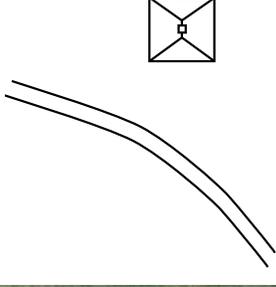


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## Tubbs-Reed House, ca. 1800

	 
<p><b>Condition:</b> Fair, stable</p> <p><b>Function:</b> None at present other than storage.</p> <p><b>Previous Assessment / Documentation:</b></p> <p>1995 John Weinrich + Richard Burt, Architects. Architectural Survey (Conditions Assessment).</p> <p>2000 Master Plan.</p> <p>1995 MHPC survey form.</p> <p>2007 FOSI annual report.</p> <p>2008 FOSI annual report</p>	
<p>Situated on a the second highest point on the island and overlooking the eastern branch of the Kennebec is the Tubbs-Reed House, a two story frame building thought to have been constructed about 1800 by Major Samuel Tubbs. The house is typical of Federal manner houses with its low pitched hipped roof, elongated windows, and symmetrical five bay fenestration on the main elevation. A massive chimney penetrates through the center of the cedar shingle sheathed roof. The entire house is sheathed in clapboards and rests upon a c.1969 poured concrete footing and foundation. Aside from the restrained cornice molding, the main (southeast) elevation of the house exhibits little decorative detailing. The twelve-over-twelve, double hung window sash and moldings are c. 1969 replacements as are the four panel, two light door and surrounds. On both of the northeast and southwest facades are four asymmetrically placed window openings with twelve-over-twelve replacement sash and frames. The northwest facade contains five asymmetrically arranged window openings; again each containing twelve-over twelve replacement sash and frames.</p> <p>Inside, the house exhibits a number of Federal period elements; most notably on the second floor where plaster walls gently curve at the comers and areas of early nineteenth century patterned wall paper are still visible. Stenciling is visible on the floor planking at the top of the rather modest central staircase. 'Several period mantles with thinly molded entablatures and mantle shelves survive as do a number of early</p>	

nineteenth century doors and hardware. Although areas of both wide accordion and thin sawn lathing are found on the second floor, a chronology of interior wall construction is unclear. The corbelled central chimney rests upon a large brick barrel vault in the cellar.

