



Maine Historic Preservation Commission
Historic Building Survey

Southwest Harbor 1997-2000

Written by Deborah Thompson
assisted by Mary Jones

Corrected, Scanned and Compiled
by
Meredith Hutchins
and
Charlotte R. Morrill
for
The Southwest Harbor Public Library
2013

Note: Digital technology and researching techniques have advanced, as they will continue to do, since this assessment was written. Thirteen years later researchers at the library, some of whom have grown up on the island, or studied it for many years, have necessarily been able to correct errors that would not have been apparent to its authors. Present day historians can only hope that those who come after them will continue to update these files as resources expand or more information becomes available. In the meantime please note that the Southwest Harbor Architectural Survey Index and the Southwest Harbor Public Library Collection of Photographs Database contain the most recent, up to date research. The Structure Survey Forms and the National Register of Historic Places Continuation Sheets, while valuable, must be considered with this in mind.

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405- **0028**

INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form

1. PROPERTY NAME (HISTORIC): The Larches Samuel Cooper Cottage
 2. PROPERTY NAME (OTHER): "Cooper Family", Mrs. Marion Cooper Rogers Cottage
 3. STREET ADDRESS: 24 Dirigo Road
 4. TOWN: Southwest Harbor 5. COUNTY: Hancock
 6. DATE RECORDED: 9198 7. SURVEYOR: Deborah Thompson
 8. OWNER NAME: Frederic C. + Kathryn H. Towers ADDRESS: 8033 Herb Farm Dr. Bethesda MD 20817

9. PRIMARY USE (PRESENT):
- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> SINGLE FAMILY | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> COMMERCIAL/TRADE | <input type="checkbox"/> FUNERARY |
| <input type="checkbox"/> MULTI-FAMILY | <input type="checkbox"/> GOVERNMENTAL | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> HEALTH CARE |
| <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> RELIGIOUS | <input type="checkbox"/> HOTEL | <input type="checkbox"/> LANDSCAPE |
| <input type="checkbox"/> TRANSPORTATION | <input type="checkbox"/> DEFENSE | <input checked="" type="checkbox"/> SUMMER COTTAGE/CAMP | <input type="checkbox"/> SOCIAL |
| <input type="checkbox"/> RECREATION/CULTURE | <input type="checkbox"/> UNKNOWN | | |
| <input type="checkbox"/> OTHER _____ | | | |

10. CONDITION: GOOD FAIR POOR DESTROYED, DATE / /

ARCHITECTURAL DATA

11. PRIMARY STYLISTIC CATEGORY:
- | | | | |
|---|---|---|--|
| <input type="checkbox"/> COLONIAL | <input type="checkbox"/> STICK STYLE | <input type="checkbox"/> NEO-CLASSICAL REV. | <input type="checkbox"/> FOUR SQUARE |
| <input type="checkbox"/> FEDERAL | <input type="checkbox"/> QUEEN ANNE | <input type="checkbox"/> RENAISSANCE REV. | <input type="checkbox"/> ART DECO |
| <input type="checkbox"/> GREEK REVIVAL | <input checked="" type="checkbox"/> SHINGLE STYLE | <input type="checkbox"/> 19TH/20TH C. REVIVAL | <input type="checkbox"/> INTERNATIONAL |
| <input type="checkbox"/> GOTHIC REVIVAL | <input type="checkbox"/> R. ROMANESQUE | <input type="checkbox"/> ARTS & CRAFTS | <input type="checkbox"/> RANCH |
| <input type="checkbox"/> ITALIANATE | <input type="checkbox"/> ROMANESQUE | <input type="checkbox"/> BUNGALOW | <input type="checkbox"/> VERNACULAR |
| <input type="checkbox"/> SECOND EMPIRE | <input type="checkbox"/> HIGH VIC. GOTHIC | <input type="checkbox"/> OTHER _____ | |

