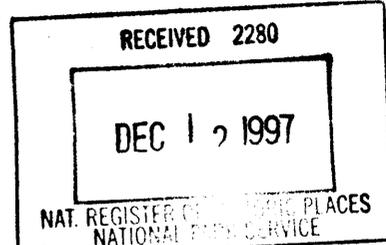


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1642

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Manley, Joseph and Susan, Summer Cottage

other names/site number _____

2. Location

street & number East Side of Club Road, .1 Mile South of Junction with Route 216 ~~N/A~~ not for publication

city or town Small Point ~~N/A~~ vicinity

state Maine code ME county Sagadahoc code 023 zip code 04562

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Edward Fitzgerald 12/4/97
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Edson H. Beall 1/7/98
Signature of the Keeper Date of Action

Manley, Joseph and Susan, Summer Cottage
Name of Property

Sagadahoc, Maine
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count.)
Contributing Noncontributing

_____ 1 _____ buildings
_____ sites
_____ structures
_____ objects
_____ 1 _____ 0 _____ Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Camp

Current Functions
(Enter categories from instructions)

Domestic/Camp

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne

Materials
(Enter categories from instructions)

foundation Stone

walls Wood/Weatherboard
Wood/Wood Shingle

roof Asphalt

other Wraparound First Story Porch

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

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National Park Service**

National Register of Historic Places

Continuation Sheet

MANLEY, JOSEPH AND SUSAN, SUMMER COTTAGE

SAGADAHOC, MAINE

Section number 7 Page 2

The Joseph and Susan Manley Summer Cottage is a large two-and-a-half-story, Queen Anne style frame building that is sheathed in clapboards and wood shingles. Its T-shaped form is composed of two hip roofed blocks, the leg or front section of which has an expansive wraparound porch. The cottage, which stands on a fieldstone and brick foundation, is located within a small enclave of summer residences constructed in the late nineteenth and early twentieth centuries on the Small Point peninsula in the town of Phippsburg.

Facing southeast (for the ease of discussion the facade is called the east elevation), the symmetrically composed front elevation features the wraparound porch on the first story and a gabled second story porch that is confined to the center bay. The lower porch, whose posts are shingled and whose balustrade wall is sheathed in scalloped shingles, shelters a group of two-over-two double-hung sash windows in the projecting three-sided foot of the T. Its south extension, which meets the projecting wall of the rear block and was originally open, has been enclosed (about five years ago) with a combination of two-over-two windows and a French door. The porch terminates on the northeast corner at a set of stairs which leads to ground level. The second story contains a central door located under the gabled porch, as well as flanking double-hung windows the upper sash of which have four small rectangular lights along the top and two larger lights below.

The fenestration pattern on the south and north side elevations differ slightly. On the south side there are four two-over-twos in the one-story shed addition that spans the first story of the rear block, and four windows (one of which is smaller) in the second story that match those on the facade. A single window is also located in the recessed sidewall of the front block of the T. In addition, there is a hip roofed dormer with a single two-over-two in the front block and a shed dormer in the rear block with a pair of similar windows. A brick chimney rises through the north roof slope of the front block, and a short finial remains on the rear block. On the north side elevation, there are three widely spaced two-over-twos on the first story, as well as a small fixed six-pane sash that corresponds to the inter-story landing of the stairs. Three windows that match those used elsewhere on the second story are located on axis with those on the first story of the rear elevation behind a modern deck. It has a door and three windows. The upper story of the main block is punctuated by three asymmetrically spaced two-over-two windows, and a shed dormer occupies much of the roof plane.

Inside, the house features a large first floor parlor in the leg of the T. A brick fireplace dominates the west wall of the parlor, and the broad stair hall is located on the north side. Tongue and groove wainscot carries around the room and up the inside wall of the stairs. To the southwest of the parlor is the dining room, and to the northwest is a small bedroom. This room is connected to another bedroom and a transverse hall, at the south end of which is a back stair. The kitchen is located on the west side of the hall. There are five bedrooms on the second story and three in the attic level.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Politics/Government

Period of Significance

1887-1905

Significant Dates

1887-88

Significant Person

(Complete if Criterion B is marked above)

Manley, Joseph H.