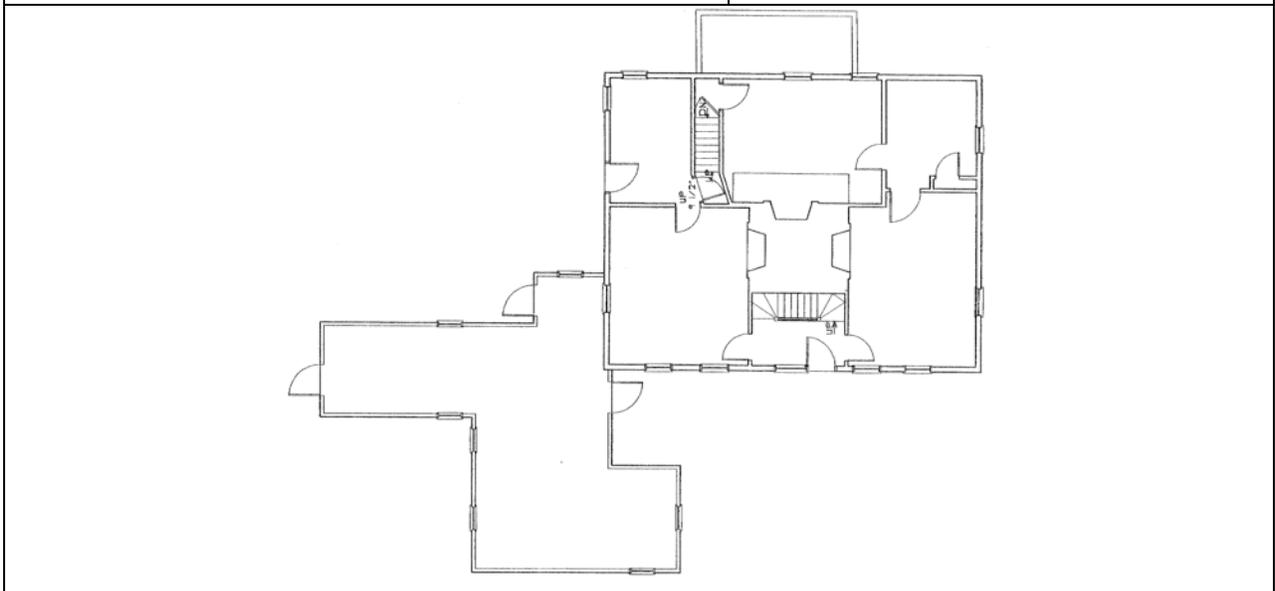
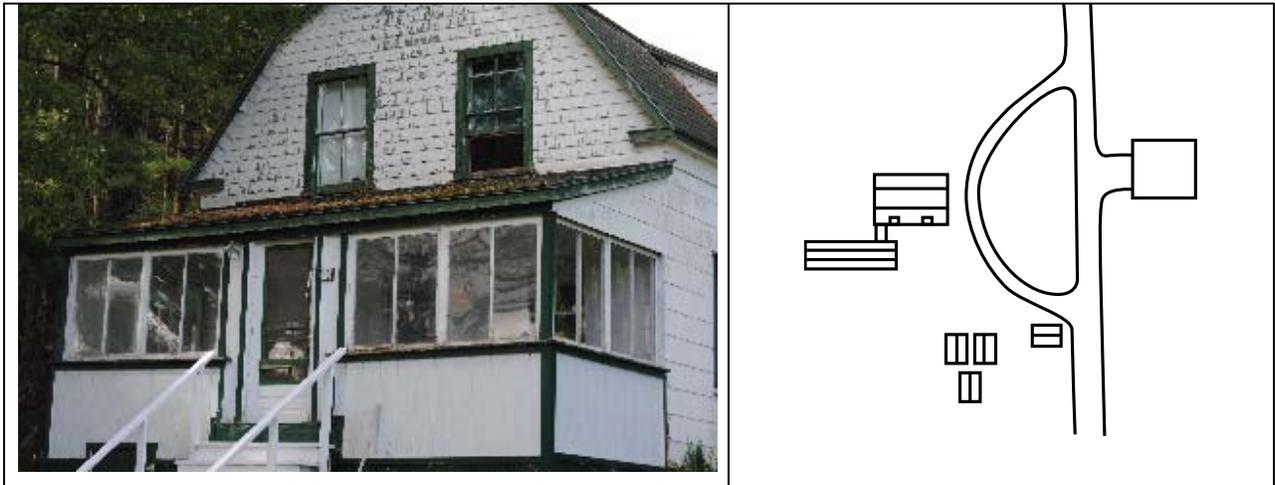
A number of alterations to the Tubbs-Reed House took place during the late 1960's including the replacement of the original footing and granite slab foundation with a poured concrete foundation, the replacement of six-over-six double hung sash and window frames, and the removal of an enclosed Portico on the southeast elevation. An ell on the southwest side of the house was apparently also removed during this campaign as was a large barn which stood just across the road. The house has never been plumbed, serviced by electricity, or centrally heated. Several pieces of furniture belonging to the Reed family remain in the house. During the mid-nineteenth century, the property comprised 120 acres at the extreme north end of the island.

The Tubbs-Reed House was built just after 1800 by Major Samuel Tubbs (1739-1810) of Berkeley, Massachusetts. Tubbs was reportedly commissioned a Major in the Massachusetts militia in 1776, and as a reward for his service during the American Revolution was apparently granted land at the head of Swan Island. It is interesting to note that Tubbs' land grant appears to have been set off from Silvester Gardiner's Swan Island property. At various times, Tubbs is known to have served as selectman, assessor, town moderator, and school moderator for the Town of Dresden of which Swan Island was a part. Tubbs' son Samuel, Jr. probably lived in the house until the 1830's when Captain David Reed named Drusilla (the daughter of Jonathan Tallman of Swan Island) and purchased the house. Drusilla Reed is listed as living in Swan Island in the 1900 Census as is her grandson Ralph who worked as a pharmacist in Richmond.