12. OTHER STYLISTIC CATEGORY:
- | | | | |
|---|--|---|--|
| <input type="checkbox"/> COLONIAL | <input type="checkbox"/> STICK STYLE | <input type="checkbox"/> NEO-CLASSICAL REV. | <input type="checkbox"/> FOUR SQUARE |
| <input type="checkbox"/> FEDERAL | <input checked="" type="checkbox"/> QUEEN ANNE | <input type="checkbox"/> RENAISSANCE REV. | <input type="checkbox"/> ART DECO |
| <input type="checkbox"/> GREEK REVIVAL | <input type="checkbox"/> SHINGLE STYLE | <input type="checkbox"/> 19TH/20TH C. REVIVAL | <input type="checkbox"/> INTERNATIONAL |
| <input type="checkbox"/> GOTHIC REVIVAL | <input type="checkbox"/> R. ROMANESQUE | <input type="checkbox"/> ARTS & CRAFTS | <input type="checkbox"/> RANCH |
| <input type="checkbox"/> ITALIANATE | <input type="checkbox"/> ROMANESQUE | <input type="checkbox"/> BUNGALOW | <input type="checkbox"/> VERNACULAR |
| <input type="checkbox"/> SECOND EMPIRE | <input type="checkbox"/> HIGH VIC. GOTHIC | <input type="checkbox"/> OTHER _____ | |

13. HEIGHT: 1 STORY 1 1/2 STORY 2 STORY 2 1/2 STORY 3 STORY 4 STORY
 5 STORY OVER 5 ()

14. PRIMARY FACADE WIDTH (MAIN BLOCK; USE GROUND FLOOR):
 1 BAY 2 BAY 3 BAY 4 BAY 5 BAY MORE THAN 5 ()

15. APPENDAGES: SIDE ELL REAR ELL FRONT ADDED STORIES SHED porte-cochère
 DORMERS PORCH TOWER CUPOLA BAY WINDOW

PHOTOGRAPH:



16. PORCH: ATTACHED FULL WIDTH ENGAGED WRAPAROUND ONE STORY SLEEPING PORCH MORE THAN ONE STORY SECONDARY PORCH
17. PLAN: HALL AND PARLOR BACK HALL 1/2 CAPE IRREGULAR CENTRAL HALL OTHER SIDE HALL
18. PRIMARY STRUCTURAL SYSTEM: TIMBER FRAME BRACED FRAME BRICK STONE BALLOON FRAME CONCRETE STEEL LOG PLANK WALL PLATFORM FRAME FRAME CONSTRUCTION - TYPE UNKNOWN OTHER
19. CHIMNEY PLACEMENT: INTERIOR INTERIOR FRONT/REAR CENTER INTERIOR END EXTERIOR
20. ROOF CONFIGURATION: GABLE SIDE GABLE FRONT HIP MANSARD FLAT GAMBREL PARAPET GABLE SHED CROSS GABLE COMPOUND OTHER
21. ROOF MATERIAL: WOOD METAL TILE SLATE ASPHALT ASBESTOS
22. EXTERIOR WALL MATERIALS: CLAPBOARD BRICK FLUSH SHEATHING WOOD SHINGLE STONE LOG PRESSED METAL CONCRETE STUCCO ASPHALT GRANITE ASBESTOS TERRA COTTA BOARD AND BATTEN ALUMINUM/VINYL OTHER
23. FOUNDATION MATERIAL: FIELDSTONE BRICK WOOD CONCRETE GRANITE ORNAMENTAL CONC. BLOCK OTHER
24. OUTBUILDINGS/FEATURES: CARRIAGE HOUSE FENCE OR WALL CEMETERY BARN (CONNECTED) BARN (DETACHED) FORMAL GARDEN LANDSCAPE/PLANT MAT. ARCHAEOLOGICAL SITE GARAGE OTHER