Cultural Affiliation

N/A

Architect/Builder

Coombs, George M., Architect

Primary location of additional data:

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

Name of repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

MANLEY, JOSEPH AND SUSAN, SUMMER COTTAGE

SAGADAHOC, MAINE

Section number 8 Page 2

Constructed in 1887-88 from plans drawn by the Lewiston architect George M. Coombs, the Joseph and Susan Manley Summer Cottage is a large Queen Anne style frame building. It is one of a number of cottages that form a small summer colony at Small Point in the town of Phippsburg. It is eligible for nomination to the National Register under criterion B for its association with Joseph H. Manley, and criterion C for its local architectural significance.

Joseph Homan Manley (1842-1905) was born in Bangor, the son of James Sullivan and Caroline G. (Sewall) Manley. Within a few years of his birth, Manley's family moved to Augusta where he resided for most of his professional and business career. In 1866 he married Susan Cony (1839-1895), the daughter of Governor Samuel Cony. The Cony homestead (N.R. 4/11/85), which was originally built from designs by Alexander Jackson Davis, became the residence of Joseph and Susan (Cony) Manley sometime after their marriage. Joseph H. Manley had a significant career as a politician, civil servant, and businessman. The following biographical sketch of Manley appeared in *Men of Progress: Biographical Sketches and Portraits of Leaders in Business and Professional Life in and of the State of Maine* (1897):

...On the maternal side he is in direct descent from Samuel Sewall of Massachusetts, of old Puritan stock. His great-grandfather Henry Sewall was a Captain in the Revolutionary army. His education during early boyhood was received in the public schools of Augusta, and from the age of eleven until he was fifteen he attended the "Little Blue" Abbott School for boys in Farmington, Maine, where he fitted for college. Ill health, however, which had somewhat limited his earlier opportunities, compelled the abandonment of his plans for a collegiate education. After recovering his health, he entered upon the study of law in the office of Sweetsir & Gardiner of Boston, and in September, 1863, at the age of nineteen, graduated from the Albany Law School with the degree of Bachelor of Laws, and was admitted to the Bar of New York State. Returning the same year to Augusta, he formed a law partnership with H. W. True, which continued for some years. In 1865 he was admitted to practice in the United States Circuit and District courts, and also was appointed a Commissioner of the United State District Court of Maine. From 1869 to 1876 he was in the employ of the Government as a Special Agent of the Internal Revenue Department. Subsequently he was for a time in Washington as Agent of the Pennsylvania Railroad Company. In 1878 he purchased of Joseph H. Homan a half interest in the *Maine Farmer*, published in Augusta, which he still holds, and for several years he continued in control of the editorial columns of that journal. In May, 1881, he was appointed Postmaster of Augusta, by President Garfield. During his first term in this office he instituted many improvements in the postal service, and was untiring in his efforts to secure the erection of the fine Post Office Building which now adorns the city. In 1889 he was re-appointed Postmaster by President

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Continuation Sheet

MANLEY, JOSEPH AND SUSAN, SUMMER COTTAGESAGADAHOC, MAINESection number 8 Page 3

Harrison, and held the office until his resignation in August, 1892, to assume, at Mr. Harrison's request, responsible duties as a member of the Republican National Committee during the campaign of that year. Mr. Manley has for many years been actively interested in business in Augusta, and largely identified with the city's progress. He is a Director in the First National Bank and President of the Augusta Savings Bank, Treasurer of the Augusta Water Company and of the Augusta Electric Light and Power Company, a Director in the Edwards Manufacturing Company of that city. He is also a Director in the Maine Central Railroad, Knox & Lincoln Railroad, Mount Desert & Machias Steamboat Company. Many large enterprises in Maine and outside have been planned and carried out mainly by his aid and influence. In 1887-88 and 1889-90 he represented Augusta in the State Legislature. As a factor in the political affairs of the state and nation Mr. Manley is more widely known than any other private citizen of Maine. The Republican party has no more thorough-going adherent and earnest worker among its leaders in the country, and as a political strategist he has no superior. For many years a very warm friend and intimate associate of James G. Blaine, he learned from his affiliations with that great leader much that is of the higher order in the art of politics. He has been for a dozen years Chairman of the State Republican Committee of Maine, and was a Delegate to the Republican National Conventions of 1880, 1884, 1888 and 1892. In May, 1893 he was elected Secretary of the National Republican Committee, and in January, 1894, was made Chairman of the Executive Committee of the national organization; and was in June, 1896, appointed a member of the Executive Committee of the National Republican Committee, which position he at present holds.

