NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Poland Spring Historic District

other names/site number

2. Location

street & number 543 Maine Street | N/A not for publication

city or town Poland | N/A vicinity

state Maine code ME county Androscoggin code 001 zip code 04274

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ 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 _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national _X_ statewide __local

Signature of certifying official/Title SHPO Date 6/25/13

MAINE HISTORIC PRESERVATION COMMISSION
State or Federal agency/bureau or Tribal Government

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 Date of Action 8.13.13

POLAND SPRING HISTORIC DISTRICT — Name of Property

ANDROSCOGGIN COUNTY, MAINE — County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
18	3	buildings
4	3	sites
2	2	structures
1		objects
25	9	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

5

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/Hotel
RECREATION AND CULTURE/ Outdoor Recreation
RECREATION AND CULTURE / Museum
INDUSTRY/PROCESSING/EXTRACTION/ Extraction facility
HEALTH CARE/Resort
RELIGION/Religious facility
DOMESTIC/ Institutional Housing

Current Functions
(Enter categories from instructions.)

DOMESTIC/Hotel
RECREATION AND CULTURE/Outdoor Recreation
RECREATION AND CULTURE/Museum
RELIGION/Religious facility

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN / Queen Anne
LATE 19TH and 20TH C. REVIVALS / Colonial Revival
LATE VICTORIAN/ Romanesque
MID 19TH CENTURY / Gothic Revival
MID 19TH CENTURY / Greek Revival
LATE 19TH and 20TH C. REVIVALS/ Classical Revival

Materials
(Enter categories from instructions.)

foundation: BRICK
STONE / Granite
CONCRETE
OTHER / Fieldstone
walls: WOOD / Weatherboard
SYNTHETICS / Vinyl

BRICK
WOOD/shingle
STONE / Granite
roof: ASHPHALT
other: METAL / Sheet metal parapet

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Poland Spring Historic District is a nineteenth- and twentieth-century commercial resort and spring water extraction facility located on approximately 236 discontiguous acres in the Androscoggin County town of Poland, Maine. The district includes cottages and inns, an exhibition hall, chapel, recreational buildings and sites, a designed landscape and two cemeteries, support structures, and a water bottling plant and springhouse.[1] Of the thirty-nine resources within the district, thirty contribute to the areas and period of significance. Twenty-five of these resources are new; five have already been listed in the National Register. Most of the district, both in terms of acreage and number of resources, is located on Ricker Hill (elevation 800') overlooking Lower Range Pond to the north. All but one of the buildings are on the east side of Route 26, as is the golf course which dominates the center of the hillside site. With few exceptions, the contributing resources are generally located on two interior roads; Ricker Road, a U-shaped road that begins and ends on Route 26/ Maine Street, and Preservation Way, which intersects the east flank of Ricker Road and extends to the northeast. The discontiguous portion of the district, containing the Poland Spring Beach House (NR: 99001191), is located on Route 26 north of the resort across a causeway between Lower and Middle Range Ponds. Although the Poland Spring resort has lost some important buildings due to fire or other demolition (including the first hotel, and the iconic late 19th century hotel), the resort retains a significant concentration of historic buildings, sites and landscapes with overall integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

Overall Site Description:
(See *Poland Spring Historic District Resource Map* for location of each resource).

Much of the Poland Spring resort is organized around the Golf Course (#8), which begins near the crest of Ricker Hill and slopes northward down to the pond. Lines of trees define the fairways on the eighteen-hole course, which covers much of the northern and western sides of the hill. Thicker clusters of trees separate the course from the buildings located along Route 26/Maine Street. At the top of the hill, south of the golf course is the Gazebo (# 9) and the Executive Inn (#10). Other buildings on the hilltop include the Entertainment Building (#5) currently used as a pro-shop and clubhouse for the golf course, the Boiler Building (#4), which served the now-destroyed Poland Spring House hotel, and the Hiram Ricker Cottage (#14), originally the home of Hiram Weston Ricker. Preservation Way, a primary road lined with maple trees and ornamental apple trees, leads from U-shaped Ricker Road northeast over the top of the hill and between two of the resort's most distinctive buildings: the Maine State Building (#11, NR: 74000148) and All Soul's Chapel (#12, NR: 77000060), a small granite building flanked by two Camperdown Elms. Between the All Souls Chapel and the Hiram

[1] The Poland Spring Bottling Company, with its modern bottling facility, lies to the east of the resort grounds, outside of the district boundaries.

Ricker Cottage stand the grass tennis courts (#13). The historic entrance piers (# 16) are located on Preservation Way, about 275 feet east of the south shoulder of Ricker Road. A side road, Cottage Way, extends south from the gates. (Photograph 16) Secondary roads at the crest of the hill include Robbins Road (in front of the Executive Inn), Tennis Road and Donald Ross Way, both in the vicinity of the pro-shop and clubhouse.

Beyond the buildings at the crest of the hill, Preservation Way winds northeast through a forested area to buildings associated with Poland Spring's historic bottling facilities: the Bottling Plant (#2, NR: 84001354), the Spring House (#3, NR: 84001354). Both are handsome brick Italian Renaissance Revival buildings. The General Storehouse (#1), formerly a storage facility now used as a conference center, is located north of the historic bottle works. Footpaths lead from the resort buildings at the top of the hill through the woods to the bottling buildings.

During the height of the resort's prominence the present north-south alignment of Ricker Road was the course of the main County Road that led from New Gloucester in the south to the center of Poland to the north. By-passed in the 1930s by the current alignment of Route 26/Main Street to the west, the track of the County Road started at the site of the Ricker Brothers School House Foundation (#21), Ricker Cemetery (#22), and Robbins Cemetery (#23), (all now located on an extension of Ricker Road known as Cemetery Road) and proceeded north before rejoining the current road at approximately the location of the Lodge (#32). Oriented to this road was the now destroyed Mansion House and public stable, the extant Riccar Inn (#26) on the west, the Canary Cottage (#24), the foundation for the former Bracket House (#25), both of which sit at the southwest edge of the golf course, and two warehouses/shops (# 27, 28). Further north, on the west side of the road is one of the four residential houses acquired by the resort to provide housing for the resort staff (# 31): the other three properties are on the east side of Route 26/Main Street (#'s 33-37). At the southwestern end of Ricker Road is the pond where the former skating rink was located (#29). Across Route 26/Main Street from this site is the Campbell Cottage (#30), a large Colonial Revival house acquired by the resort in the early twentieth century and used to provide private lodging for elite guests. Until recently there was a barn associated with this property. Historically, the west north-west side of Ricker Hill was home to the resort's agricultural complex, including several additional residential structures, a large barn and extensive pastures and gardens. However, most of these resources no longer exist and the land has recently been converted to recreational fields that did not exist during the period of significance. Finally, the Poland Spring Beach House (# 38, NR: 99001191) is located on the northeast edge of Middle Range Pond, just past the current and historic boundaries of the resort.

Inventory of Resources:

1. **General Storehouse, 1905.** 123 Preservation Way. Contributing building
   Known as Nettie Ricker Conference Center since 2002.
   (Photo # 1)

   The General Storehouse, along with the Bottling Plant (#2) and Spring House (#3), is part of the historic bottling operations of Poland Spring and is located to the northwest of those two buildings in a clearing surrounded by a conifer-forested area. It was originally a warehouse for the bottling plant and now serves as a conference center. It faces west overlooking a parking lot. Preservation Way is located to its east and north.

   The is a single-story, shallow-pitched, side gabled building with an asphalt roof. Its exterior walls have been covered with synthetic siding and all of its windows have been replaced with six-over-six vinyl windows. A new vinyl door with a shallow fanlight is in its façade and a raised entrance porch has been added at this entry. The entry porch has a shallow peaked roof supported by two wooden columns. Eight-bays long and three bays deep, it has minimal Classical Revival accents seen in the pediment, frieze and Doric pilasters on the porch as well as the fan light over the entrance. A simple wooden balustrade surrounds the concrete porch floor, which is accessed by concrete steps that are flanked by wooden balustrades. A slat wooden skirt surrounds the raised porch. Another raised porch is located at the building's north elevation, which is similar in design to the façade porch. The assumed balloon framed building sits on a raised brick foundation.

2. **Bottling Plant, 1907.** 115 Preservation Way. Contributing building
   Harry C. Wilkinson, Washington, DC, Architect
   Listed in the National Register with the Poland Spring Spring House in 1984.
   (Photos # 2, 4)

   The Bottling Plant is located in a clearing with the two other extant buildings associated with the historic Poland Spring bottling operations: the Poland Spring Spring House (#3) and the General Store House (#1). All three buildings are separated from the rest of the resort grounds by an area of conifer forest. The Bottling Plant faces

southeast at a right angle to the north of the Spring House and southwest of the General Store House. It is now an educational center for the Poland Spring Corporation.

The following paragraph was adapted from the 1984 National Register nomination:
The Poland Spring Bottling Plant is a Renaissance Revival style building constructed of light tan brick with a green tile roof and a granite foundation. It is rectangular in shape with round arched windows and a hipped roof with over-hanging eaves supported on brackets. Its main decorative feature is a tall tower located in the center of its southeast façade. The base, which is rusticated brick, contains a round arched entrance. The shaft of the tower is unornamented except for decorative metal medallions which adorn all four sides. In the top of the tower are openings in each elevation which contain Tuscan columns in antis. A hipped roof with wide overhanging eaves tops the tower. A secondary entrance, located on the northeast side of the building, has an ornate copper marquee hanging over the door.

3. **Spring House, 1907.** 115 Preservation Way. Contributing building
Harry C. Wilkinson, Washington, DC, Architect
Listed in the National Register with the Poland Spring Bottling Plant in 1984.
(Photos # 3,4)

The Spring House is located in a clearing at a right angle to the south of the Poland Spring Bottling Plant (#2) and southwest of the General Store House (#1). These are the three extant buildings of the Poland Spring bottling operations that were historically part of the resort. They are separated from the rest of the resort grounds by a forested area of conifer trees. The Spring House now serves as a part of an educational center, along with the Poland Spring Bottling Plant.

The following two paragraphs were adapted from the 1984 National Register nomination:
The Poland Spring Spring House is a Renaissance Revival building constructed of light tan brick with a green tile roof and a granite foundation. Designed in the form of a compact Greek Cross, the Spring House has rusticated walls identical to the base of the tower on the Bottling Plant. On the roof is a round dome. Located at the intersection of the four gable ends, the dome is made entirely of copper. Its base has oval windows alternating with scroll-shaped brackets.

The entrance to the Spring House, located on the southeast façade, includes Tuscan columns and pilasters supporting an entablature. This is surmounted by a lunette set in a large round arch. Arched windows are located on the northwest and southeast elevations of the building.

4. **Poland Spring House Boiler Building, 1876.** Tennis Road. Contributing building
(Photo # 5)

The Poland Spring House Boiler Building is located on Tennis Road at the edge of the conifer woods at the head of a walking trail leading to the former bottling plant complex. It is southwest of the Entertainment Building (#5) and separated by deciduous trees from the Maine State Building (#11) and the Executive Inn (#10) to its southwest.

The Poland Spring House Boiler Building was built as a service building at the same time the Poland Spring House (no longer extant) was constructed. It is a Romanesque, red brick, four-bay rectangular building with a flat roof. The four bays are divided by brick pilasters on its southwest façade topped by a brick frieze with a brick Greek key design and brick dentils in the architrave. Its arched doorway, located in northwestern-most of the central bays, is surmounted by an arched brick string course. The top third of the entrance is filled in with plasterboard. The three other façade bays contain tall, paired round-arched windows with granite lintels. All of the façade windows are boarded with plasterboard. A modern sheet metal parapet surrounds the roof. The building currently sits on a concrete slab.

The building has lost some integrity of design and materials due to the infill with plasterboard on its doors and windows and application of sheet metal on the parapet.

5. **Entertainment Building, ca. 1900.** Donald Ross Way. Non-contributing building
Known as Pro-shop/Clubhouse since 1976, moved.
(Photo #6)

The Entertainment Building looks northwest over the Poland Spring Golf Course (#8) and is northeast of the Executive Inn (#10). A modern swimming pool (#6) is located to its northeast. It was moved to its present site in 1976 from the forested area in the southwest section of the resort to function as the resort's Pro Shop and Clubhouse. At the time it was moved, the building was raised and the first story was built.

The original part of the Entertainment Building, the second story, is a rectangular, nine-bay building with vinyl siding and a hipped asphalt roof. It was constructed with a balloon frame with minimal Queen Anne detailing. Its northwest façade contains three sets of three six-over-two wood windows, fronted by a balcony that is accessed on its southwest end by a flight of stairs that also leads to a door with sidelights on its southwest elevation. Its southwest and northeast elevations both contain a pair of six-over-two wood windows. A small ell from its rear (southeast) elevation and a wooden set of stairs leads to a modern aluminum door on this story. The second story is slightly larger than the first story, creating an overhang.

The 1976 addition—the first story—is constructed of concrete block and has a central door in its northwest façade, as well as a picture window and an aluminum sliding window surrounded by vinyl siding. Its original foundation material is unknown. Aluminum posts support the balcony above and a wood lattice doorway leads to a storage area between the building and the outdoor stairway on the façade. Latticework also surrounds the area beneath the stairway. A doorway punctures the northeast elevation of the first story and four small casement windows are located at the top of the first story exterior wall on the southwest elevation, underneath the overhanging second story.

A vinyl picket fence surrounds the front yard of the building and a wooden ranch-style fence surrounds the back yard. A small shed stands at the southern corner of the building.

The building has lost integrity of location because it was moved from its original site. It has also lost integrity of design because an additional story was added on the first floor. Moreover, it has lost integrity of materials due the application of synthetic siding to its exterior walls and of setting due to the installation of a picket fence that surrounds it.

6. **Swimming Pool,** 1940s. Donald Ross Way. Contributing Structure

Immediately to the north of the Entertainment Building (#5) is the large in-ground swimming pool. Rectangular in shape, the pool is surrounded by an extensive concrete apron, which in turn is enclosed by a wooden picket fence. In the east end of the enclosure are two small shed/changing rooms of unknown vintage.

7. **Quonset Hut, 2001.** Near intersection of Robbins Way & Donald Ross Way. Non-contributing building

The Quonset Hut is located to the rear (southeast) of the Entertainment Building (#5) and southwest of the Poland Spring Boiler Building (#4). It is surrounded by pavement. It is a pre fabricated semi-circular building made of corrugated metal. Its entrance is on its northwest elevation. It is a storage facility for golf carts and used as a workshop for maintaining and repairing golf carts.