#### **Alterations/Repairs**

1969	Granite slab foundation removed and poured concrete foundation and footing installed.
1969	Six-over-six double hung windows replaced with 12 over 12 sash and new mouldings; front door and surround replaced.
c. 1969	New clapboards
c. 1969	Enclosed portico on southeast elevation removed. Ell on southwest side of house removed.
c. 1969	Barn across road removed.
1988	New cedar? roof.
?	Moisture barrier in cellar floor
2004	Exterior painting (FOSI)
2005	Asphalt roof installed over? cedar roof
c. 2005	Window repair (FOSI)
2005-07	Chimney "covered with water proof material to prevent mortar deterioration." by FOSI – method and materials unknown.

## Priest-Blen House, 1930



The Priest Property may have been subdivided from the Hubbard (or Gardiner) property on the north side of Perkins highway sometime during the late 1800's or early 1900's. On it stands a one and one-half story frame house with a gambrel roof and side ell (also with a gambrel roof). Sheathed in painted wood and asbestos shingle, this house features shed dormers, an enclosed porch, and two-over-one double hung sash. The rear shed and side ell are partially collapsed. The Priest house appears to date from c.1930 and presently functions as housing for Inland Fisheries and Wildlife staff. The house has plumbing, electricity, heat and telephone.

**View:** South elevation.

**Notes:** Gambrel roof side ell (at left) falling off foundation. Roofing inadequate.



**View:** Southwest corner of ell and sheds.

**Notes:** Ell at right falling off foundation. Roofing inadequate on shed (at left)



**View:** Western elevation of main house, connector and shed.

**Notes:** Foundation under door fully compromised, as is the roofing. **This section of the building is in poor condition.**



## Priest-Blen House, Shed 1



One story, frame, gabled front outbuilding located southeast of the main house. This shed might be in the best shape of all the historic outbuildings on the island. Circa 1930.

**Condition:** Generally fair; roof in fair to poor condition.

**Function:** Storage for IF&W

**Previous Assessment / Documentation:**

None known.

**View:** North west elevation.

**Notes:**



## Priest-Blen House, Shed 2



**Condition:** Very Poor. Building is collapsing.  
Roof is severely deteriorated.

**Function:** None.

**Previous Assessment / Documentation:**

None known.

This one-story, frame, gable front outbuildings is located southwest of the main house. This may have originally functioned as a boat house. Due to its condition it is not currently in use.



1995



**View:** Southeast elevation.

**Notes:** Building is near collapse.

## Machine Shop

	
<p><b>Condition:</b> Poor</p> <p><b>Function:</b> Machine and equipment storage for IF&amp;W</p> <p><b>Previous Assessment / Documentation:</b> None. Not in 199-2000 Master Plan.</p>	<p>A large frame building with a shed roof and textured pressed metal sheathing known as the machine shop is located just across the road from the outbuildings. This building possibly dates from the 1940's.</p>
<p><b>View:</b> Interior of roof.</p> <p><b>Notes:</b> Images shows hole in roof and structural weakness.</p>	
<p><b>View:</b> Interior roof of machine shed.</p> <p><b>Notes:</b> Images shows mold and rotting roof boards.</p>	

**View:** Machine Shop Interior

**Notes:** Workspace area. Poor condition.



1995



## Boathouse, ca. 1900



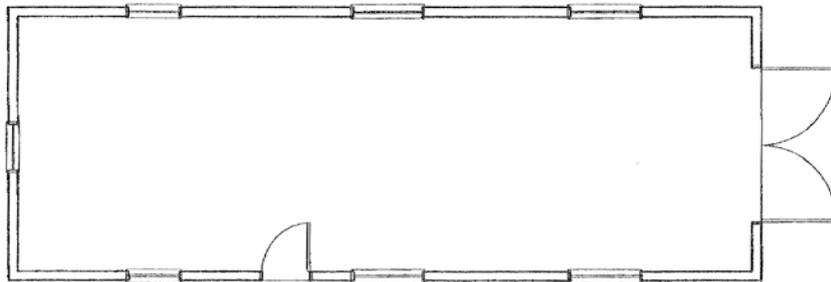
**Condition:** Fair to good; stable, roof is fair.