The Manleys' summer cottage was built several years after their political connections had resulted in Joseph Manley's appointment as Postmaster of Augusta, and at the same time that he was elected to his first term in the Maine Legislature. The choice of Small Point as their place of summer retreat was undoubtedly influenced by the fact that it was being promoted and in part developed by Joseph Bodwell of nearby Hallowell, who was at the time the Governor of Maine and the owner of several granite quarries in the state. In fact, as reported in the October 7, 1887, edition of the *Industrial Journal* (Bangor), the Manleys were preparing to build a \$5,000 cottage "...on a lot adjoining the cottage of Governor Bodwell." It is presumed that construction of the Manley cottage was completed in time for the 1888 summer season. This building is among the earliest and largest of the summer residences at Small Point. It is still owned by a descendant of Joseph and Susan Manley.

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MANLEY, JOSEPH AND SUSAN, SUMMER COTTAGE

SAGADAHOC, MAINE

Section number 8 Page 4

George M. Coombs (1852-1909) was among the most prolific architect in Maine during the late nineteenth and early twentieth centuries. His commissions cover a wide range of building types including residential, religious, commercial, and institutional properties. Coombs' architectural practice began in 1873 when he formed a brief partnership with Charles H. Kimball, whereafter he was a partner in the firm of Stevens & Coombs. In 1880 he founded his own firm, which he sustained until 1896 when he took on the partners Eugene J. Gibbs and Harry C. Wilkinson. Coombs had an extensive business in Central and Western Maine, and in 1887 - the year in which he designed the Manley cottage - surviving records indicate that he was involved in drawing the plans for at least twenty-five other projects including a Hotel at Small Point (which was not built).

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Continuation Sheet

MANLEY, JOSEPH AND SUSAN, SUMMER COTTAGE

SAGADAHOC, MAINE

Section number 9 Page 2

Herndon, Richard, comp. *Men of Progress: Biographical Sketches and Portraits of Leaders in Business and Professional Life in and of the State of Maine*. Boston: New England Magazine, 1897.

National Register of Historic Places Inventory - Nomination Form for the Governor Samuel Cony House, Augusta, Kennebec County, Maine. Maine Historic Preservation Commission, Augusta, 1985.

Reed, Roger G. "Preliminary Check List of Projects and Drawings, George M. Coombs Firms, Lewiston, Maine." Maine Historic Preservation Commission, 1993, Revised 1994.

Manley, Joseph and Susan, Summer Cottage
Name of Property

Sagadahoc, Maine
County and State

10. Geographical Data

Acreage of Property Approximately 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9	4	3	2	5	6	0	4	8	4	1	2	7	0
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Zone Easting Northing

3

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Zone Easting Northing

2

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4

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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kirk F. Mohny, Architectural Historian

organization Maine Historic Preservation Commission date October, 1997

street & number 55 Capitol Street, 65 State House Station telephone _____

city or town Augusta, state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

MANLEY, JOSEPH AND SUSAN, SUMMER COTTAGE

SAGADAHOC, MAINE

Section number 10 Page 2

Verbal Boundary Description

The nominated property occupies the Town of Phippsburg Tax Map 21, Lot 16.

Boundary Justification

The boundary embraces the entire lot that is historically associated with the Joseph and Susan Manley Summer Cottage.