8. **Poland Spring Golf Course, 1896-8, with alterations 1915-1918.** Contributing site
Roughly bounded by Route 26/Main Street on the west and Preservation Way on the east and south.
Arthur H. Fenn, Waterbury, CT, Golf Course Designer 1896
Donald J. Ross, Pinehurst, NC and Walter J. Travis Golf Course Designers for 1913-1916 alterations/expansion.
(Photos # 7, 8)

This early twentieth century, eighteen-hole, 6,116-yard golf course is a rolling landscape with intermittent tree cover on the southern part of the course and more densely wooded terrain in the north section of the course. It is located northwest of the Executive Inn (#10) and the holes are primarily orientated northwesterly/southeasterly. The course, as it stands now, covers approximately 223 acres.

The first iteration of the course was designed by Arthur H. Fenn in 1896 and featured nine holes (although due to wet conditions only six were played that summer)[2]. An 1897 plan of the course shows that the original layout involved shooting over roadway hazards on seven of the holes. The longest fairway (number 1) was 480 yards, but the remainder ranged between 130 and 335 yards. Between 1897 and 1900 Alex H. Findlay, perhaps the first

[2] Fenn was a championship golfer and remained at Poland Spring through 1925 as the course professional.

person in the United States to construct a golf course, played the course and may have made minor adjustments in the layout (circa 1898-1899).

Between 1915 and 1918 the course was expanded to 18 holes through the design efforts of Donald J. Ross and Walter J. Travis, two of the most significant golf course designers of the early twentieth century. The original eigheteen-hole course design attributed to Ross was implemented in 1915 with several alterations by Fenn the following year. Combined with these changes and subsequent alterations by Travis this amounted to the realignment of the original nine-hole design by Fenn as well as the addition of nine holes.

The course may be characterized as a 'shot makers' course or a 'minimalist course' with fairways beautifully situated to take advantage of the vistas over the ponds and towards the White Mountains. Its design and the length of the fairways reflect the limitations and technology of amateur golf from the early twentieth- century. Little alteration of design has occurred after 1923 when Dr. Walter S. Harban, vice-president of the United States Golf Association and turf expert remodeled three greens.

9. **Gazebo, 1990.** Robbins Way. Non- Contributing structure

This small structure located across Robbins Way from the Executive Inn is one-story wood frame structure positioned to maximize views of the golf course and the White Mountains. It is sits on and over hangs a high, decagonal wood foundation, and is capped by a flared conical roof with wooden shingles. Each of the ten bays of the gazebo has inset posts with Queen Anne style brackets that support the roof and the interior framing. Beyond the posts a narrow balcony with a decorative wooden rail encircles the structure.

10. **Executive Inn, 1963.** Robbins Way. Contributing building
Known as Maine Inn since ca. 1980.
(Photo # 9)

The Executive Inn faces northwest with Robbins Way running directly in front of the building. It looks out over a broad expanse of lawn containing the Gazebo (#9), flower beds, and shuffleboard courts and beyond the lawn, the Poland Spring Golf Course (#8) and Lower Range Pond. Small shrubs are planted along the periphery of the Inn. The Executive Inn is a Classical Revival building that features a six-bay, two-story central block flanked by two eight-bay wings. A rear ell extends from the central block. The central block has a mansard roof with a chimney extending from the interior. The main block contains two paired multi-light floor-to-ceiling windows topped with wooden moldings. The roof is sheathed with asphalt shingles. These central windows are flanked by Colonial Revival doors with full-length sidelights and topped by a broken pediment with lights to either side of the pediments. The doors in turn are flanked by windows in the same configuration as the central windows. The second story contains six windows; four are six-over-six vinyl windows and two are casement windows. A two-story porch with a pedimented roof supported by five Tuscan columns fronts the main block. A fixed four-pane window is in the pediment. A metal fence surrounds the concrete porch floor. A wooden wheelchair ramp extends from the northeast of the porch. The building is sheathed in synthetic siding and is supported by a poured concrete foundation.

The wings contain eight sets of windows on each floor that consist of a fixed-pane picture window flanked by two-over-two single-hung vinyl windows. Similar windows are featured on the rear ell.

11. **Maine State Building, 1893.** Southeast corner of Preservation Way and Robbins Way. Contributing building
Charles S. Frost, Chicago, Architect
Listed in the National Register in 1973.
Built in Chicago in 1893 and relocated to the Poland Spring Resort Grounds in 1895.
(Photos # 10,11, 13)

The Maine State Building is located on Preservation Way at the southeast intersection of Robbins Way, directly southeast of the Executive Inn (#10). It is surrounded by mature oak trees. It faces southwest, looking out over the entrance to the resort.

The following paragraphs were adapted from the 1973 National Register nomination:
The Maine State Building was designed for the Columbian Exposition in Chicago as an exhibition hall for the state of Maine. It was disassembled and moved to the resort grounds by railroad car in 1895. It is an octagonal pavilion

in the Queen Anne style. It has a gray granite foundation and first story which are executed in rough stone. Like the other materials in the structure, the granite is native to Maine. It came from several quarries and was treated in different ways to exhibit how it could be dressed. The first story façade is approached by a short, broad, finished-granite stairway. Across the front is a series of three pointed arches supported by two freestanding columns in the center and a semi-detached column at either side. The columns have heavy granite bases, polished pink granite shafts, and ornamentally carved gray granite capitals. Beyond the arched colonnade is an open loggia. The wall behind the loggia is divided into five bays, all of which display richly paneled wood. The central bay has a double entrance door with sidelights. On either side is an arched plaque relating the building's history and at either end is a window framed in paneling.

The two granite walls at either side of the façade are identical. The base is made of cobblestones, while the remainder of the wall is comprised of rough granite blocks. Into each of these walls is set four identical windows, each having a large rectangular section at the bottom and a small rectangular section at the top, divided by a granite course.

Beyond the two walls immediately at either side of the façade are two walls that contain side entrances. Each entrance has a central doorway with a semi-detached column and a larger rectangular window on either side. Above the door and each of the two windows is a small rectangular window. The two walls beyond the side entrances are identical to that at either side of the façade. The rear wall is identical to the side entrance walls.

The second story of the Maine State Building is constructed of wood. The façade and the sections over the side and rear entrances are comprised of large projecting open porches with a series of windows on the back wall of each. The porch balconies are ornamented with decorative carved panels. The central panel on the face bears the name "Maine," while the other panels display a diamond design surrounded by carved foliage. At each of the four corners of the building is a projecting wooden turret that is part of the both the second and third stories. Each turret has two windows on the second story and three on the third. The turrets also share the characteristic of being ornamented with bands of wood paneling, some of which have a half-timbered effect. The turrets have cone-shaped roofs sheathed with slate.

The third story is contained within the large slate-covered octagonal roof. A dormer window is found on the front, side, and rear sections of the roof, while the corner sections contain large glass skylights. At the peak of the roof is a small wooden octagonal tower supported by brackets and open on all sides. Its slate-covered octagonal roof ends in a peak with a flagpole.

The interior of the Maine State Building is centrally planned with an open octagonal rotunda that extends from the first to the third floors. On the first floor, entrance halls come from the front, sides, and rear of the building, while reading and receptions rooms are at the corners. The space on the second floor is open and in 1893, was used for displays about Maine at the Columbian Exposition. The space on the third floor is also open and functioned as an art gallery with an elaborate glass ceiling lighted by the skylights in the roof. Highly ornamental Colonial Revival woodwork is found throughout the building.

The building has not changed since the National Register nomination was written. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

12. **All Souls Chapel, 1912.** 37 Preservation Way. Contributing building
G. Henri Desmond, Boston, Architect
Listed in the National Register in 1977.
(Photos # 12,13)

All Souls Chapel is located on Preservation Way, directly across the street from the Maine State Building #11). To its southwest is a lawn that contains two horseshoe pits and to its southwest are the tennis courts (#13). Its façade is oriented toward the northwest. A walkway leads to its front entry, which is flanked by two Camperdown Elms. Ornamental bushes are planted around the building and its front lawn contains flower beds.

The following paragraphs were adapted from the 1977 National Register nomination:
All Souls Chapel is a Gothic Revival building, built of granite ashlar with a gable roof covered with slate. It has a central tower at the front of the building with a flat parapet roof and a belfry with ornate louvered openings. The tower is square in plan and contains the principal entrance to the chapel. The entrance features a modified pointed arch double doorway. On the northeast and southwest elevations of the tower on the first story are pairs of

stained-glass windows recessed into granite surrounds. Attached buttresses are at each corner of the tower and a pair of windows with elaborate tracery and heavy mullions are in each elevation at the top of the tower.

The sanctuary is long and rectangular in plan. A small gabled entry extends from the northern end of the sanctuary's northeast elevation. It contains a paneled door below a pointed arch entryway. A similar entry extends from the sanctuary's southwest elevation at its south corner; this is capped by a shed roof and features a single small pointed-arch window in its southwest elevation. Both the northeast and southwest elevations of the sanctuary contain four three-part mullioned stained-glass windows.

Extending from the rear of the sanctuary is a shallow, gabled projection slightly shorter and narrower than the sanctuary itself. On its southwest end is a tripartite pointed-arch stained-glass window. An external chimney, apparently of a much later date, is attached to this elevation.

The building has not changed since the National Register nomination was written. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

13. **Tennis Courts, ca. 1912.** Preservation Way. Contributing object
(Photo # 14)

The tennis courts are set back from the road (Preservation Way), southwest of All Souls Chapel (#12) and on the other side of the driveway to the Hiram Ricker House (#14). There are four grass tennis courts surrounded by a chain link fence with gates at the northwest and southeast sides. Three judging stations stand between the courts; these feature two aluminum poles capped by an awning.

14. **Hiram Ricker House, 1892-1893.** Preservation Way. Contributing building
George M. Coombs, Lewiston, Maine, Architect
(Photo # 15)

The Hiram Ricker House is set back from Preservation Way shortly beyond the entry piers (#16) leading to the resort. It is accessed by a long gravel driveway. The drive curves around directly in front of the northwest façade of the house. A fenced-in area contains outdoor furniture to the northwest of the house. The house is sited close to a conifer forested area to its rear.

The Hiram Ricker House is a balloon framed, Queen Anne-style dwelling with Colonial Revival elements. It is two-and-a-half stories tall, four-bays wide and has a cross gable roof with asphalt shingles. It is irregularly massed with a wing extending from the rear at the northeast elevation. Wooden brackets support the boxed eaves on the façade and the other elevations of the entire dwelling. The house is sheathed in synthetic siding. A front-facing gable defines the eastern part of the roofline of the façade, with a Palladian window set in the gable. The second story of the façade contains three windows: a bay window with swags above the central pair of windows, with plain wooden brackets extending underneath the window at the western end of the façade; a small central double-hung one-over-one window with wood sash; and a paired window with four-over-one double- hung windows. An enclosed wooden porch extends along the length of the façade that appears to be original to the building. Rounded Doric column pilasters separate groups of three windows that surmount wood panels. A slightly asymmetrical screen door provides access to the porch; it is flanked by sidelights. The windows to the east of the door have fixed panes marked by two smaller lights over two larger ones. The windows to the west of the door have a similar configuration, except that they have three-over-one fixed-pane windows—the windows in the northeast and southwest elevations of the porch have the same configuration.

The northeast elevation of the dwelling contains an exterior chimney. To the chimney's right are one-over-one double-hung aluminum windows on the first and second stories of the building. A tall oriel window containing an arched window and capped with a pediment is to the window's left. An eighteen-over-one window is to the chimney's right in the gable. A two-and-a half story wing projects from the northeast wing. It is topped by a gable and contains a three-part window on the northeast first story elevation. Each section of this window has two-over-two aluminum windows. The second story of the northeast elevation of the wing contains a shallow oriel window with carved panels on either side of the window and a denticulated cornice. The second story of the northwest elevation of the wing features a six-over-one wooden double-hung sash window. The gable contains paired fixed-pane aluminum windows. The building has a brick foundation.

15. **Pool at the Hiram Ricker House, 1970s.** Preservation Way. Non-contributing structure

A non-contributing in-ground pool, installed by a former private resident of the Hiram Ricker House in the later 20th century is located in the front yard of this property. It is surrounded by a wooden picket fence.

16. **Resort Entrance Piers, by 1961.** Preservation Way, 275 feet east of Ricker Road. Contributing structure
(Photo # 38)

East of Ricker Road, and located past the former site of the Mansion House, two sets of brick piers mark the entrance to the Poland Spring Resort. The pairs of piers flank Preservation Way: one pair is located on the current road and angled north, and the other on a now un-used spur angled south. Each pier has a concrete base and rectangular brick shaft capped with a wooden crown moulding. Mounted on the top of the piers are carved wooden urns. Each pier retains hardware for mounting the now missing gates.

The current piers were in place by 1961, but their date of construction are unknown. Historic views indicate that several iterations of gates have been located at this site, including wooden gates and gateposts. In the early 20th century a small gate house with a hipped roof was also located here.

17-20. *Four cottages on Cottage Way were built for Poland Spring staff. They are tightly packed at the end of Cottage Way south of Preservation Way and directly east of the resort entrance. They are located in a clearing surrounded by a conifer forest. The cottages face west, abutting the forest, with the rear of the buildings facing the end of Cottage Way and the parking area for the cottages, which are now used for resort guests. As depicted on maps of the resort, two of the cottages were completed by 1895 and two between 1897 and 1909.*

Each is similar in massing, materials, design, and each is supported by a brick foundation.
(Photos 17,18)

17. **Poland Hotel Cottage 1, c. 1895-1909.** 1 Cottage Way. Contributing building
Known as Hiram Weston Ricker Cottage since ca. 1980.

Cottage #1 is the southernmost of the cottages. It is a vernacular dwelling with Queen Anne details. It is a one-and-a-half story, two bay building with a cross plan and a compound roof with a front-facing gable. It is has wood clapboards with wood shingles in the façade and rear gable. The roof is covered with asphalt shingles and has a central chimney and a brick foundation. Wood corner boards are present. There is a screened-in porch across the width of the façade. There are paired wood windows on the second story of the façade. The north- and south-facing gables have wood windows on the first and second stories. A small ell extends from the east elevation (rear) of the dwelling with a four-panel door on its north elevation. To the ell's south is a one-story flat roof supported by a square wood post and plain brackets serving as a porch as well as partially covering a wooden wheelchair ramp. The second story of the east elevation has three wood windows on the second story of varying sizes and a diamond-shaped fixed-pane window in the gable peak.