**Function:** Classroom space.

**Previous Assessment / Documentation:**

2000 Floor plan and two photographs  
in Master Plan.

1995 MHPC survey form.



The boathouse is a hip roofed, one story frame structure sheathed in wood shingle and located just north of the Gardiner Dumaresq house on the shore of the eastern branch of the Kennebec. Three six light, fixed-pane windows punctuate the north and south elevations of the building. No information is known about the boathouse's construction, however it does appear in a c.1900 photograph of the Gardiner-Dumaresq House.

## Gardiner-Dumaresque House, ca. 1763

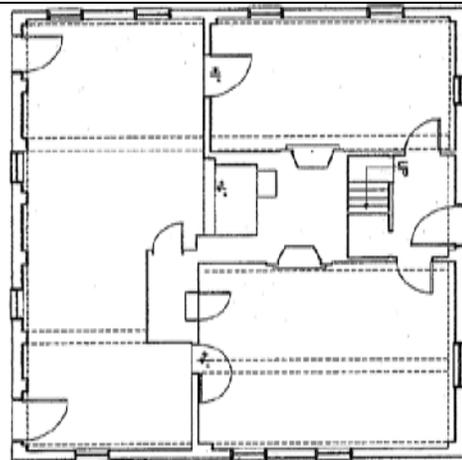


**Condition:** Stabilized. Need to update structural assessment prior to any more work.

**Function:** None at present.

**Previous Assessment / Documentation:**

- 1995 John Weinrich + Richard Burt, Architects. Conditions Assessment.
- 2000 Floor plan in Master Plan
- 2007 FOSI annual report.
- 2008 FOSI annual report



**Alterations / Repairs**

- c. 1968 All the two-over-two double hung windows and doors on the were replaced.
- c. 1968 Poured concrete foundation.
- c. 1968 Plaster on the first floor of the building replaced with sheetrock.
- c. 1968 Flooring, foundation and roof in the lean-to area replaced or rebuilt.
- c. 1968 Fireboxes and hearts have been reconstructed or repaired with new brick and Portland cement.
- c. 1968 One-story entry bay on north elevation and portico on façade removed.
- ? Moisture barrier installed over dirt floor in cellar.

2005	Roof replaced with architectural shingles.
c. 2007	Post repair, borate treatment, in northeast corner post. (FOSI)
c. 2005	Chimney top dismantled above ridge. (FOSI)
2008	Stabilization repairs to chimney arch. (FOSI)
c. 2008-08	Exterior painting. (FOSI)

Constructed by the Kennebec Proprietor Dr. Silvester Gardiner about 1763, the Gardiner-Dumaresq House is one of only several saltbox houses in Maine. Facing east to Swan Alley (the eastern branch of the Kennebec River), the two-story saltbox house is sheathed in clapboards and features a massive central chimney. The main (east) facade is symmetrically organized into three bays With a centrally located door just above grade. The cornice on the east elevation meets the architraves of the second floor windows, while the longer roof line slopes down to the top of the first floor on the west elevation. Four bays wide, -this elevation contains two centrally located six-over-nine double hung sash, and two flanking doors. The north and south elevations both feature three nine-over-six sash set irregularly on the first floor, a six-aver-six window on the second story, and one small one-over-one window on the attic story. All the windows and doors on the house appear to have been replaced during a restoration effort in the late 1960's. The house rests on a poured concrete foundation which dates from this same restoration campaign.

As is the case with the exterior, a number of significant alterations have taken place on the interior of the Gardiner-Dumaresq house. Much of the early plaster on the first floor of the building has been replaced with sheetrock. Flooring in the lean-to area also appears to have been replaced recently. A stone base featuring a brick lined barrel vault in the cellar supports the chimney breast. While several early mantels do survive, the fireplaces and hearths have been reconstructed or repaired with new brick and Portland cement in most cases. Very simply detailed timber casings survive in the four corners of the house on both the first and second floors. A modest central staircase provides access to the second floor of the house. Much of the historic plaster, molding, and flooring survives on the second floor as does the winding stairway which provides access to the attic area where virtually all of the historic roof framing system survives, remarkably intact.