HISTORICAL DATA

25. DOCUMENTED DATE OF CONSTRUCTION: ~~1896~~ ¹⁸⁹⁵; 1937-8 26. ESTIMATED DATE OF CONSTRUCTION: 1894 per assessments
27. DATE MAJOR ADDITIONS/ALTERATIONS: Thornton says Mrs. Mariani Rogers, member of Cooper family, repaired 1937-38, after it had fallen into disrepair.
28. ARCHITECT: Cole says James W. Draper but I cannot confirm. 29. CONTRACTOR: or in common
30. ORIGINAL OWNER: Samuel C. Cooper (late owned jointly with Joseph W. Cooper)
31. SUBSEQUENT SIGNIFICANT OWNER: Mrs. Mariani Cooper Rogers 1937-56; Ches. & Florence III 1967-80; present owners 1988- DATES: _____
32. CULTURAL/ETHNIC AFFILIATION: ENGLISH FRENCH ACADIAN NATIVE AMERICAN SCOTTISH FRENCH CANADIAN EAST EUROPEAN IRISH OTHER
33. HISTORIC CONTEXT(S): COMMERCE INDUSTRY TRANSPORTATION AGRICULTURE MILITARY RELIGION CIVIC AFFAIRS RECREATION HABITATION EDUCATION ART, LIT, SCIENCE SOCIAL
34. COMMENTS/SOURCES: Cole, Report citing Ellsworth American Feb. 14, 1895. Thornton, Traditions, 169. NRP. Also, IT 3.1 and 6.28. 1895 HRD 284/49; Seth H. Clark to Samuel G. Cooper of Camden, N.J. (1500) land at Clark's Point, Nov. 24, 1894. By Deed of conveyance to Mrs. Rogers under will of Samuel & Joseph Cooper, it was owned by the two men (657/112; 793/548), thus Thornton called it the "Cooper Family" Cottage. Also 909/207; 4030/255; 1374/371. Ben Harbor Record 1-13-1938 describes the remodeling by Mrs. Rogers, who employed R.P. Brotemarkie.
35. HISTORICAL DRAWINGS EXIST: YES NO LOCATION: _____

ENVIRONMENTAL DATA

36. SITE INTEGRITY: ORIGINAL MOVED DATE MOVED _____
37. SETTING: RURAL/UNDISTURBED RURAL/BUILT UP SMALL TOWN URBAN SUBURBAN
38. QUADRANGLE MAP USED: _____ QUADRANGLE #: _____
39. UTM NORTHING: _____ 40. UTM EASTING: _____
41. FACADE DIRECTION (CIRCLE ONE): N S E W NE NW SE SW

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DATE ENTERED IN INVENTORY: _____ PHOTO FILE #: _____

NR STATUS: L HD E NE ND REVIEWER _____

DATA SOURCE: HPF CLG R&C STAFF STATE SURVEY OTHER _____ LEVEL OF SURVEY: R I

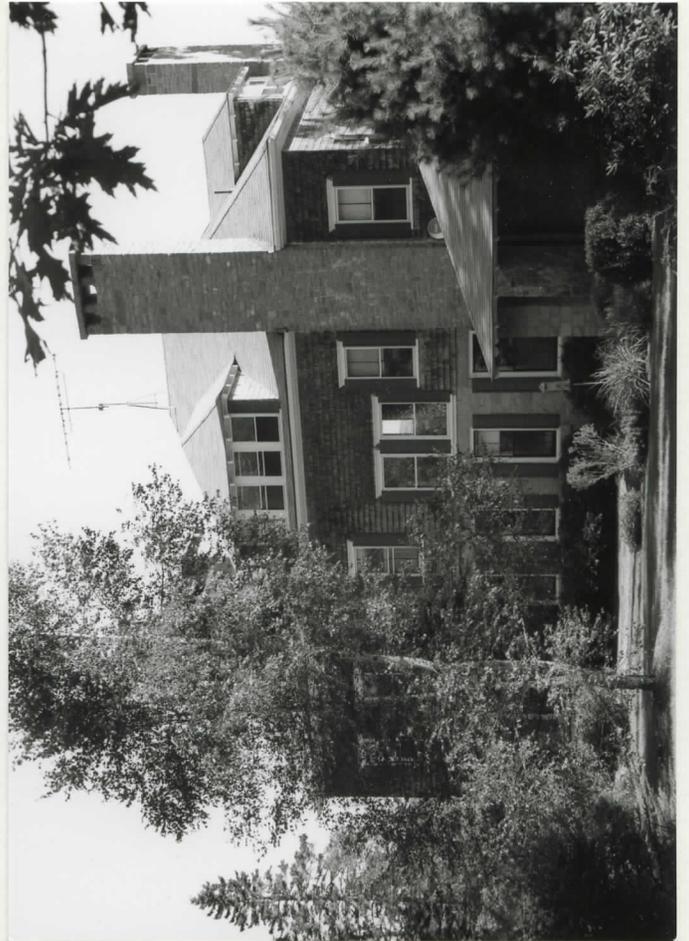
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INVENTORY NO.