18. **Poland Hotel Cottage 2, c. 1895-1909.** 2 Cottage Way Contributing building
Known as Jabez Ricker Cottage since ca. 1980.

Cottage #2 is located just north of Cottage #1. It is a vernacular dwelling with Queen Anne details. It is a one-and-a-half story, two bay, building with a cross plan and a compound roof with a front-facing gable. It has wood clapboards with wood shingles in the façade and rear gable. The roof is covered with asphalt shingles and the building has a central chimney and a brick foundation. There are wood corner boards at each corner. There is a screened-in porch across the width of the façade. There are paired wood windows on the second story of the façade. The north- and south-facing gables have wood windows on the first and second stories. A small ell with a shallow-peaked roof extends from the east elevation (rear) of the dwelling. The second story of the east elevation has paired wood windows on the second story.

19. **Poland Hotel Cottage 3, c. 1895-1909.** 3 Cottage Way. Contributing building
Known as Alvan Ricker Cottage since ca. 1980.

Cottage #3 is located just north of Cottage #2. It is a vernacular dwelling with Queen Anne details. It is a one-and-a-half story, two bay building with a cross plan and a compound roof with a front-facing gable. It has wood clapboards with wood shingles in the façade and rear gable. The roof, covered with asphalt shingles, has a central chimney. The cottage has a brick foundation. There are wood corner boards at each corner of the building. There is a screened-in porch across the width of the façade. There are paired wood windows on the second story of the façade. The north and south facing gables have wood windows on the first and second stories. A small ell with a shallow-peaked roof extends from the east elevation (rear) of the dwelling that has a four-panel door in its south elevation. The second story of the east elevation has paired wood windows on the second story.

20. **Poland Hotel Cottage 4, c. 1895-1909.** 4 Cottage Way, Contributing building
Known as Wentworth Ricker Cottage since ca. 1980.

Cottage #4 is the northernmost cottage on Cottage Way. It is a vernacular dwelling with Queen Anne details. It is a one-and-a-half story, two bay building with a cross plan and a compound roof with a front-facing gable. It has wood clapboards with wood shingles in the façade and rear gable. The roof, covered with asphalt shingles, has a central chimney. The building has a brick foundation. There are wood corner boards at each corner. There is a deck across the width of the façade surrounded by square wood balusters. There is a six-panel asymmetrical door at the north end of the first story of the façade; one of the panels is filled with glass. A two-over-two window is also on the first floor of the façade. There are paired wood two-over-one windows on the second story of the façade. The north- and south-facing gables have wood windows on the first and second stories. A small ell with a shallow-peaked roof extends from the east elevation (rear) of the dwelling that has a four-panel door in its south elevation. The second story of the east elevation has paired wood windows on the second story.

21. **Ricker Brothers School House Foundation, by 1873.** Cemetery Road. Non-contributing site
Also known as Poland Spring School house or School House #5.
(Photo # 19)

Originally located on the west side of the County Road, the stone foundation of the Ricker Brothers Schoolhouse/Schoolhouse #5 are located directly south of the Ricker Cemetery. The site consists of a low rectangular foundation and a smattering of stones in the woods. It is located off a woodland trail leading from the end of Cemetery Road. The schoolhouse was erected by 1873, and educated the children of the Ricker family, their staff and their neighbors. The school was used at least as late as 1947, and was torn down shortly thereafter.

22. **Ricker Cemetery, ca. 1820 – current.** Cemetery Road. Contributing site
(Photo # 20)

This family cemetery is set upon a raised grade, facing west. The cemetery, approximately 2.1 acres in size, contains graves of the Ricker family dating to the early nineteenth century, The cemetery is enclosed by a low granite wall. Entries are defined by piers and stone steps located at breaks in the wall at the north and south. The modest stones are arranged in north-south rows, with an obelisk monument in the center of the cemetery. Also buried in the cemetery is Confederate soldier Robert Cheever, who stayed at the resort during and after the Civil War.

23. **Robbins Cemetery, c. 1985.** Cemetery Road. Non-contributing site

This is a cemetery for the Robbins family, who have owned and operated the Poland Spring resort since 1982. It is approximately 1 acre in size and contains the graves of Robbins family members. It is located at the crest of a small rise, facing west, looking out over the expanse of lawn sloping down to Route 26. It is surrounded by a black wrought iron fence, with a gate at its west end.

24. **Canary Cottage, 1905.** 2 Ricker Road. Contributing building
Coombs, Gibbs and Wilkinson, Lewiston, Maine, Architects.
Known as Roosevelt House since ca. 1980.
(Photo # 21)

This two-and-one-half story, balloon framed Queen Anne/Colonial Revival is square in massing, with a large five-sided, two-story bay projection on the south elevation and a porch is attached to the east elevation. The hipped roof has hip dormers on all sides. A corbelled brick chimney is located in the center of the building. The front (south) façade has two entrances separated by the two-story projecting bay with an engaged entry porch under the second story at the west. The five windows in the first story of the projecting bay have a single pane fixed sash with a sixteen-pane diamond pane arrangement in the upper part of the main sash. The second story of the bay projection has three windows with four-over-one double- hung wood sash. A three-sided bay window is in the west elevation of the second story. The remainder of the windows in the first story are one-over-one double-hung wood sash and the windows in the second story are four-over-one double-hung wood sash. The porches are supported by square bracketed columns. Entry porches located on the east and west elevations are covered with flat roofs with dentil molding under the soffits, and are supported by narrow Tuscan columns. The roof is covered in asphalt shingles, and the foundation is brick. The building is covered with wood shingles.

25. **Bracket House foundation, by 1886-1930.** Ricker Road. Contributing site
(Photo # 22)

The Bracket House foundation is located northwest of Canary Cottage, across Ricker Road from the Riccar Inn. It was a three-story, T-shaped boarding house and the outlines of the granite foundation are clearly visible in the lawn abutting the southwest edge of the Golf Course. The chimney hole is still extant at the southwest side of the foundation. The building was primarily used to house employees of the spring and bottling works. It was constructed between 1886 and 1897, and destroyed between 1930 and 1937.

26. Riccar Inn, 1913. 41 Ricker Road. Contributing building
Known as Presidential Inn since ca. 1980.
(Photo # 23)

This three-story Colonial Revival, irregular plan hotel has a flat roof and features a four-story projecting double bay in the front façade topped with two octagonal towers. The bays are connected with a balcony at the third story. The central bay is flanked by two third-story bay windows with arched hoods and supported by scrollwork brackets. The hotel has a large rectangular four-story addition extending from the rear (west) elevation. The rear half of the addition's first two stories is brick, and enclosed bay extensions are located on the second story. A full-width hipped roof porch extends across the front façade of the main building and is supported by Tuscan columns. The main building's roof has a cornice with molded modillion course and wide fascia boards. The rear addition has more modest dentil molding on the cornice. The entire building has single windows, with the exception of paired windows on the west elevation. The windows are six-over-one double- hung wood sash. Other details include stained glass transoms over many of the first story windows of the main block, lunette windows in the third story bays, and scrollwork supports under a front porch center roof extension. Corbelled brick chimneys are at the rear (west) and south elevations of the original building and the rear (west) elevation of the addition. The roof is covered in asphalt shingles and the foundation is brick. The building is covered with vinyl siding, which affects its integrity of materials to a moderate extent.

The spelling "Riccar" was used by members of the family before they emigrated from the Isle of Jersey.

27. Blacksmith Shop, 1897-1909. Ricker Road. Contributing building
Known as Mechanic Shop since ca. 1980.
(Photo # 24)

28. **Painter's Shop, 1897-1909.** Ricker Road. Contributing building
Known as Golf Course Maintenance since ca. 1980.
(Photo # 25)

Sited next to each other, these near identical turn-of-the-twentieth century, one-story wood frame buildings have square plans, flat roofs, and bracketed cornices. They are the same size and exhibit similar detailing, though the fenestration on each is slightly different. The Blacksmith Shop has a garage door opening in the south elevation and an enclosed garage door on the west elevation. The door, raised from the ground where a ramp may have once provided access, is closed off and has patterned woodwork and diamond-pane fixed casement windows. The remainder of the building's windows are one-over-one double-hung wood sash. The Painter's Shop has a garage door opening in the south elevation and rows of single windows with one-over-one double-hung wood sash. The buildings have concrete foundations and are sided with wood clapboard.

These buildings may have been initially constructed as warehouses or shipping houses, however by 1937 they functioned as the above described shops.[3]

29. **Skating Rink, ca. 1900.** Between Route 26 & Ricker Road — Contributing site
Known as Trout Pond since ca. 1980.
(Photo # 26)

The Skating Rink/Pond is located on Preservation Way between Route 26 and Ricker Road. It is a man made oval-shaped pond separated from Route 26 by a row of pine trees. It is approximately 100' long. A stone bench is located at the southwest corner of the pond. This pond was primarily used as a skating rink by winter guests at the resort.

The pond retains integrity of location, design, setting, materials, workmanship, feeling, and association.

30. **Campbell Cottage, ca. 1880.** 543 Maine Street — Contributing building
Known as Campobello since ca. 1980.
(Photo # 28)

This late nineteenth-century Colonial Revival, two-and-one–half story, irregular plan, gable front dwelling has a two-story gable-roofed addition off the south elevation. A porte-cochere extends off of the southeast corner of the dwelling. The richly detailed house has a full-width one story wraparound porch supported by both turned and square wood posts and a second story half-width engaged porch on the east gable end supported by Ionic columns. A bell-gabled dormer with a Palladian window and Ionic pilasters is on the north roof elevation. The wraparound porch is circular at the building's corners and has a spindle frieze in the upper part of the porch and a patterned balustrade under the porch railing. The main roof fascia boards are decorated with a carved garland pattern. Both the eaves and the front (east) gable are ornamented with a wood modillion course. A corbelled brick chimney is in the roof ridgeline towards the front (east) end of the dwelling, and another brick chimney is at the south end of the addition. The dwelling has single windows, with the exception of a paired window in the façade gable peak. The windows have one-over-one wood double-hung sash with aluminum storm panels. The dwelling is supported by stone piers and sided with wood clapboard.

The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

(An associated carriage house dating to the late-nineteenth century was demolished during the course of preparing this nomination. This carriage house is depicted in photograph # 27. A neighboring house, with a setting altered by the recent installation of a miniature golf course, is no longer within the district. This house is depicted in photograph # 29).

31. **House, ca. 1900.** 600 Maine Street. — Contributing building
Known as The Hideaway since ca. 1980.
(Photo # 30)

This late nineteenth-century side hall plan, two-story gable-front dwelling has a one-story gabled addition on the north elevation. The house has a full-width, enclosed porch on the main (east) façade. The asphalt-shingled roof has a corbelled center chimney. The dwelling has single windows with six-over-six double-hung vinyl replacement sash with a six-over-six double-hung vinyl replacement sash in the east elevation of the addition. The dwelling has a brick foundation and is sided with vinyl.

32. **The Lodge, 1967.** 660 Maine Street. — Non-contributing Building
(Photo # 31)

This mid-twentieth century, two-story, side-gabled motel has two wings extending from the center of the building resulting in a V-shaped plan. The shorter of the two wings is parallel to Route 26, with its gable end facing

[3] George B. MacDonald, Appraisal Engineer. "Insurance Coverage" dated 15 March 1937. Document in possession of the Poland Spring Preservation Society, Poland, Maine.

northwest. It is five bays long and slightly taller than the other section—its gable overlaps the roof of the other section. The other wing's gable end faces southwest and is twenty-three bays long. It is built into a sloping hillside and a two-story, one-bay extension projects from its southwest elevation. This small extension is set back from the façade of the main building and features an exterior concrete stair extending from a door in the southwest elevation of the extension.

The façade of the shorter wing has a number of different window types, including five twelve-pane industrial steel sash casements, two fixed one-pane windows, and a single window with double-hung aluminum sash. The longer wing has seven doors, each flanked by two single windows with six-over-six double-hung aluminum sash. Each entry also has two single windows on the second story with six-over-six double-hung aluminum sash. The entrances to the second floor units are located at the rear (east) of the building. All windows are flanked by vinyl louvers. The motel has a concrete foundation, a platform frame and is sided with asbestos siding. The asphalt-shingled roof has a brick chimney in the longer wing of the roof ridgeline.

This building was built by participants in the Job Corps during the late 1960s, during which time the Poland Spring House was used as a dormitory for this job training program.

33. **House, ca. 1890.** 658 Maine Street. Contributing building
Known as Country Way since ca. 1980.
(Photo # 32)

This late nineteenth-century, one-and-one-half-story, vernacular farmhouse with Queen Anne elements faces southwest, has a side hall plan, front-facing gable and a one and one-half-story barn connected by a one-story ell with a screened-in porch. The asphalt-shingled roof has cornice returns, wood gutters, and a corbelled center chimney just to the south of the ridge line of the dwelling. The façade has a bay window on the first story, a paneled front door, and a paired window in the gable peak. The dwelling has single windows on the first story with two-over-two double-hung wood sash, and paired windows in the northwest elevation with fixed wood sash. The bay window has narrow one-over-one double-hung wood sash. All of the dwelling's doors and windows have simple molded hoods. The dwelling has a brick and stone foundation and is sided with wood clapboard with molded corner boards. The gable peak of the house has patterned wooden shingles. The dwelling was once a private residence and was bought by the resort proprietors to provide housing for the staff at the Poland Spring Resort, but it now provides additional space for resort guests.

34. **Barn, ca. 1890.** 658 Maine Street. Contributing building

A late nineteenth-century, one and a half-story, New England barn is attached to the aforementioned dwelling by a later one-story ell. The asphalt-shingled roof has cornice returns. The barn has a single first-story garage entrance and two single windows in the gable peak. All openings in the garage are enclosed with vertical wood batten doors. The barn is sheathed with the same materials, treatment and pattern of the home allowing for visual continuity.