In the late nineteenth century, the Gardiner-Dumaresq House had two-over-two double-hung windows, a one-story projecting bay on the north elevation, and a Colonial Revival manner portico extending from the facade. These features were probably removed from the building in the late 1960's when an attempt was made to restore the house to its eighteenth century appearance.

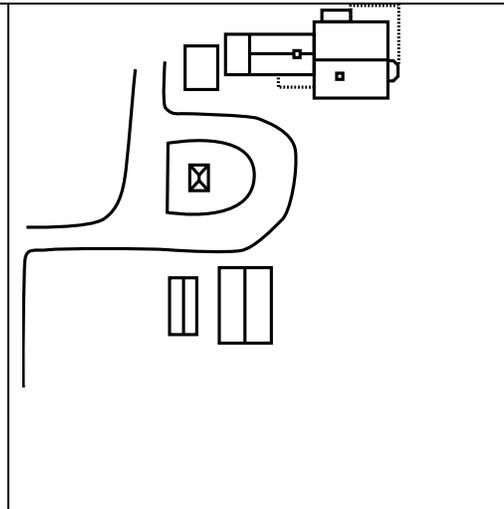
Silvester Gardiner (1708-1786) apparently built the house about 1763 as a summer residence for his daughter Rebecca (b. 1745) and her husband Philip Dumaresq (1737-1800) It is not known how much time these Boston residents spent on the island, but after the American Revolution Philip (a Loyalist) was sent into exile in the West Indies. According to Robert Hallowell Gardiner, Rebecca and Philip's son, James Dumaresq (b. 1772) exchanged some land bequeathed to him in Pittston for the Swan Island farm that his grandfather had left to his uncle John Silvester Gardiner. Although the land was described as being, "very good" James apparently did little fanning, preferring instead to hunt and visit his cousin Robert Hallowell upriver at the Oaklands estate in Gardiner. Returning to Swan Island after one such visit in the autumn of 1826, James' boat snuck a "flaw" and he was drowned. After James' death, his son Philip Dumaresq

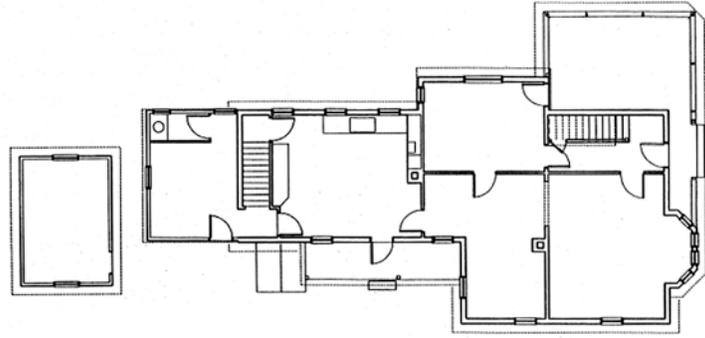
and sister Jane Frances Rebecca Perkins appear to have used the property at Swan Island exclusively as a summer residence. In 1855, Philip's wife Margaret Deblois, daughter Frances, and a friend drowned while swimming in Swan Alley. Philip (a ship captain), was subsequently lost overboard and drowned in Long Island Sound on June 25, 1861.

Thomas Handasyd Perkins (after whom the Town of Perkins was named) was introduced to Swan Island during by his wife Jane Frances Gardiner (daughter of James) in the 1820's. They reportedly built a new house for themselves one hundred yards to the north of the existing house. This house was destroyed in 1839, after which time the Perkins stayed in the old house. Writing in 1863, Thomas Perkins, Jr. described the Gardiner-Dumaresq house and land of his youth as:

A most picturesque object with its great porch, huge chimney, and long, sloping roof ... On both sides of it, and to the rear, was a great grass field, while at the back was the virgin forest, which had never been cut but thinned from time to time ... the place (property) was a small one, only about two hundred acres." The Gardiner-Dumaresq. property was purchased by Dr. E.C. Hebbard of Boston in 1900 who called it "Swango" after the reputed Abenaki name for the island. Hebbard appears to have subdivided the property during the early twentieth century. The State of Maine purchased the property from Ida M. Hebbard in the 1940's.