MAINE HISTORIC PRESERVATION COMMISSION
Historic Building/Structure Survey Form
Continuation Sheet

PROPERTY NAME: The Larches Sam'l Cooper Cottage
TOWN: Southwest Harbor COUNTY: Hancock
SURVEYOR: Deborah Thompson DATE: 9/98
DATA FIELD # (From Survey Form): Taxmap 4 lot 74



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PROPERTY NAME: The Larches Sank Cooper Cottage
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The Larches, Samuel Cooper-Marion Rogers Cottage, Hancock County, Maine

Section 7 Page 1

Narrative Description

A striking three-story hipped-roof shingled cottage with four massive exterior fieldstone chimnies set in from each corner, this truly enormous summer residence (each floor contains 2188 square feet), sits on a high point in a beautiful shorefront location, with its ramp, pier and float on the shore below it slightly to the north east. It looks towards the Narrows at the end of Somes Sound and Northeast Harbor. The house has a hexagonal half-tower at its southeast façade corner, dormers on each plane of the roof, and a dramatic attached wraparound porch with fieldstone posts and stone steps leading to the lawn from in front of the main door. This porch continues to the rear as a porte-cochere supported on the same granite fieldstone posts (west side elevation); it is hipped at the ends. The space between the porch deck, posts and the ground is now filled with granite fieldstone walls. The porch and dormers carry exposed bracket-shaped rafter ends. A small engaged porch at the rear southwest corner, also resting on a granite fieldstone post, provides access to the kitchen area.

With the exception of the picture window inserted in place of one two-over-two window on the second story façade (the present owner's study),¹ all exterior details are original and well maintained.. The interior has seen few changes since the total remodeling of the house in 1937-38 (see Section 8), apart from the recently modernized kitchen. The house has two-over-two sash with exterior shutters, now painted a sophisticated pink, throughout. The main entrance to the porch contains a handsome Dutch door. This door leads to a large center hall with a handsome window seat and another on the stair landing. The hall newels are paneled, oversized, square Colonial Revival ones, with posts and newels of normal dimensions upstairs.

On either side of the hall are sitting rooms with chimneypieces, both separated from the hall by tudor arches filled with french doors. The dining room, also with a chimneypiece, is at the rear of the main living room (on the left, or west elevation) and has its original pocket doors. Floors are hardwood with inlaid dark borders, and trim is of the highest quality, molded, with corner blocks. The kitchen is to the right rear of the stair; it takes the place of four smaller rooms. The original china room is intact; it lies behind the stair and connects to the kitchen. Much of the furniture was placed in the house by Mrs. Marion C. Rogers, who oversaw the 1938 remodeling. The Rogers furniture includes the dining room furniture and wicker pieces in the main living room.

¹I am grateful to Mr. and Mrs. Frederic Towers for welcoming me and Mary Jones to their wonderful house, and sharing their love for it and much information about it with us.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET, SEC.7,
The Larches, Samuel Cooper-Marion Rogers Cottage, Hancock County, Maine

On the second floor are five bedrooms, three with fireplaces. One of these is small and was originally a nursery; it has been used as a study in recent years. An arched entrance leads to the stair to the third floor. Here are softwood painted floors and three additional bedrooms.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

The Larches, Samuel Cooper-Marion Rogers Cottage, Hancock County, Maine

Section 8 Page 1

Statement of Significance

The *Ellsworth American* reported on the construction of this cottage in May, 1895. Other reports appeared in the *Bar Harbor Record* in 1895 (which supplied the name of the architect, James W. Draper) and in the *Industrial Journal* in the same year. The final published mention of the cottage dates from the *Bar Harbor Record* in 1938, which reports on the remodeling by Mrs. Marion C. Rogers, who used R.P. Brotemarkle, a respected Southwest Harbor builder as her architect-builder. James W. Draper is the same architect named as the designer of the original Robert Kaighn (Pine Lodge) Cottage, (30 Kinfolk Lane, Map 5 lot 57), also included in this Multiple Property Submission.