35. **Barn, ca. 1890.** 658 Maine Street, Contributing building
Known as the detached barn for Country Way since ca. 1980.
(Photo # 33)

A late nineteenth-century New England barn is north of the dwelling at 658 Maine Street. It is a one-and-a-half story, rectangular plan, wood clapboard-sided barn with a sliding vertical wood batten door in the façade and a single loft window is in the gable peak. A single-paneled wooden-covered window is in the second story of its southeast elevation. The barn is sided with wood clapboard and has molded corner boards. Its foundation material is not visible.

36. **Allen Homestead, ca. 1850s.** 690 Maine Street. Contributing building
Known as Golf Retreat since ca. 1980.
(Photo # 690)

This mid nineteenth-century, vernacular, two-story, double-pile, side-gabled house has a two-story end gable addition extending from its east elevation. The main block of the façade has a centered entrance flanked on each side by two windows in the first story, with two sets of symmetrical windows in the second story. All of the windows

have two-over-two double-hung wood sash with single-pane storm panels. The side ell, set back from the dwelling's façade, has a shed porch roof supported by a wood two-by-four corner post and one aluminum post. The ell has an offset entrance in the east end of the façade's first story, with a paired window in the west end and three single windows in the second story. The dwelling has a corbelled brick center chimney and the ell has a corbelled brick chimney in the east end of the roof ridgeline. The building has a granite foundation and is sided with wood clapboards. Originally, the dwelling was a private residence and was later occupied by staff at the Poland Spring Resort. Currently the house provides additional space for resort guests.

37. **House, ca. 1840.** 710 Maine Street. Contributing building
Known as Bicentennial House since ca. 1980.
(Photo # 35)

This mid nineteenth-century, one-and-a-half story, Greek Revival dwelling has a center-hall plan and side gables with a one-story side ell extending from the east elevation of the house. The roof of the building is clad with asphalt. The roof line of the main block of the dwelling has full cornice returns and has a shed dormer in the façade with two one-over-one windows. Two symmetrical corbelled interior brick chimneys are located on the ridgeline one-third of the distance from each gable apex. The façade has a center entrance with a paneled door and sidelights, which is flanked on either side by two windows. There are two windows in the west gable end. With the exception of the dormer windows, all of the windows in the main block have peaked molded hoods and six-over-six double-hung wood sash with two-pane storm panels. The dwelling has a granite foundation and is sided with wood clapboards with simple Doric capped pilasters at each corner. A heavy wood frieze spans the width of each façade resting on the pilasters.

The ell appears to have been built in two sections. The part of the ell closest to the house contains a door with a four-pane transom and two windows with six-over-six pane double-hung wood sash with two-pane storm panels. The easternmost part of the ell has a barn door at the eastern end of the façade and two windows with fixed diamond-paned sash. There is a chimney in the ell. The dwelling was once a private residence and later was occupied by staff at the Poland Spring Resort. Currently the dwelling provides lodging for resort guests.

38. **Poland Spring Beach House, 1909.** 773 Maine Street. Contributing building
Known as Poland Spring Beach House since ca. 1980.
Listed in the National Register in 1999.
(Photos # 36, 37)

This 1909 eclectic/Queen Anne beach house is on the northwest edge of Middle Range Pond. For twenty-four years, it was set over the water, supported on piers, but in 1932 it was moved to the east and was set on land.[4] It faces northeast toward Route 26 (the front elevation will be referred to as the north elevation for ease of description). The Beach House is a two-story, hipped roof square block flanked by two, one-story hipped roof wings on its east and west elevations. The two-story center block has a hipped roof and is crowned by a cupola. The roof is clad with asphalt shingles. It has a one-over-one, vinyl, double-hung sash window on its north elevation and two one-over-one, vinyl, double-hung sash windows in its south elevation. A diamond-shaped shingle pattern is on each elevation of the second story. A denticulated cornice is located under the eaves of the center block and the flanking wings. Partial-width, one-story porches are in the center of the north and south elevations. The porch on the north façade is supported by four square posts connected by a scroll sawn balustrade. The north façade has a centered entry flanked by single windows and a row of small windows along the hip-roofed wings. Windows with nine-pane fixed wood sash are directly under the cornice, with a vertical string course underneath. The porch on the south façade, which faces the pond, has been enclosed and features a central door with three double-sliding windows to either side, each surmounted by a transom. The porch is flanked by large picture windows with fixed one-pane, vinyl sash. It has three windows on either side of the picture windows that, like the north façade, have nine-pane, fixed, wood sash and are located directly beneath the cornice. The entire Beach House is sided with wood shingles and is set upon wood posts covered by wooden lattice work. The north façade is fronted by a wide driveway and surrounded by bushes. A picket fence extends from the east side of the driveway to the eastern end of the wedge-shaped property. A grass lawn flanks the driveway and extends to the east of the building, wedged between the fence and Middle Range Pond and the area between the south façade of the building and the

[4] Poland Spring Preservation Society and Jason C. Libby. [PSPS] *Poland Spring.* (Charleston, SC: Arcadia Publishing, Images of America, 2009), 90, 124.

pond. A metal retaining wall drops down to the pond from the lawn on its south side, and a wooden pier extends into the water, supported by metal posts and accessed from the lawn by three wooden steps.

Since its listing in the National Register in 1999, the Poland Spring Beach House has lost its Colonial Revival style balustrade across the front of its porch roof on the north façade and the former door on the northeast corner of the second story of the central block on the north façade has been converted to a window. It has diminished integrity of design due to the conversion of the door to a window on the second story and the loss of the balustrade across the front of it porch roof, both on its north façade.

POLAND SPRING HISTORIC DISTRICT | **ANDROSCOGGIN COUNTY, MAINE**
Name of Property | County and State

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.)

- [X] 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.
- [X] 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.
- [X] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

HEALTH/MEDICINE
ENTERTAINMENT/RECREATION
INDUSTRY

Period of Significance

c. 1869-1963

Significant Dates

1892-3
1895
1896
1909
1912
1913
1913-1916
1963

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

Cultural Affiliation

Architect/Builder

Ross, Donald (1872-1948)
Fenn, Arthur (1857-1925)
Travis, Walter, J. (1862-1927)
Wilkinson, Harry C. (1872-1937)
Frost, Charles Sumner (1856-1931)
Desmond, G. Henri (1876-1965)
Coombs, George M. Coombs, Lewiston, ME
Coombs, Gibbs and Wilkinson, Lewiston, ME.

Period of Significance (justification)

The Poland Spring Historic District is comprised of a resort built around a mineral spring and bottling operation run by the Ricker family. The period of significance begins in 1869, the year that Hiram Ricker transferred the management of the family company to his son Edward. This starts the period during which the Ricker family intensified their commercial bottling enterprise and developed the property into a major destination for people seeking a water cure. The period of significance ends in 1963 in respect of the 50 year buffer for evaluation.

Criteria Considerations (explanation, if necessary)

Criterion Consideration B: Moved properties
The Poland Spring Beach House (#36, NR 99001191) was removed from its original location on piers over the water of Middle Range Pond to an almost corresponding location on the shore. As a result, the concrete pier foundation was lost. However, the building remains an integral part of the historic fabric of the Poland Spring resort, because it illustrates one of the many ways that the Ricker family sought to provide recreational activities to their guests and how they incorporated the natural surroundings of the area to do so.[5] Also, as was discussed in the resource's individual nomination form, the rarity of these types of historic swimming facilities in the state increases the significance of this example. This resource was previously individually listed in the National Register, at its current location, on September 24, 1999.

No other criteria considerations apply to this historic district. The already listed All Soul's Chapel (# 10, NR: 77000060) is a single resource within a district that focuses primarily on entertainment and recreation, social history, health and medicine, industry and architecture. Although moved from the Columbian Exposition in Chicago in 1895, the already listed Maine State building (#9, NR: 74000148) continued to achieve significance in its present location as the resort's library, art gallery and exhibition hall.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Poland Spring Historic District is a recreational resort complex in southern Maine with historic significance in the areas of health and medicine, entertainment and recreation, and industry. With roots in the hospitality industry that stretched to 1794 the resort reached its heyday, in terms of size, popularity and reputation, between 1876 and 1933, although the period of significance starts c. 1869 and continues into the 1960s. The district contains twenty three contributing buildings, four contributing sites, two contributing structures, and one contributing object either built or associated with the resort during that period. There are also three buildings, three sites and two structures that do not contribute to that period or the areas of significance. The resort was an important aspect of the emerging tourism industry in Maine in the 1870s, and the spring water bottled at the resort was renowned first in the northeast and then nationally, both for its taste and curative powers. Both of these factors give the district significance on the state-wide level under Criterion A in the areas of Health and Medicine and Entertainment and Recreation. The Poland Spring Historic District is also significant under Criterion A, Industry for its water-bottling and distribution operation, which enabled a family-owned water source to evolve into one of the most important leaders in the industry into the twenty-first century. As a property type, the resort meets Criterion C as a complex of functionally related buildings that share a historic plan, physical development, and to a lesser extent, an aesthetic vocabulary. While some of the resources have lost integrity of materials through the application of synthetic exterior wall materials or vinyl windows and doors most retain their original plans, massing, and details and/or their historic siting and relationship to each other.

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

Criterion A: Health/Medicine

The Poland Spring Historic District is significant under Criterion A in the area of Health/Medicine for its direct association with a mineral spring that produced water purported to have curative properties. This mineral spring was the centerpiece

[5] Mary E. Bennett, ed. *Poland: Past and Present, 1795-1970: Published in Commemoration of the 175th Anniversary of Poland, Maine* .([Poland, ME]: Poland Anniversary Committee, 1970), 71-74. David L. Richards, *Poland Spring: A Tale of the Gilded Age, 1860-1900*. (Durham, NH: University of New Hampshire Press, 2005), 179-184, 189-213. PSPS, 7-8, 39, 59-60, 68-69, 82, 88, 93, 95,96.

of the resort and the commercial industry that subsequently developed to extract, bottle, and market the water. Forming a symbiotic relationship, the growth and development of first the inn and then the resort was tied to the health benefits of the water. Aggressive marketing of the health benefits of the water led to the growth of the water bottling and distribution operation. The increase in commercial bottling and marketing of the bottled water fueled interest in the resort, where people came to experience the curative properties of the water. The interest and development of water-based, rural health resorts developed and intensified throughout the country after the Civil War as reformers warned about bad air, bad food, bad water, and the general unhealthful effects of urban living. In Maine this trend was led by the Ricker Family at Poland Spring.

Technically, natural springs are locations where the ground water rises to the surface from below-grade aquifers, and mineral springs refer to those water sources where the concentration of the natural minerals and salts through which the water flows are strong enough to be tasted. As explained by the Maine Geological Survey, it has long been believed that these hard waters offered mineral concentrations with medicinal properties. "The longer ground water travels, the more minerals it dissolves from the aquifer. The type of soil or rock and its mineral content, also influence the process. Mineral springs were often viewed as healing potions...Even at [that] time, most health professionals were skeptical of claims that mineral or other waters would cure various illnesses, although there was general agreement that pure spring water had a "buoyant effect on the general health.""[6] Skepticism aside, the medicinal attributes of mineral water were noted in a report on '*Mineral Springs in Maine*' printed in the Seventeenth Annual Report of the Bureau of Industrial and Labor Statistic, 1903.

> Absolutely pure water is always seeking impurities, and undoubtedly water of such approximate purity as that from the Poland spring, when taken into the system, immediately seeks and absorbs the impurities which are continually clogging the action of the interior organs. In fact the water flushes the whole system, thus ridding it of all soluble impurities, paving the way to a renewal of functional activity, and to the repair of damaged organs... [7]

In 1844, Hiram Ricker, drank the spring water on his property and found that his chronic dyspepsia was cured. He began touting the medicinal qualities of the water and in 1859 started selling the water commercially. To prove the effectiveness of the water, testimonials were widely published and the specific composition of the water analyzed by chemists. At the same time Dr. Eliphalet Clark of Portland, and other doctors began to prescribe the water to their patients for problems such as stomach disorders and kidney and liver disease. The following is the text of one advertisement published by Jacob Graves and Co, general agents for Poland Spring water in Boston, circa 1876.

The Poland
Mineral Spring
WATER
is
A SURE CURE
for
Bright's Disease of the Kidneys,
Stone in the Bladder and Kid-
neys, Liver Complaint,
Dropsy, Salt Rheum,
And Scrofula
Humors.
For Loss of Appetite, General Debility, Incipient Indigestion, Constipation, and Diseases of the Urinary Organs it has no equal on record.[8]

[6] Andrew Tolman, "Maine Springs". Geological Site of the Month – June 1999. Maine Department of Conservation, June 1999 www.state.me.us/doc/nrimc/mgs/sites-1999/jun99.htm . Viewed 3/28/2005.
[7] Commissioner of Industrial and Labor Statistics, "Mineral Springs in Maine," in *The Seventeenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine, 1903*. (Augusta: Kennebec Journal Print, 1904.), 98.
[8] Advertisement of Jacob Graves & Co, Boston, as printed in "Poland Mineral Spring Water" advertising booklet, (H. Ricker & Sons, South Poland, Maine, c. 1876.), 1.

While the first water was bottled and sold in 1859, it was not until after the Civil War that Hiram Ricker and his sons began heavily promoting the spring as a destination for medical cures – and at the same time promoted the inn and resort that they were building in association with the spring.

The fascination with mineral springs was not unique to Maine. Archaeological sites demonstrate use of mineral springs by both aboriginal residents and early European settlers. These commodities had been commercialized in Virginia by 1790, (with five mineral spring resorts, the oldest dating to 1761), Connecticut and New York[9]. Although no comprehensive history of mineral springs has been prepared for the state, in the 1903 report '*Mineral Springs in Maine*', 81 mineral springs were identified that claimed medicinal qualities for their water. While these were distributed across all the state except Knox and Lincoln Counties, the greatest concentration (nineteen) were in Androscoggin County, with five in Auburn and five in Poland. Of that town, the report states:

> The town of Poland is noted for its mineral and medicinal springs. In addition to the world-renowned spring belonging to Hiram Ricker & Sons of South Poland, described elsewhere in this article, there are the Polsko spring, the Highland spring, the White Oak Hill spring, and the Keystone spring. These are all situated on high elevations and the waters of all of them are recommended for diseases of the kidneys and associated derangements.[10]

Seven pages and three photographs in this otherwise perfunctory report were dedicated to the history and the composition of the water at Poland Spring, of which it was written that it "leads all other springs in the country in the amount of sales of its health giving waters."[11] Whether the water actually had curative properties, its purity and cleanliness was appreciated from urban centers to foreign ports.