## Robinson-Powell House, 1885

	
<p><b>Condition:</b> New roof, weather tight. Exterior is stable. Has structural issues.</p> <p><b>Function:</b> Vacant</p> <p><b>Previous Assessment / Documentation:</b></p> <p>1995 MHPC survey form.</p> <p>2000 Floor plan and photographs in Master Plan.</p> <p>2007 FOSI annual report.</p> <p>2008 FOSI annual report</p>	
<p><b>Alterations/Repairs</b></p> <p>2004-05 South porch floor rebuilt. (FOSI)</p> <p>2007 Kitchen chimney taken down below the roof. (FOSI)</p> <p>2007 Parlor chimney rebuilt above the roof using “modern mortar, original bricks and was made a foot shorter.” (FOSI)</p> <p>2007 North roof and porch re-shingled with architectural (asphalt) shingles. (FOSI)</p> <p>2007-08 Exterior painting.</p> <p>2008 Removal of “derelict furniture”.</p> <p>? Kitchen floor structure may or may not have been repaired in 2009.</p>	



Located just south of the Gardiner-Dumaresq House, the Robinson House is a two-and-a-half story gable front frame building with connecting rear ell and shed. The house is sheathed in clapboards, rests on a brick foundation, and features modest Italianate elements.

The two bay wide front elevation of the house is oriented to the eastern branch of the Kennebec River and includes a wrap-around porch through which access to the side hall is achieved. Both the porch and a first floor bay window are surmounted by a shed roof which is visually supported by Italianate brackets. The two-over-two double hung sash, found throughout the house, are surmounted by projecting Italianate hood moldings. A frieze (supported at each corner by simply rendered pilasters) runs under the eave on the north and south elevations of the house. The asphalt shingle roof on the main house and ell are both penetrated by centrally located brick chimneys.

A small porch on the rear ell is supported by simply carved posts and Italianate brackets set under the eaves. The pilasters and frieze found on the main house continue on the ell. One small window on the north and south sides of the ell interrupt the course of the frieze. A small lean-to shed is located at the back of the ell. The house has electric power and telephone(?).

Little is known about the Robinson House, which appears to have been constructed sometime during the 1880's. James Alvin Robinson was born in 1862 and appears in the 1880 Census of Perkins as 25 years of age and a fanner. The 1893 Census lists Robinson as being a fisherman and in 1910 his age is given as 48 and he is referred to as a "carpenter, boat builder". The property upon which the Robinson house sits was sold to I.F.&W. in the 1940's.

## Robinson-Powell House, Woodshed



Located to the rear of the house. Shed has metal roof.

**Condition:** Fair condition.

**Function:** Woodshed for house.

**Previous Assessment/ Documentation:** None known.

## Robinson-Powell House, Carriage Barn, 1880s



**Condition:** Fair to poor. Sills appear compromised. Roof in poor condition.

**Function:** Unknown.

**Previous Assessment / Documentation:**

2008 Description in FOSI report.

This gable front, frame building has Italianate round arch six-over-six double hung windows and crown molding on the gable end. Believed to have been constructed in the 1880's the building also has two-over-two double hung sash (similar to those on the Robinson house) on its sides and double track mounted doors on the gable end.

**Robinson-Powell House, Shed**



**Condition:** Fair to poor. Sills appear compromised. Roof in poor condition.

**Function:** Unknown.

**Previous Assessment / Documentation:**

None known.

This small, one-story frame, gable front building has a row of four windows directly under the eave on both the east and west sides. A pedestrian door is situated at the center of the façade.