This cottage suffered the same fate as Robert Kaighn's cottage, being totally remodeled in another style. The reason may be different, since the former cottage was probably not totally disused. But the Samuel Cooper Cottage went through a period of abandonment, and lay open to the elements, information provided through the courtesy of its late owner, Kathryn Towers. She learned much about its history from Mrs. Rogers's daughter, Mrs. Mildred C. Rivinius. It was viewed as a haunted house locally, and children who were bold enough would play in it. The reason for this situation had to do with a major family fight over the Cooper Estate, which was only settled when title was vested in Mrs. Marion C[oooper] Rogers in 1937.

This cottage originally had four stories, the fourth being used for servants. Period photographs in the house (copies herewith submitted) show it was similar in aspect to the first appearance of Kaighn's cottage, Pine Lodge. It was a Queen Anne structure, with a gabled wing intersecting a hipped block, dormers, and a tall tower with a conical roof. For some time after it was built, as the photograph attests, the space under the porch was left open, not even latticed, and there was no stair down from the porch to the lawn. The same massive chimnies buttressed the house. There is still a door from the very well built basement to the space between the basement and the exterior stone wall below the porch, which provided access before this space was latticed off

Mrs. Rogers had the fourth story taken off, which is why the chimnies seem so tall relative to the present house. The tower too was lowered in height. At this time too, the porch walls were completed in stone below the parapets, and the concrete basement was constructed. The plan Mrs. Rogers chose to replace the Queen Anne is externally not dissimilar to a basic "Four-Square" Colonial Revival house, but the scale is of course quite exceptional. By the 1920s and 1930s, the Queen Anne was looked down on by cultivated people in this country

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET, SEC.8,
The Larches, Samuel Cooper-Marion Rogers Cottage, Hancock County, Maine

and England, and the conversion of this cottage and Pine Lodge, in different ways, to the Colonial Revival, is itself a document in the history of style and of social history. Unlike Pine Lodge, however, the plan of The Larches, with its great wraparound porch, partakes of the exterior, opening up the house to its site in a manner found in Shingle Style houses. It is much less hermetic and self-contained than the other house, and retains a kind of openness and welcoming quality that provably derives from the original plan. The overall shingle cladding, contrasted with stone vertical elements and the stone base of the porch also borrows from the Shingle Style vocabulary.

Almost all the finishes in the house appear to date from 1938, probably because of Mrs. Rogers's taste rather than because the house had lain derelict. Some of the Rogers furnishings are also in the house. The restrained neo-Federal woodwork and chimneypieces, the elegantly detailed stairhall, the various door fixtures on the first floor, the Dutch door and built-in benches, the window shutters, are wonderful survivors of an almost totally intact pre-World War II residence of the highest quality.

There can be no question as to the eligibility of The Larches for listing on the National Register in the Multiple Property Submission, "Significant Architectural Resources in the Town of Southwest Harbor, Maine," under the criteria given in F., Associated Property Types, for Shingle Style, Queen Anne and Colonial Revival (the interior) houses.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

The Larches, Samuel Cooper-Marion Rogers Cottage, Hancock County, Maine

Section 9

Major Bibliographical References

Bar Harbor Record 6.15. 1895. 11. 8.1895. 1.13.1 938.

Ellsworth American. 5. 16.1895.

Ellsworth, Maine. Registry of Deeds. Book 284 Page 492. Seth H Clark to Samuel C. Cooper of Camden, N.J. (\$ 1500.) for land only; 11.18.1894. Also Book 657. Page 112; 793 Page 548; 900 Page 207; 1020 Page 255; 1374 Page 371 (1980, to present owner).

Industrial Journal. 3.1 , 1895. 6.28.1895.

Thornton, Mrs. Seth S. [Nell Carroll Thornton) *Traditions and Records of Southwest Harbor and Somesville, Mount Desert Island, Maine*. Bar Harbor: Acadia Publishing, 1988. Reprint edition by Southwest Harbor Public Library of original, 1938, edition. Page 169.

Verbal Boundary Description

The Larches is located on the shore portion of Town Map 4 lot 74 on a bank overlooking the oceanfront.

Boundary Justification

The boundary of this lot includes the property conveyed by Seth Clark to Samuel Cooper in 1894, on which the original cottage was built. It is now called Town Map 410t 74.