Poland Spring was the most successful mineral spring in Maine, both in terms of its commercial and industrial success and as the largest of the spa/spring complexes that developed in the state. Beginning in the early nineteenth-century resorts or spas were commonly built around mineral springs due to the belief that drinking the water, or "taking the water", would result in improved health or cure common ailments of the kidney and liver as well as cancer, diabetes, and dyspepsia. By the early nineteenth century noted resort "spas" annually attracted thousands of visitors to take the waters in Ballstown Spa and Saratoga Springs, New York and at White Sulpher Springs in Virginia (now West Virginia). At each the initially rustic accommodations evolved into large hotels offering leisure and recreation in addition to the curative power of the waters. The development of Poland Spring reflects this pattern. The Ricker family operated an inn on their property as early as 1794, but it was not until the discovery of the apparent medicinal properties of the spring in 1844 and the subsequent promotion of the 'purity' of the water that business at the inn blossomed. As part of the Ricker family's efforts to draw more tourists to the spring they published annual booklets containing the history of the spring, letters of testimony, scientific 'certificates of analysis,' directions for use and a list of conditions the water was said to treat. The booklets also provided the locations where the water could be purchased, engravings of the Poland Spring House and directions for getting to the resort via rail. As analyzed by historian David Richards, the water, and even more so the purity of the water, was the cornerstone of the Ricker family enterprises. Richards writes:

> They...built their commercial empire on four corner posts of purity: miraculous healings, medicinal virtues, scientific analysis, and sound business practices. Ultimately, they promoted pure Poland Water as possessing the power to cleanse the body of "evil humors," clear the mind of "distorted fancies," and transform the soul. As a consequence, for many guests of the resort, the path to paradise passed directly through the Spring House.[12]

Although the Ricker family increasingly offered a variety of social and recreational opportunities on the grounds, the focus on "health" remained central to the resorts mission. In 1896 the resort had a resident masseuse, and advertised in their weekly resort newspaper that, "massage is of acknowledged efficacy, and a very effective method of revivifying the system when fatigued, and of restoring one to full muscular activity and strength." Later that year they installed a new water counter in the hotel "where nature's pure and healthful drink is freely dispensed to all comers" regardless of their ability to make the trek to the spring house. European style "spa" services were integrated into the resort in 1914 when the Rickers

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[9] Thomas A. Chambers, *Drinking the Waters: Creating An American Leisure Class at Nineteenth-Century Mineral Springs* (Washington, D.C.: Smithsonian Institution Press, 2002), 2.

[10] Commissioner of Industrial and Labor Statistics, 1903, "Mineral Springs in Maine," 98.

[11] Commissioner of Industrial and Labor Statistics, 1903, "Mineral Springs in Maine," 92.

[12] Richards, 111.

added a bath department to the Mansion House to expand the curative effects of the mineral water beyond drinking it to therapeutic baths, massages and other treatments including hydropathic and electrotherapy treatments. [13]

Criterion A: Entertainment/Recreation

The Poland Spring Historic District achieves significance under Criterion A in the area of Entertainment and Recreation. While the curative properties of the spring water initially drew vacationers to Poland Spring, by the late nineteenth century many were lured by desire to escape from the crowded urban centers as well as the class unrest and health concerns that were societal trends. At this time, social reformers stressed the need for leisure and exercise to attain good health and combat the mental exhaustion of the hurried life of the city.[14] The new desire for outdoor recreation built upon the resort's earlier emphasis on health through the medicinal aspects of the spring, but it also expanded the resort's offerings and changed the landscape of the hilltop resort. While the Poland Spring House and Mansion House, which were the most impressive accommodations in the resort complex were destroyed by fire in 1975 and 1979 respectively, the remaining inns, houses, cottages, chapel, golf course and other recreational facilities are a tangible link to the era of grand hotels and summer-long sojourns in the country.

Maine has been engaged in a *pas-de-deux* with tourism since the mid-nineteenth century. While the state as a whole has become known as "Vacationland" there are several broad patterns that have historically characterized tourism in the state. In one, the allure of the 'Maine Woods' was a carefully crafted image designed by railroad magnates and developers to draw over-worked and under-sunned industrial age professionals, in danger of losing their masculinity, into the wilds of Maine to engage in prolonged bouts of 'roughing it' while fishing and hunting. In another, extensive and exclusive summer hotels on the coast of Maine offered city dwellers an escape from pollution, immigrants, and other demoralizing forces. This trend was refined in the later 19th and early 20th century with the development of exclusive cottage enclaves or colonies for the well-heeled and the growth of casinos and amusement parks for middle-class day trippers. In 1895 the Maine Bureau of Industrial and Labor Statistics included summer resorts in its report "Maine's Industrial Progress and the Outlook for the Future":

> While Maine has long been known as a resort par excellence in the summer months, yet it is only within recent years that the tourist business has assumed anything like its present immense proportions. Maine's attractions have only to be heralded abroad in order to draw people hither, and the limited advertising already done has resulted in benefiting the State and its people a thousand fold. With the growth and development of railroad and steamship lines, localities heretofore inaccessible have been brought into easy reach from the outside world, and resorts have sprung up all over the State. The great transportation lines have labored earnestly in spreading abroad information as to Maine's resort advantages and they have reaped substantial benefits in the rapidly expanding travel.
>
> The summer resort industry is in reality one of the most profitable of all the lines of business in Maine, and its future development is exceptionally promising. Several hundreds of thousands come from away each year, and the amount of money this puts in circulation aggregates in the vicinity of $10,000,000 annually.[15]

One of the sub-themes in the history of Maine's leisure industry was that of the health-resorts. In some parts of the state natural mineral springs formed the basis for resort developments complete with baths, spas, hotels and recreation activities. For example, the Underwood Springs in Falmouth was situated in a public park, while both the Lake Auburn Spring and the Blue Hill Mineral Co.'s facility featured accommodations for tourists and visitors at their mineral springs. In Waterford, a hydropathic spa developed around a mineral spring in 1847, which led to the construction of a hotel, the Lake House, and the popularity of the surrounding village as a summer resort.[16]

Capitalizing on the early success of the commercialization of the spring the Ricker family eventually built three hotels on their property to accommodate guests. The first was the Wentworth Ricker Inn (which the family had started calling the

[13] *The Hill Top*, July 12, 1896, p. 8; July 4, 1915, p. 2-3.
[14] Approximately sixty percent of resort guests came from urban centers in 1894 and 1901, Richards, 156.
[15] Bureau of the Industrial and Labor Statistics for the State of Maine. "Maine's Industrial Progress and the Outlook for the Future" (Augusta: Burleigh & Flynt, 1895), p. 115.
[16] Waterford Historic District, Oxford County, Maine. NR: 80000247, listed 4/24/1980.

"Mansion House" around 1850. Earlier having served as an inn for passing travelers, this greatly enlarged family homestead became a destination due to the medicinal waters. They enlarged the Mansion House in 1859 and then built the Poland Spring House in 1876. Increased rail lines to the area provided easier access to the fledgling resort; and by the 1880s, steam ships made it easier for travelers from New York and Boston to reach Maine. Hiram Ricker—and later his three sons, Edward, Alvan, and Hiram Weston—greatly expanded their guest lodgings to accommodate the increasing number of patrons. They expanded both the Mansion House and the Poland Spring House several times through the early twentieth century. In 1914, after two major additions in the late nineteenth century, the Rickers added a bath department to the Mansion House to expand the curative effects of the mineral water beyond drinking it to therapeutic baths, massages and other water treatments. By 1903, the Poland Spring resort had grown to the point where the Poland Spring House alone had almost five hundred guest rooms as well as many amenities, including an elegant dining room, a music hall, reading rooms, a store, a billiard room, a barbershop, a gentleman's lounge, and a ladies' parlor and writing room. In the late nineteenth century, the Rickers also expanded accommodations for their staff: in the 1890s, they built four cottages on the resort grounds to house employees and by the end of the century they had acquired nearly half a dozen old houses on nearby Route 26 to accommodate the growing resort staff. After acquiring property on the west side of the County Road, in 1913 the Rickers built the Riccar Inn for the servants of their guests. To the grounds five hundred guest rooms as well as many amenities, including an elegant dining room, a music hall, reading rooms, a store, a billiard room, a barbershop, a gentleman's lounge, and a ladies' parlor and writing roomthey added recreational facilities, including a bath house, a library, stables, gardens, skating pond, tennis courts, and a golf course. They even built an ecumenical chapel for their guests and staff. By the early 1900s Poland Spring was considered one of the largest resorts in the world.[17]

The golf course at Poland Spring was the first course in the United States designed for a resort, and after it was installed (and later expanded) its location dictated the development of the remainder of the property. Arthur H. Fenn designed the nine-hole course for the resort in 1896. At the time Fenn was one of the first native-born golf course designers at a time when the field was dominated by Scotsmen. He used "a combination of scientific approach...with emphasis on variety, as illustrated by the varying lengths of fairway he incorporated."[18] The course was well received by the golfing community and the *New York Times* reported regularly on both who was playing at Poland Spring and who was winning in the various local contests and professional-amateur tournaments held thereon.[19] In 1913 renowned golf designer Donald Ross, a Scotsman, created a plan to reconfigure the course and expand it to eighteen holes. This design was implemented in 1915. It was the first of the eleven golf courses in Maine that Ross designed and one of his first thirty of over 400 that Ross eventually designed in the United States and Canada.[20] The following year Walter Travis consulted and with Fenn made several changes as well. The course has retained the general character of the Ross and Travis design and it is still heavily used today.

Poland Spring attracted the urban elite to the resort by offering a wide variety of recreational opportunities. Patrons could swim, boat, and fish at any one of the nearby Range ponds, ride bicycles and horses, hike on walking trails, and play tennis, croquet, billiards, baseball and golf. The grounds included three grass tennis courts that were constructed in the early twentieth century, as well as a bathhouse to the immediate north of the resort that rested on piers in Lower Range Pond. The bathhouse offered changing rooms for bathers as well as a social room on the second floor. In addition to athletic pursuits, the Rickers provided their guests with more sedate leisure activities. They bought the Maine State Building, built for the Columbian Exposition in Chicago in 1893, and had it shipped to the resort grounds in 1894 to serve as a library and art gallery for the guests. Patrons and staff helped raise money to build All Souls Chapel in 1912, which was used to hold concerts and lectures in addition to church services. The Entertainment Building was built for children's activities in the early twentieth century—it was moved to its present site to be used as pro shop for the golf course in 1976.[21]

Activities were not restricted to the summer months. By the late nineteenth century, the Rickers were marketing themselves as a wintertime playground, offering sleigh riding, tobogganing, skiing, and ice-skating. Prior to the Civil War, such pursuits were considered frivolous, but with increasing industrialization and urbanization in the second half of the nineteenth century, people were encouraged to participate in leisure activities, and Poland Spring was one of the most significant resort venues in the state.

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[17] Theresa Mattor & Lucie Teegarden, *Designing the Maine Landscape* ([Camden, Me]: Down East Books and The Maine Olmsted Alliance for Parks and Landscapes, 2009), 111.

[18] "Poland Spring Golf Course" http://www.tclf.org/landscapes/poland-spring-golf-course (Accessed November 7, 2011)

[19] Mattor and Teegarden, 111.

[20] PSPS, 7, 95-100; Richards, 204-208; Mattor and Teegarden, 111.

[21] Richards, 194-204, 214; PSPS, 59-64, 89-90, 95, 99, 103.

Maine was the home of two other similarly scaled resorts that came into prominence in roughly the same period as Poland Spring: Mount Kineo House on Moosehead Lake and the Samoset Hotel in Rockland. Both these establishments offered a grand hotel and recreational opportunities and facilities like Poland Spring, including golf courses, and drew patrons from across the country. The Ricker family purchased the Samoset in 1902 and through their connections with the Maine Central Railroad, also had control of the Mount Kineo house by 1911. Each venue had its attraction. Mount Kineo was on Moosehead Lake, far into the rugged, remote interior of the state. The Samoset was perched on the edge of the Atlantic. Poland Spring had the mineral spring that drew patrons seeking "the water cure". All three lost some of their luster during the middle decades of the 20th century and fire eliminated the historic hotels at Kineo and Samoset as well. Of the three complexes Poland Spring retains the greatest degree of integrity and the largest number of historically associated buildings. There are no historic buildings of note at the Samoset, although the golf course remains, and in Kineo only the golf course, boat house, eleven cottages and the employee boarding house is left.[22]

Criterion A: Industry

The Poland Spring Historic District encompasses the genesis of Poland Spring Water, an international company that is among the leaders of the bottled water industry. This district includes the spring from which the water was originally extracted, and the earliest remaining bottling and warehousing facilities. Historically and currently incorporated within the greater Poland Springs resort complex, these resources are now owned by the parent company of Poland Spring Water, but are managed as resources important to the history of the company. The Poland Spring Historic District has a significant and direct association with the 'birth place' of Poland Spring Water, which in turn provided the impetus for the development of the resort.

In addition to lumber, granite, and limestone, water was and is a component of Maine's extractive economy. The year 1859 marks the start of the Rickers' family entrance into the bottled water industry. Prior to this time the spring water that bubbled out of Hiram Ricker's back field had been distributed by the glass or pitcher. As a start, biweekly deliveries of demijohns full of water were sent to Dr. Eliphalet Clark in Portland. Dr. Clark was sought out by Hiram Ricker to legitimize the healing properties of the water. The following year, the Rickers built a modest springhouse over the spring to mechanize their bottling operation. By 1880, they had replaced this springhouse with a frame building and built a barreling house to manufacture barrels in which to ship the water. As early as 1860, they established an office in Boston to market the water, selling their bottled water as far afield as the southern part of the country and California. Later they would have offices in New York, Philadelphia, and Chicago.[23]

Sales and distribution of Poland Spring water grew steadily. At the close of the 1860s, the Rickers were selling six hundred barrels of Poland Spring Water per year and by the early 1890s Poland Spring accounted for half of the total commercial sales of Maine spring water. As it had done with summer resorts, the Maine Bureau of Industrial and Labor Statistics assessed the state's mineral spring and water industry in 1895. They called specific attention to the Rickers' enterprise:

> An important element of wealth, the development of which has been largely confined to recent years, is to be found in the mineral springs. These are not to be found in any one section of the State but are widely distributed, nature having been very lavish in this particular. The mineral spring industry is as yet only in its infancy, but great possibilities are before it. What may be done in this direction can be judged from what has been accomplished by Hiram Ricker & Sons at Poland Springs. The water from this famous spring goes all over the country and to foreign lands as well, the demand being large and steadily increasing, the volume of shipments having attained very large magnitude. The springs throughout the State vary materially in the quality of the waters, and like-wise in the volume of the flowage. A marked characteristic of the spring water is its purity...[24]

[22] The eleven cottages were listed in the National Register as the Kineo Cottage Row Historic District (NR: 03001408, January 14, 2004). The boat house, known as the Breakwater, was listed individually in the National Register two years earlier (NR: 02000349, April 11, 2002).