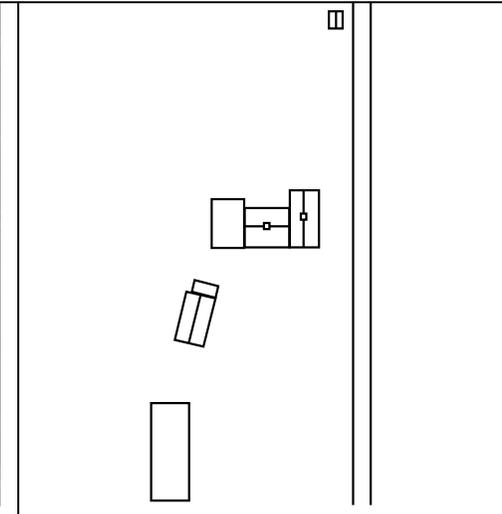
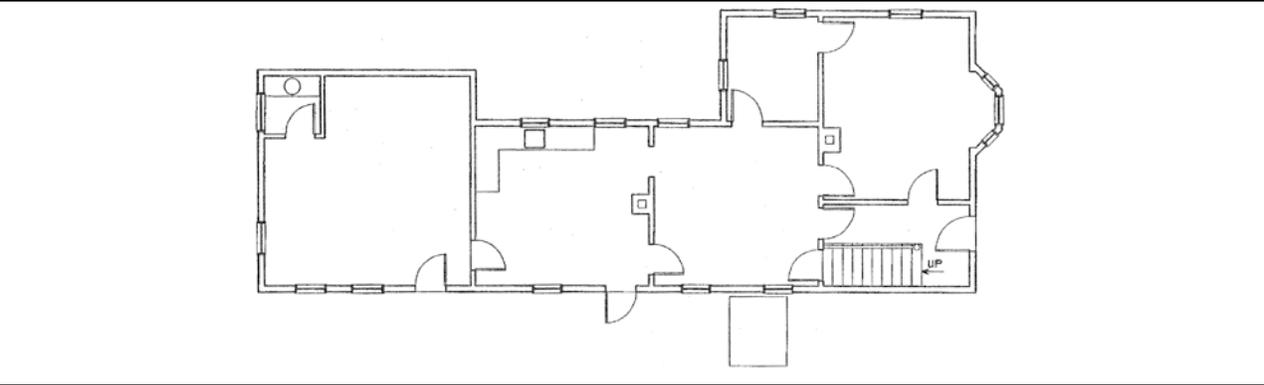


2010



1995

## Lilly Wade House, 1860

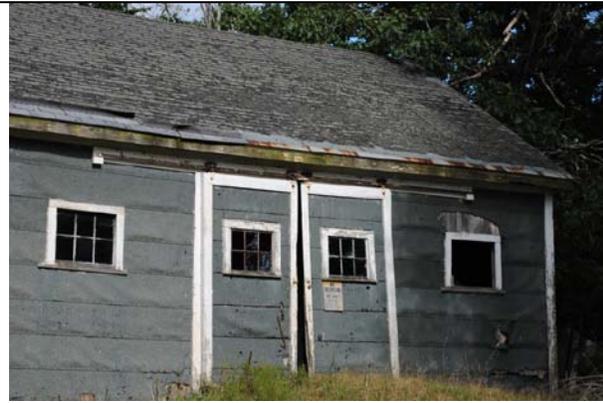
	
<p><b>Condition:</b> Fair. The roof is stable. Opening in foundation provides access for nuisance animals.</p> <p><b>Function:</b> Vacant</p> <p><b>Previous Assessment / Documentation:</b></p> <ul style="list-style-type: none"> <li>1995 MHPC survey form.</li> <li>2000 Floor plan and brief mention in Master Plan.</li> <li>2002 Brief assessment by ACI/CAM (MHPC)</li> </ul>	
	
<p><b>Alterations/Repairs</b></p> <p><i>Most if not all of the maintenance and repair of this building was undertaken through a partnership with the Richmond School District (RSD). It is unclear as to when this partnership started, but it seems to have dissolved after about 2002. Bob Hurley, Mike Wing and Doug Reed were the principle contacts and organizers at the RSD.</i></p>	

1970s-c.2000	Sills replaced, brick foundation repaired. (RSD) Some clapboards replaced. (RSD)
2002	Window repair. (RSD) Exterior painting. (RSD)

Situated on the west side of the road, two-thirds of the way down the island is the one-and-a-half story frame Lilly-Wade House. This simple, clapboarded, side gable house has a one story bay window on the facade, and a two-part ell extending off the rear of the house. Projecting Italianate window moldings surround all of the two-over-two double hung sash on the house. The most notable decorative feature on the house is the delicately carved Italianate door surrounds.

