservation Officer, at 413-253-8297 or amy_wood@fws.gov.

Sincerely,

ACTING



Scott B. Kahan
Regional Chief
National Wildlife Refuge System

cc: Najah Duvall-Gabriel, Advisory Council on Historic Preservation
Christi Mitchell, Maine State Historic Preservation Officer
Ward Feurt, Refuge Manager, Rachel Carson National Wildlife Refuge



United States Department of the Interior

FISH AND WILDLIFE SERVICE

300 Westgate Center Drive
Hadley, MA 01035-9589



In Reply Refer To:
FWS/R5/NWRS/061135

NOV 06 2015

Mayor Alan Casavant
City of Biddeford
P.O. Box 586
Biddeford, Maine 04005-0586

Dear Mayor Casavant:

The U.S. Fish and Wildlife Service (Service) is pleased to provide a copy of the Timber Point National Register Nomination to your office for comment. The Timber Point Historic District is located on the Rachel Carson National Wildlife Refuge, Biddeford, Maine, and is an example of a Gentleman's Estate that dates to the second quarter of the 20th century. The National Register of Historic Places (NRHP) nomination process includes comments from local governments on the properties under consideration for listing. The property identified as Timber Point is the former Charles Ewing Estate located within the town of Biddeford. The Service recognizes the significance of this property and is seeking to nominate it to the NRHP.

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MS: SA
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Falls Church, VA 22041-3803

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Mayor Alan Casavant

2

decide upon a final course of action regarding the nomination. If comments are not provided within 45 days the Service will assume your office concurs with the nomination as written. Should the Service decide to move forward with the nomination, the package will be sent to the Keeper of the National Register for review.

Your time and assistance are appreciated in this effort and we look forward to any comments you may have regarding the nomination. If you have any questions or need further information, please contact Amy Wood, Regional Historic Preservation Officer, at 413-253-8297 or amy_wood@fws.gov.

Sincerely,

ACTING



Scott B. Kahan
Regional Chief
National Wildlife Refuge System

Cc: Najah Duvall-Gabriel, Advisory Council on Historic Preservation
Christi Mitchell, Maine State Historic Preservation Officer
Ward Feurt, Refuge Manager, Rachel Carson National Wildlife Refuge