[23] Bennett, 72; Richards, 118; PSPS, 7, 58.

[24] Bureau of Industrial and Labor Statistics, "Mineral Springs," 1895, p. 114.

In 1907, the Rickers completed a masonry springhouse and bottling plant, which are still on the property. These handsome Renaissance Revival buildings, designed by architect Harry C. Wilkinson, were as oriented toward marketing as utility. The small springhouse had the trappings of a shrine: the interior walls were made of marble, the Ricker family crest was etched on the floor, and the spring itself was enclosed behind a glass wall. Waiters would serve guests glasses of spring water right from the source.

The Poland Spring Bottling Plant was a monument to Progressive Era ideals of cleanliness and efficiency, and this was both a selling point for their pure water and a spectator sport at the resort. By design, the process of extracting and bottling the water in Poland was the antithesis to a more common image of industry: in contrast to the grittiness of mills and factories, visitors here could be sure that the Poland Water remained pure from the source to the stomach. Like the springhouse, the bottling plant had a public dimension, as it included a viewing area where people could watch the water being bottled. The water from the spring ran through glass and silver pipes to the bottling plant, where attendants—freshly showered before their shift and wearing crisp white linen uniforms—would fill the water into clean bottles, cap them, and send them on a conveyor belt to the warehouses. The bottling facility was one of the preeminent models of water bottling facilities in the industry. After construction of the new bottling plant workers could prepare 450 cases of bottled water in a 10 hour shift.[25]

Although aspects of the operation catered to the resort's guests and patrons, it was also the processing facility for the commercial operation. The Poland Spring Bottling Plant and the Spring House and associated warehouses remained at the center of the water extraction and packaging process until 1978-79 when then owner Paul den Haene tapped additional, nearby springs and built the current, over 400,000 square foot, bottling plant 1,000 feet down hill and to the east.[26] Nestle Waters North American rehabilitated both the historic bottling plant and historic springhouse in the late twentieth century. In addition to the spring house and bottling plant, one of the historic warehouses is extant (# 1) and is now used as a conference center.[27]

Criterion C:
Distinguishable Entity.

The Poland Spring Historic District is a complex of functionally related buildings that share a historic plan, physical development, and to a lesser extent, an aesthetic vocabulary. Although two of the largest historic buildings are gone, the collection of buildings, sites, objects and landscapes at Poland Spring are readily distinguishable as a resort complex with a long and evolving history. For the most part, the buildings in the historic district evoke the feeling of a turn of the twentieth century resort through their placement on the landscape, their relationship to each other, and the enveloping setting of the landscaped grounds and facilities. Initial development of the resort started at two disparate sites: around the family home which had been operated as an inn since 1797, and at the spring located on the lower eastern slopes of Ricker Hill. Known originally as the Wentworth Ricker Inn, the homestead was re-named the Mansion House in the 1850s, shortly after the curative properties of the water were discovered. This building was located on the east side of the County Road, and a dirt road lead east over the crest of the hill to the spring. The first buildings erected for the resort were in the immediate vicinity of, or attached to the Mansion House, and included a stable and several barns for storage. First a fence, and then a rustic wooden structure were built around the spring in 1859; a nicer frame springhouse was erected in 1866, and by 1883 a porch and band stand were added to the building.

The earliest detailed map of the resort was drawn by E.C. Jordan, civil engineer, in 1886. This plan, published in a brochure advertising the Poland Spring Hotels, illustrates the location of the Mansion House (with four small outbuildings behind it), the "public" stable on the County Road and a farm house, barn and fields on the west side of Ricker Hill (across the County Road). Woodland paths cut through the southeast and eastern flanks of Ricker Hill, and the location of sewer lines and irrigated fields were carefully depicted, with an arrow to show that the sewage flowed down hill and away from the

[25] PSPS, 56.

[26] This is now one of 9 springs and 3 bottling plants in Maine which are now tapped and distributed as Poland Spring's water. In 2007 Poland Spring's annual wholesale sales totaled $878 million, according to Beverage Marketing Corporation, as reported in a MaineBiz, article April 20, 2009 *"Tapping In"*.

[27] PSPS, 44-56; Richard W. Judd, Edwin A. Churchill, and Joel W. Eastman, eds. *Maine: The Pine Tree State from Prehistory to the Present.* (Orono, ME: University of Maine Press, 1995), 262.

resort. To the east of the Mansion House, at the highest point of land stood the large Poland Spring House, an "L" shaped building oriented to the northwest. Below the hotel the land had been cleared down to the road and towards the ponds, thus providing an unimpeded view towards the White Mountains of western Maine and New Hampshire. Situated thus, the large hotel was similarly visible to travelers or observers looking south from the town of Poland and points beyond. From this point forward the maintenance of this large, open green space was the characteristic that defined the placement of all future buildings and resources. This lawn was the location of multiple recreational activities, including baseball, croquet, archery and tennis, and after 1896 part of it was given over to the golf course.

As the resort grew it did so on the periphery of the golf course or along the road to the springs or the County Road. Several important "resort" buildings were located immediately south of the Poland Spring House, on the road to the spring, including the Maine State Building, All Souls Chapel, the private stables and a large greenhouse/conservatory. On County Road were service buildings, including the store and post-office in the Canary Cottage, the employees' boarding house and the warehouses for water distribution. Four small cottages for employees were tucked into the woods, along with small service buildings, south of the Mansion House, and as residential properties became available along the County Road the family purchased them for employee use. By 1913 the family had obtained virtually all the properties on either side of the County Road from the cemetery to Middle Range Pond and Lower Range Pond, and they built the Riccar Inn on the County Road for the servants of their patrons. They also continued to expand their farming operations on the east side of the hill. When the next generation of owners sought to update the resort in the early 1960s they placed the Executive/Maine Inn on the crest of the hill next to the Poland Spring House to capitalize on the view, and later oriented the Lodge, which is more of a motel, along the re-located County Road, well below the Golf Course.

Architecturally, many of the buildings feature detailing and materials typically of late nineteenth- and early twentieth-century architecture, including clapboards, wood shingles and stone. There is a shared architectural vocabulary found among the large Queen Anne and Colonial Revival style, architect designed houses (#s12, 20 and 26), smaller Queen Anne-style cottages (#'s 13, 14, 15, 16, 27,31) and the eclectic Colonial Revival Riccar Inn (# 22) and Poland Spring Beach House (#36). Two mid-century residential structures, (#34 and #5) along with several vernacular buildings and associated barns and garages reflect the acquisition of neighboring properties by the resort as it grew over time. These buildings were used for staff housing, but were not "designed" for the resort, and as such broaden the understanding of how the resort developed.

Developmental history/additional historic context information (if appropriate)

Shortly after moving his family to present-day Poland, Maine in 1794, Jabez Ricker began boarding travelers. Poland was located along stage routes between Montreal, Canada, Vermont, northern New Hampshire and Portland, Maine. The route also supported farmers in western Maine going south to markets in Portland. Three years later, Ricker and his family had built the Wentworth Ricker Inn on their property, which eventually became known as Ricker Hill. Stagecoach drivers used the inn as a relay station when traveling from Montreal until the opening of the Grand Trunk Railroad in the 1840s. At this point stage traffic declined and business at the inn waned. To offset this decline, Ricker set up a resident sales agent in Boston, who took orders for the water from the southern United States and as far west as California. They would later have depot offices in New York, Philadelphia and Chicago, which would promote the resort as well as ship orders for water.[28]

The Rickers also had facilities on their property for bottling and shipping Poland Spring water. The first spring and barreling house were built in 1860. Water sales were slow to take off at first due to the Civil War, but had picked up by the end of the 1860s, with the Rickers selling nearly six hundred barrels a year. The end of the 1860s coincided with a transfer of the management of the company from Hiram Ricker to his eldest son, Edward, in 1869. His younger brothers, Alvan and Hiram Weston, had both entered the business by 1880, but Edward maintained the overall management of the business while Alvan and Hiram Weston had more specific roles.

The bottled water was shipped from the train station at Danville Junction, seven miles away in Auburn. By the early twentieth century the Rickers had a spur line built so they could ship the water directly from their manufacturing plant, operating their own locomotives. The Rickers became involved in state politics and as one wag noted as they backed a local politician for governor in 1908, the Rickers had "the shrewd business ability of the men who have made a fortune

[28] Bennett, 71-72; PSPS, 10-12, 43-44, 58; Richards, 7.

from a boiling spring in a state containing half a million just like theirs." Their astute business acumen sustained their spring water business well into the twentieth century.[29]

Poland Spring remained popular throughout the 1930s. The widespread use of the automobile led to a different type of vacation experience: instead of staying in one location for weeks at a time as was standard when traveling by steamboat or railroad, families could travel to many different sites on their own. In addition, the stock market crash of 1929 and the Great Depression reduced the length and extravagance of vacations. Moreover, the three Ricker brothers died between 1928 and 1933. Familial conflict, as well their reluctance to fully engage in the management of the business, forced the Ricker descendents to sell their interest in the resort and bottling company. After a succession of owners, Nestle Waters North America acquired the bottling business in the late twentieth century and operates a bottling facility nearby the original bottling plant. A series of owners operated the resort until 1972, when Mel and Cyndi Robbins took over its operations and then bought it a decade later. Today, Cyndi Robbins still owns and operates Poland Spring Resort, though it exists on a much smaller scale than during its heyday.[30]

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[29] Bennett, 72; PSPS, 14-15, 26, 43, 45-46, 49, 52-56; "Poland Spring Celebrates 150 Years of Hospitality," *The Tower* 40, no. 1 (July 3, 1943): 3; quotation from Judd, et al, 441.

[30] PSPS, 109-110; 112-125; Richards, 242.

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Previous documentation on file (NPS):

___preliminary determination of individual listing (36 CFR 67 has been requested)
___previously listed in the National Register
___previously determined eligible by the National Register
___designated a National Historic Landmark
___recorded by Historic American Buildings Survey #_____
___recorded by Historic American Engineering Record # _____
___recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_ State Historic Preservation Office
___Other State agency
___Federal agency
___Local government
___University
_X_ Other
Name of repository: Poland Spring Preservation Society, Poland, ME

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately 236 acres.
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	19	389715	4876871	3	19	391349	4875703
2	19	390605	4876983	4	19	390585	4874882

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

The boundary of Poland Spring Historic District is shown as the orange shaded area on the accompanying map entitled "Poland Spring Historic District Boundary Map."

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the buildings and landscapes that have been historically associated with the Poland Spring resort and bottling company during its period of significance and that maintain historic integrity. The boundary includes one discontiguous element, the Poland Spring Beach House, which is located across a causeway that bisects two lakes north of the resort grounds. The Beach House was separated from the resort during its period of significance. The boundary does not include Route 26, which runs through the historic district.

11. Form Prepared By

name/title Sara K. Martin and Kate Willis
organization Kleinfelder on behalf of MaineDOT date June 7, 2012
street & number 151 Capitol Street Second Floor telephone 207.626.4914
city or town Augusta state Maine zip code 04330
e-mail kwillis@kleinfelder.com

name/title Christi A. Mitchell, Architectural Historian
organization Maine Historic Preservation Commission date April 17, 2013
street & number 55 Capitol Street telephone 207.287-2132 x 2
city or town Augusta state Maine zip code 04333-0065
e-mail Christi.mitchell@maine.gov

Additional Documentation
Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Poland Spring Historic District

City or Vicinity: Poland Spring

County: Androscoggin State: Maine

Photographer: Sara K. Martin

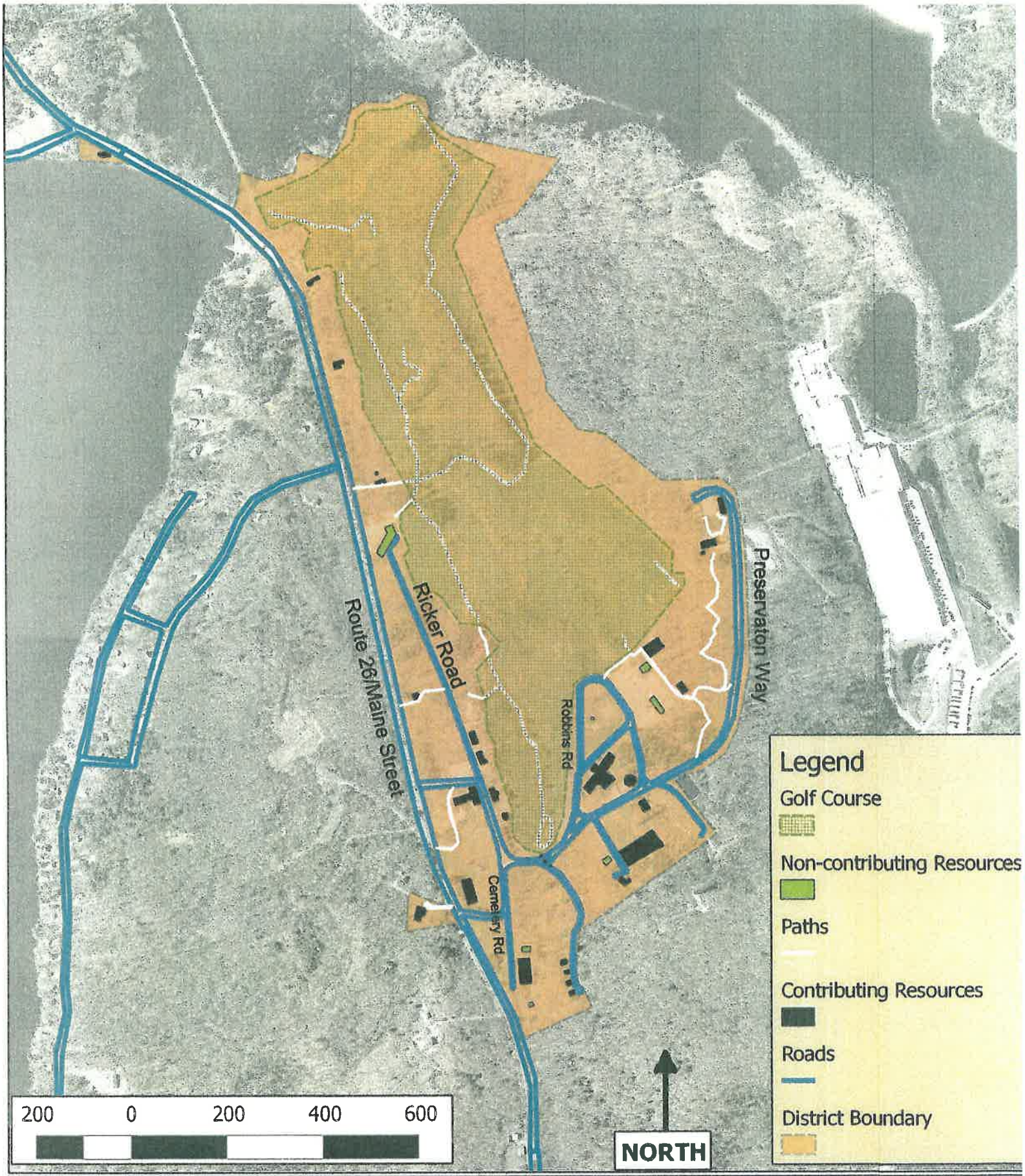
Date Photographed: 9/09/09, 11/23/09

Description of Photograph(s) and number:

1 of 38 General Store House, facing NE
2 of 38 Poland Spring Bottling Plant, facing NW
3 of 38 Poland Spring Spring House, facing NW
4 of 38 Poland Spring Bottling Plant & Spring House, facing NW
5 of 38 Poland Spring House Boiler Building, facing SE
6 of 38 Entertainment Building, facing SE
7 of 38 Poland Spring Golf Course, facing NW
8 of 38 Poland Spring Golf Course, facing NW
9 of 38 Executive Inn, facing SW
10 of 38 Maine State Building, facing NE
11 of 38 Maine State Building, façade entry, facing NW
12 of 38 All Soul's Chapel, tennis courts behind to right, facing SW
13 of 38 Maine State Building & All Soul's Chapel, facing NE
14 of 38 Tennis Courts, facing W
15 of 38 Hiram Ricker House, facing SW
16 of 38 Cottage Way, facing SE
17 of 38 Poland Spring Hotel Cottages 1-4, facing NW
18 of 38 Poland Spring Hotel Cottage 3 & Cottage 2 to rear, facing S
19 of 38 Ricker Brothers School House Foundation
20 of 38 Ricker Cemetery, facing SE
21 of 38 Canary Cottage, facing NW
22 of 38 Bracket House foundation, facing NE
23 of 38 Riccar Inn, facing W
24 of 38 Blacksmith Shop, facing NE
25 of 38 Painters' Shop, facing NE
26 of 38 Skating Rink, facing N
27 of 38 Campbell Cottage Carriage House, 543 Maine St., Poland, facing W (destroyed)
28 of 38 Campbell Cottage, 543 Maine St., Poland, facing SW
29 of 38 Fenn House, 547 Maine St., Poland, facing NE (destroyed)
30 of 38 Cottage, 600 Maine St., facing SW
31 of 38 The Lodge, 660 Maine St., Poland, facing SW
32 of 38 Cottage, 658 Maine St., Poland, facing NE
33 of 38 Cottage barn, 658 Maine St., Poland, facing NE
34 of 38 Allen Homestead, 690 Maine St., facing NW
35 of 38 Cottage, 710 Maine St. Poland, facing NE

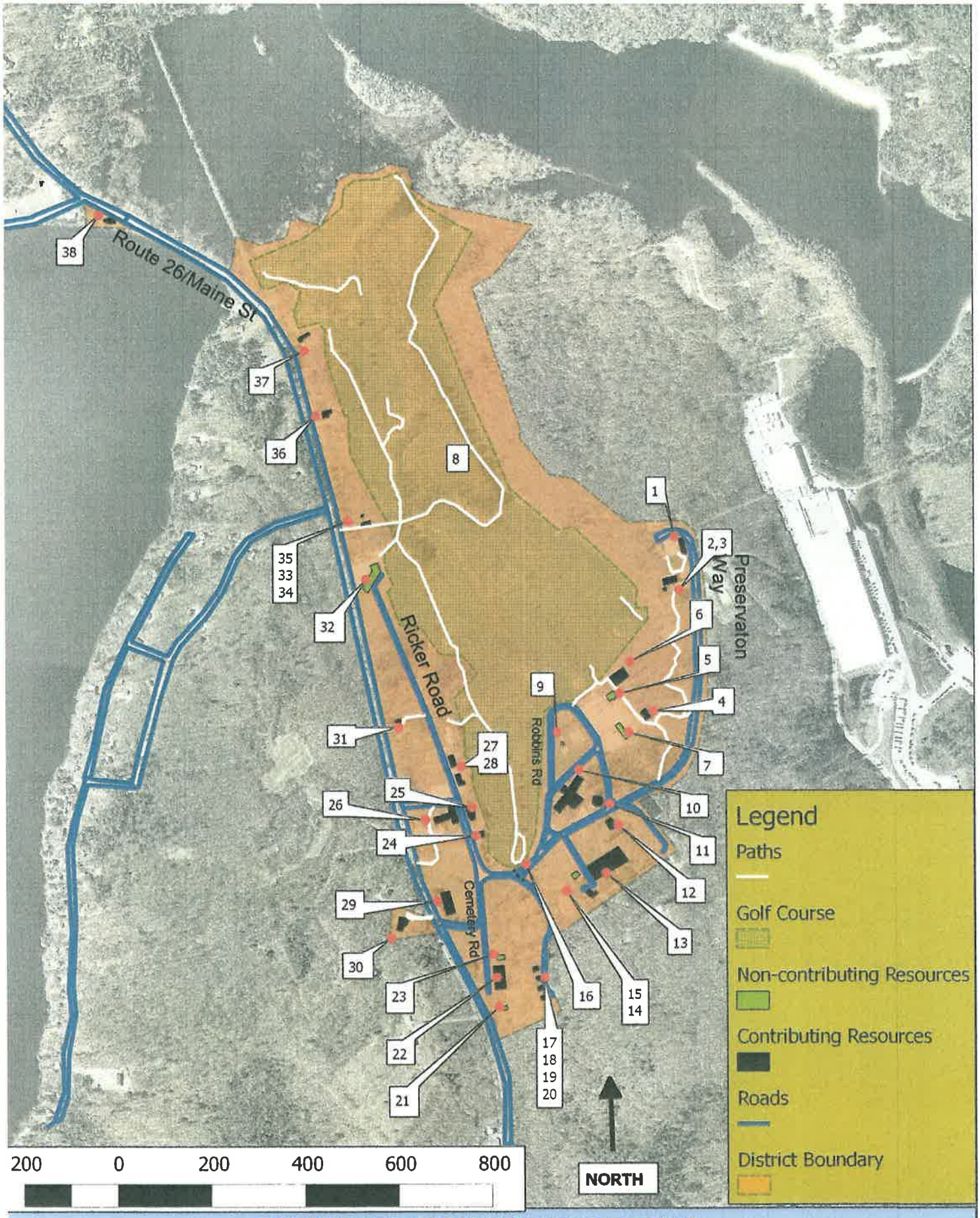
36 of 38 Poland Spring Bath House, 773 Maine St., Poland, facing W
37 of 38 Poland Spring Bath House, 773 Maine St., Poland, facing E
38 of 38 Entrance pillars, facing E

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 18 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.



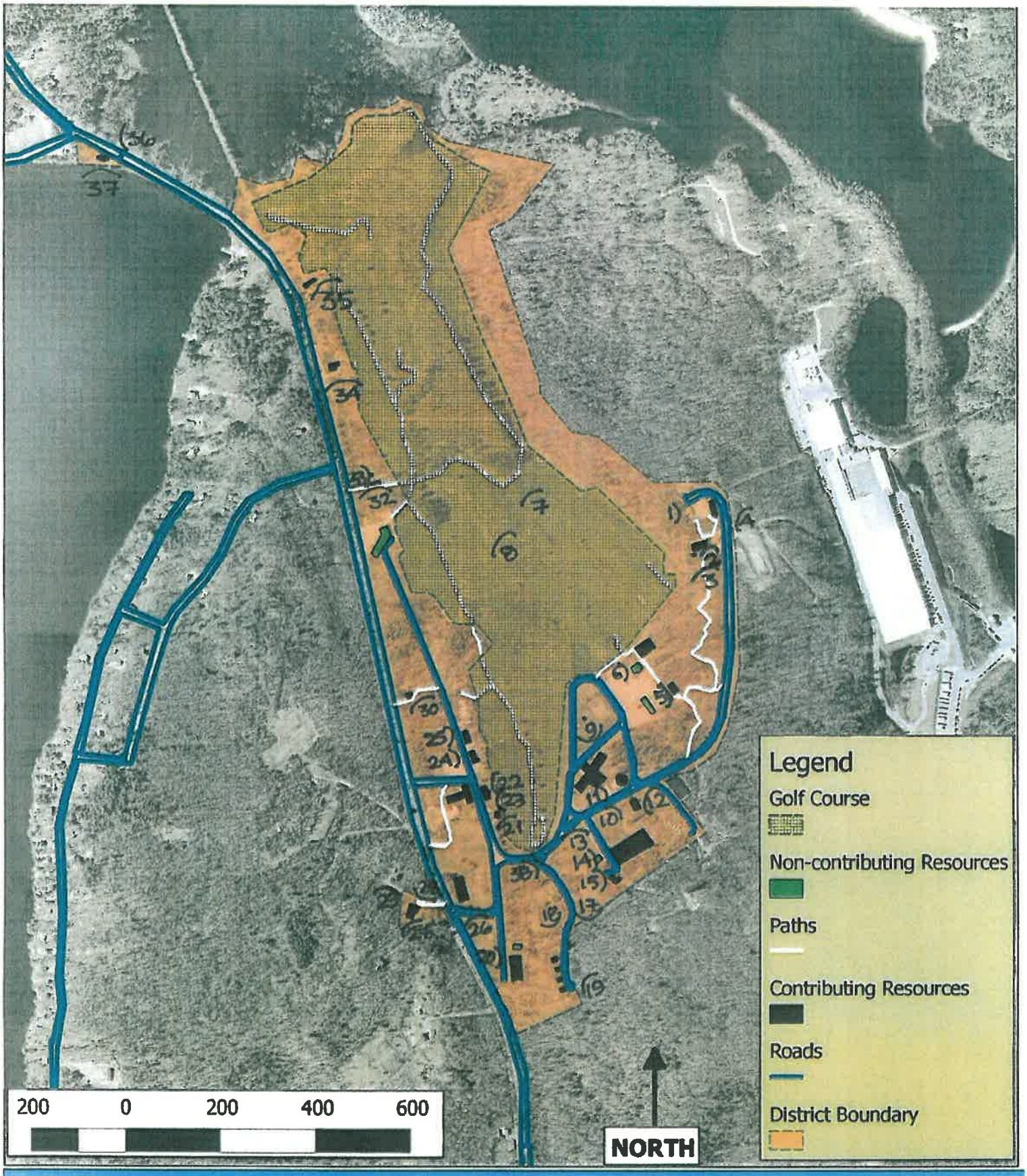
POLAND SPRING HISTORIC DISTRICT
BOUNDARY MAP

Androscoggin County, Maine
18 April 2013



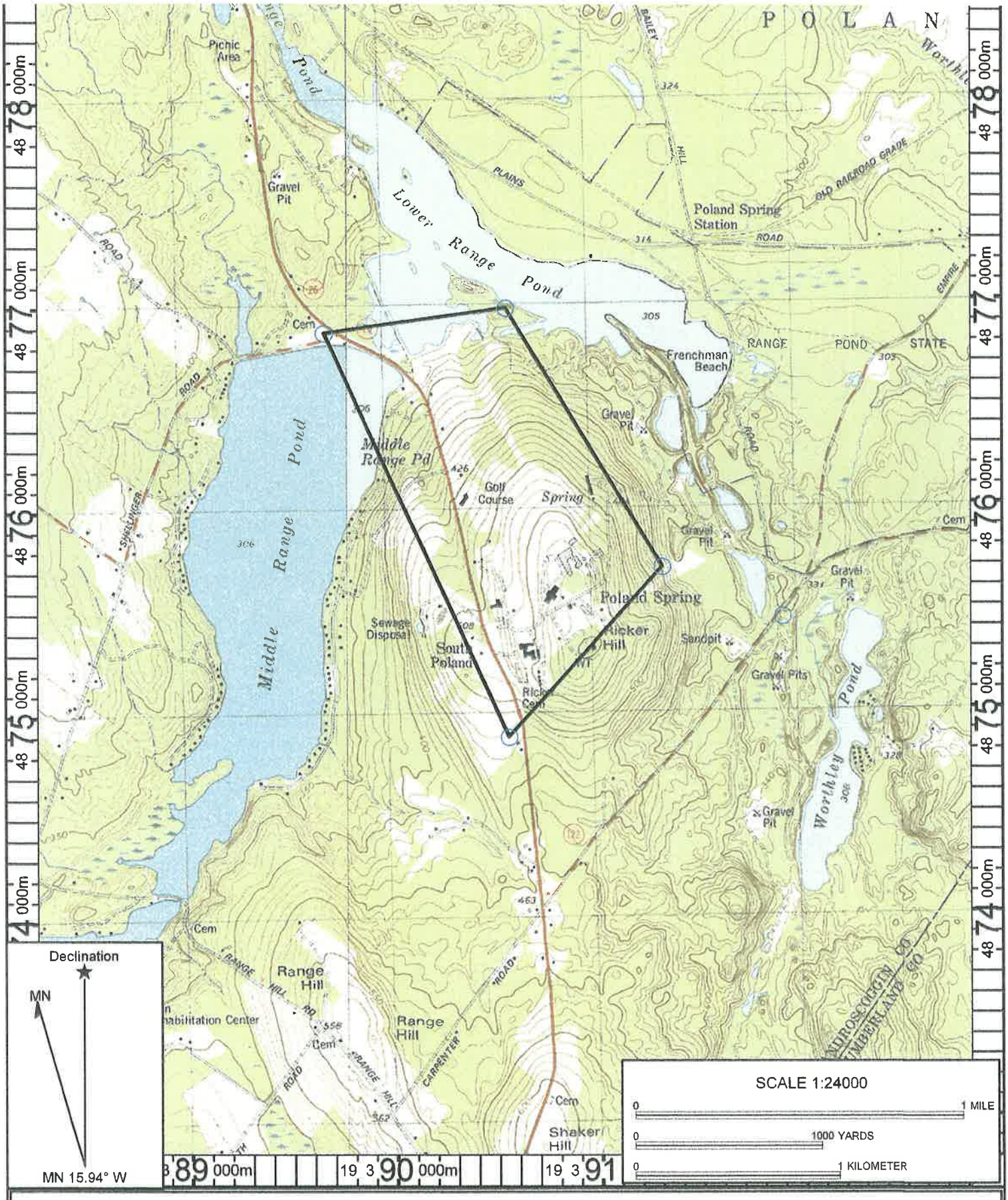
POLAND SPRING HISTORIC DISTRICT
RESOURCE MAP

Androscoggin County, Maine
 # = Resource Number 18 April 2013



POLAND SPRING HISTORIC DISTRICT
PHOTOGRAPHIC KEY

Androscoggin County, Maine
18 April 2013



POLAND SPRING HISTORIC DISTRICT
ANDROSCOGGIN COUNTY, ME
UTM's

Name: MINOT
Date: 04/19/13
Scale: 1 inch = 2,000 ft.