William Lilly appears in the 1860 Valuation of Real and Personal Property in the Town of Perkins as fanning 20 acres of land and owning one cow. In the 1860 Census Lilly is listed as a thirty eight year old house joiner. Joseph Wade, a river fisherman, is thought to have lived in the house during the first decade of the twentieth century.

## Lilly Wade House, Barn



**Condition:** Poor. Roof leaks heavily, building has shifted and settled. Occupied by bats and porcupines.

**Function:** Once a barn. Only barn left on island. Now vacant.

**Previous Assessment / Documentation:**

2000        Mentioned in Master Plan.  
2002        Brief assessment by ACI/CAM  
              (MHPC)

**Alterations/Repairs**

Frame repairs (dimensional lumber), date unknown.

English Style barn, with vertical sheathing and asphalt roll siding. Originally post and beam.

**Lilly Wade House, Equipment/Carriage Shed.**



**Condition:** Poor. Building is settling, roof is deteriorated.

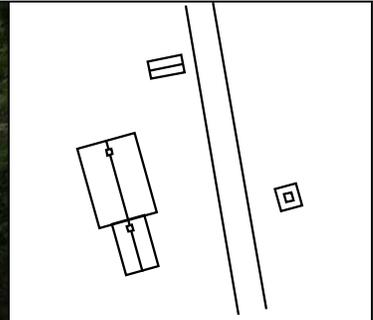
**Function:** Storage?

**Previous Assessment / Documentation:**

None known.



# Maxwell-Tarr House, 1850

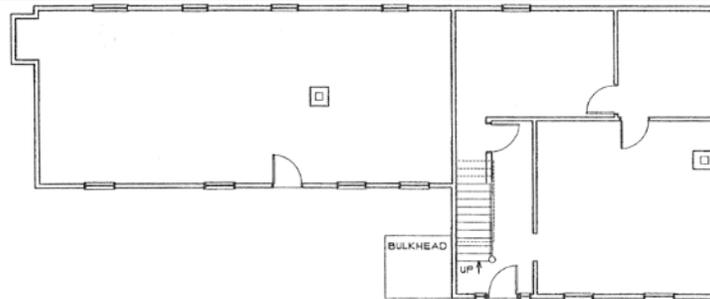


**Condition:** Collapsed, 2010

**Function:** N/A.

**Previous Assessment / Documentation:**

2000 - Floor Plan, brief description in Master Plan.





1995

Located on a rise overlooking agricultural fields and Maxwell Cove (known as Whidden's Bay during the eighteenth century) on the southeast corner of the island, was the one-and-a-half story frame Maxwell-Tarr House. The side gabled house was sheathed in clapboards, had a side ell, rested upon a granite foundation, and featured modest Greek Revival/Italianate transitional decorative elements. Chief among these was the side hall doorway on the main house which was flanked by three-quarter sidelights and carved pilasters that carry a heavily projecting crown molding. Other than a small three light clerestory window on the ell, six-over-six, double hung sash were the only windows found on the house. Simple crown moldings surmounted all of the wind openings. The asphalt shingle roof has a moderately steep pitch and large overhang.

The property appears on the 1852 map of the Town of Perkins as belonging to E.C. Hatch owning 44 acres of land. A ship captain, John Maxwell appears to have moved onto the property from Bowdoinham sometime during the 1870's. The 1878 Census lists him as owning 49 acres with a total value of land and buildings at \$775.00. The Maxwell-Tarr property was one of the last active farms on the island when the Tarrs resided there during the 1920's.

Some features of the house were salvaged in 2010 and are being stored temporarily in the Gardiner Dumaresq House.

**Garage at Maxwell-Tarr House, 1920s**

**Description** (current)

One story, one bay, gable front frame building with asphalt roof and asphalt siding.

**Alterations/Repairs**

Unknown

**Condition:** Poor

**Function:** Storage

**Previous Assessment / Documentation:**

2002 Survey form completed by FOSI.

**CORN CRIB**



**Condition:** Fair

**Function:** No longer used..

**Previous Assessment / Documentation:**  
None known.

**Landing Shed**

**Condition:** Fair.