1: 19/389715/4876871 **3: 19/391349/4875703**
2: 19/390605/4876983 **4: 19/390585/4874882**

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POLAND SPRING H.D.; ANDROSCOGGIN CO., ME

30F38

ANDROSCOGGIN CO., ME. POLAND SPRING H.D. 9 OF 38

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POLAND SPRING H.D.; ANDROSCOGGIN CO., ME

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POLAND SPRING H.D.; ANDROSCOGGIN CO., ME

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POLAND SPRING HD; ANDROSCOGGIN CO., ME 9 OF 38

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POLAND SPRING H.D.; ANDROSCOGGIN CO., ME 11 OF 38

POLAND SPRING H.D.; ANDROSCOGGIN CO., ME 12 OF 38

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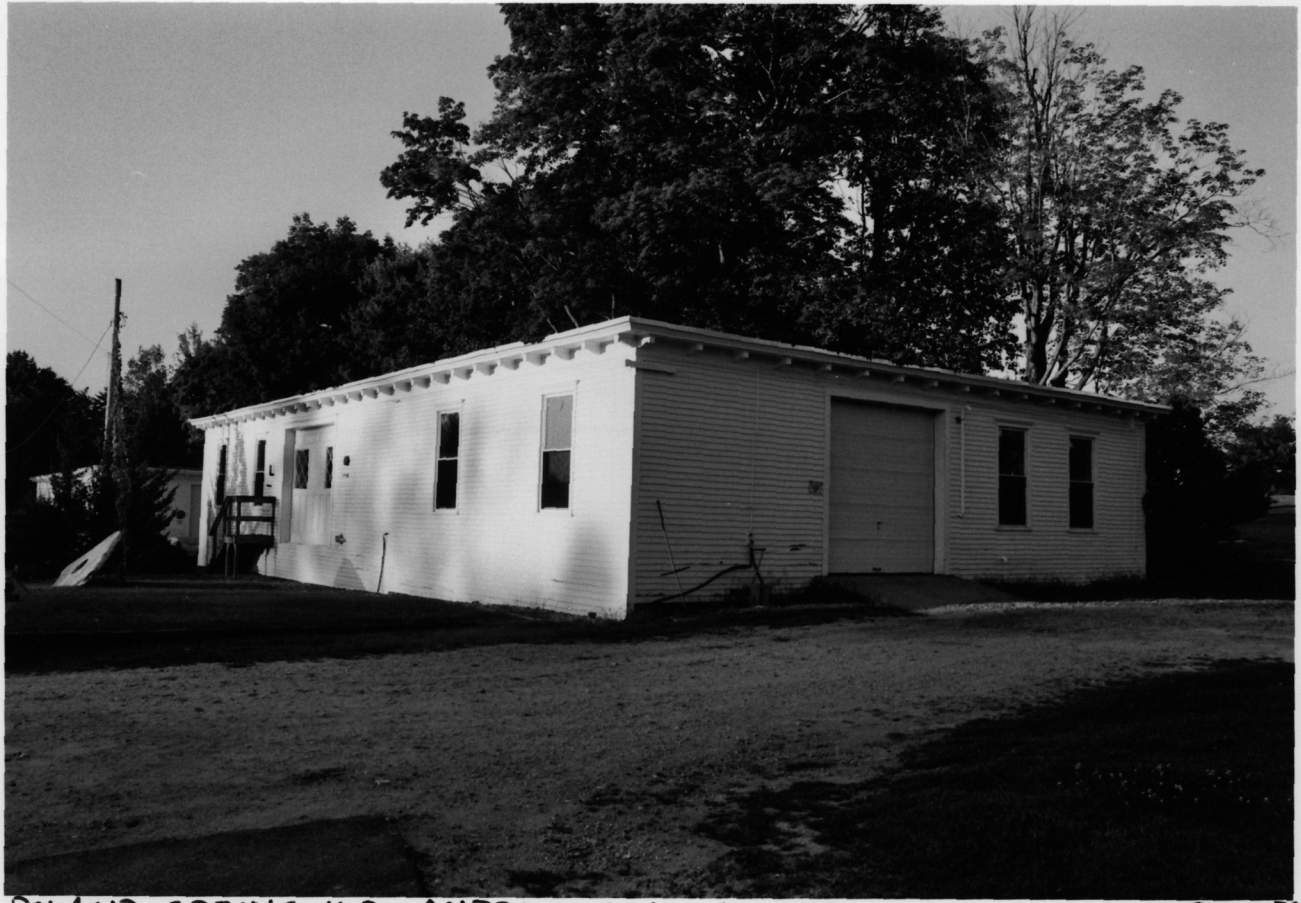

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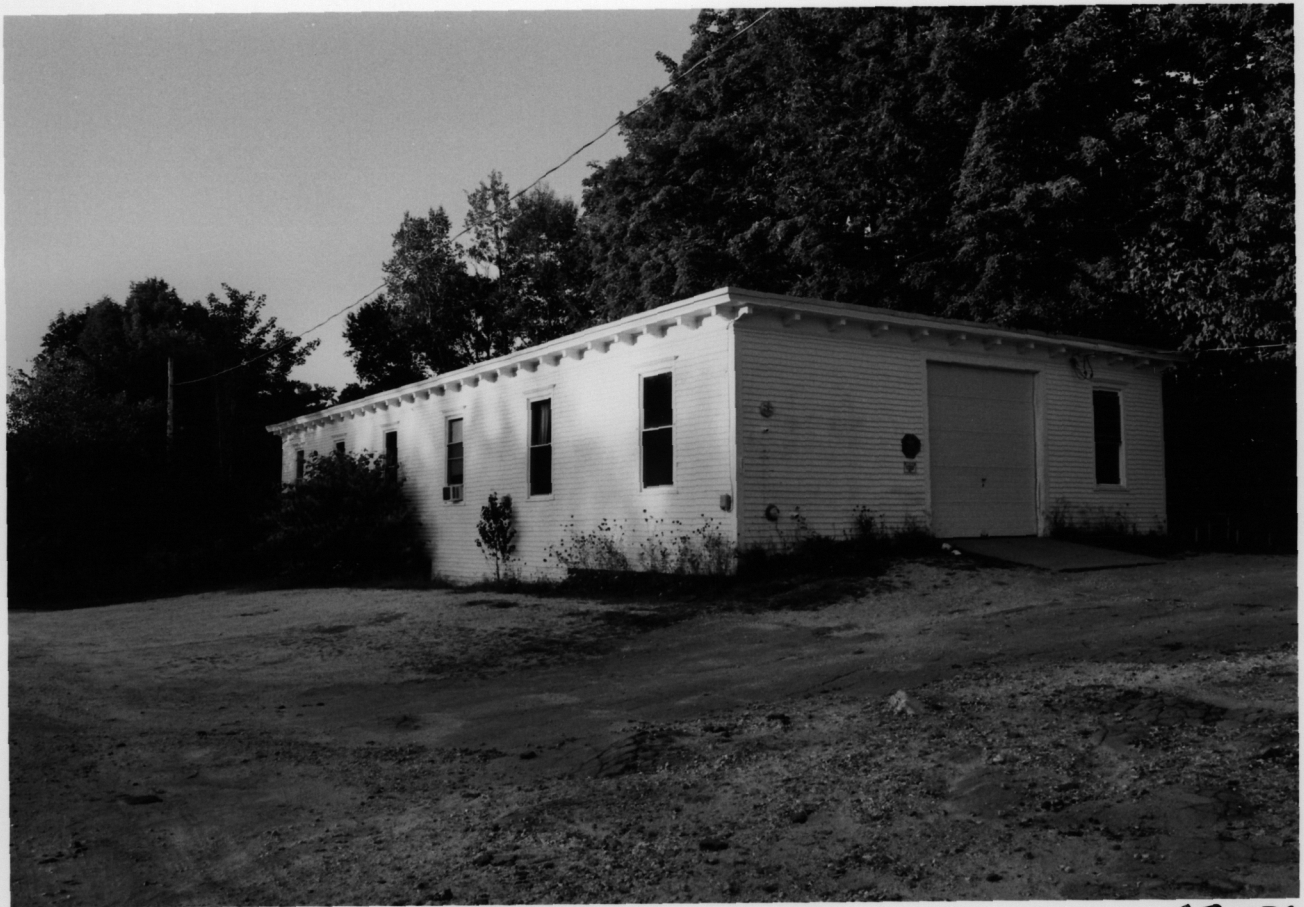

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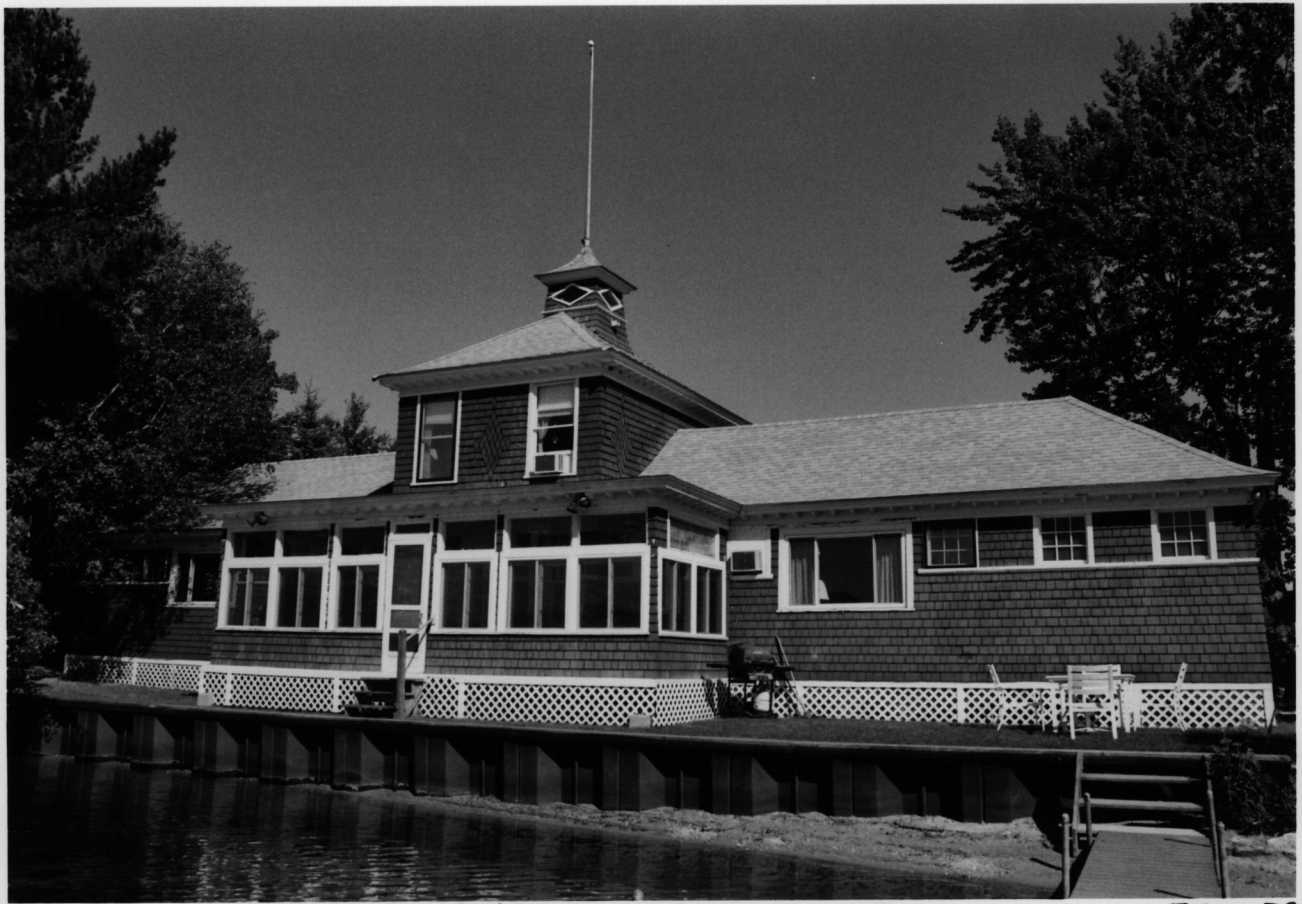
POLAND SPRING H.D.; ANDROSCOGGIN CO., ME 35 OF 38

POLAND SPRING H.D.; ANDROSCOGGIN CO., ME



POLAND SPRING H.D.; ANDROSCOGGIN CO., ME 37 OF 38

POLAND SPRING H.D.; ANDROSCOGGIN CO., ME