
National Park Service
Cultural Landscapes Inventory

2026



Carroll Homestead
Acadia National Park

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name:	Carroll Homestead
Resource Level:	Cultural Landscape
CRIS-CL Resource ID:	976353
Inventory Status:	Complete

Park Information

Park Name:	Acadia National Park
Alpha Code:	ACAD
Park Organization Code:	1700
Region:	Northeast
Restricted:	Yes

Landscape Description:

The Carroll Homestead is a historic property in Acadia National Park, located in Hancock County, Maine. Acadia was the first national park established east of the Mississippi River and today encompasses over 50,000 acres across Mount Desert Island, the Schoodic Peninsula, and other smaller islands. Located on the west side of the island just north of the town of Southwest Harbor, the 76.5-acre cultural landscape represents early settlement before the island became a tourist destination and Acadia National Park came into being. The historic Carroll House and the property on which it lies were purchased by the park in 1982.

The property is anchored by the John Carroll House, known as “The Mountain House” to Carroll descendants, a single-story Cape Cod house-and-a-half built in the period 1825-1828, and lengthened to a Cape Cod “double house” in about 1844. The home and the nearby stone well, wood privy, and foundation remnants of a barn comprise the core of the farm set within a former meadow now maintained as a lawn. Historic apple trees and a few tall oak and spruce trees dot the lawn, while lilacs grow alongside the house. This core area is situated in a still-rural setting surrounded by a forests, within which is evidence of the much more extensive fields that the Carrolls once maintained, some marked by remnant fence lines and piles of stone. A quarry, also worked by the Carroll family, lies just 100 feet from the home’s back door. Traces of the original entrance lane connect the farm to State Route 102.

Visitor facilities are limited to an access road and parking areas, and a connecting trail that tracks through the woods to the core area. South of the house is a large white tent and picnic tables that host programming for visitors and school groups. Northwest of the house is a demonstration garden that highlights nineteenth century subsistence farming practices.

SIGNIFICANCE SUMMARY

The Carroll Homestead derives local-level significance under National Register of Historic Places Criterion A in the areas of Exploration/Settlement, Agriculture, and Entertainment/Recreation for its associations with early settlement and farming on Mount Desert Island, its transition to a mixed economy influence by other trades, and its later use for summer and seasonal recreation. The Carroll House also possesses significance under Criterion C in the area of Architecture as an excellent example of an early nineteenth century “half house” type, with minimal later alterations.

The period of significance is 1828-1974. The period begins when the property was acquired by John Carroll and the house was completed. The period ends when the Wilbur family, fourth generation Carroll Family descendants, granted a conservation easement to the US Government, ending the property's use as a summer home. This extended period spans the lifestyle and economic changes that shaped the Carroll family's use of the landscape as a place of work to a place of recreation, an important and not uncommon aspect of Mount Desert Island's history.

ANALYSIS AND EVALUATION SUMMARY AND CONDITION

The historic integrity of the Carroll Homestead is evaluated by comparing landscape characteristics and features present during the period of significance, 1828-1974, with the existing conditions as assessed in 2025. Many landscape characteristics and features from the period of significance remain today. Natural systems and features are represented by granite ledges and outcrops that abut the steep slopes of Valley Peak, and a small creek north of the core house/barn area. Remnants of building foundations, fences, stone piles and dumps, and quarried stones recall the site's former agricultural and commercial uses. Old specimen trees, apple trees, tracts of woodlands, and a meadow/lawn also remain, as does a stone well and the trace of the original entrance lane. Most importantly, the ca.1828-1844 Carroll House still stands as the centerpiece of the farm, open seasonally for park interpretation programming.

Since 1974, successional woodlands have taken over formerly open fields and have blocked the nearby views of the rock outcrops and the longer view to Fernald Cove and Somes Sound. This has changed the historic setting and spatial organization of the landscape. Tree growth has also erased evidence of long-unused roads that once tracked across the property. The fence sections that do remain have fallen to the ground and no longer delineate the fields north of the barn or around the meadow/lawn. At the Carroll House, shingles were introduced during the late historic period, but their light gray color is incompatible with the farm's historic character. The access road, parking lots, footpath, and other contemporary small-scale features installed by the NPS are generally incongruous in the landscape.

Condition:

The Carroll Homestead is in Fair condition due to the growth of successional woodlands. The woods have taken over the fields that were historically open for crop and pasture uses and have blocked views from the house to the rock outcrops and from the outcrops to the Fernald Cove and Somes Sound. All of these conditions are reversible but will require the removal of many trees, which itself will require diligent planning and prioritization.

Landscape Hierarchy Description:

Acadia National Park currently features 16 landscapes (and eight component landscapes) in the NPS Cultural Resources Inventory System (CRIS): Baker Island, Bass Harbor Head Light Station, Blackwoods Campground, Cadillac Mountain Summit, Carroll Homestead, Historic Carriage Road System (four component landscapes), Historic Hiking Trail System (four component landscapes), Historic Motor Road System, Isle au Haut, Jordan Pond House, Picnic Areas, Sand Beach, Schoodic Peninsula, Seawall Campground, Sieur de Monts Spring, and Thunder Hole.

Landscape Type:

Historic Vernacular Landscape

Other Names:

Other Name: Carroll Farm **Other Name Type:** Both Current And Historic

Other Name: Carroll Farmstead **Other Name Type:** Both Current And Historic

Other Name: Mountain House **Other Name Type:** Historic

Site Plan



Site plan, 2026, map 1 of 2.



Site plan, 2026, map 2 of 2.

Concurrence Information

Superintendent Acknowledgment:

Park Superintendent Acknowledgment:	No
Park Superintendent Acknowledgment Date:	03/16/2026

Completion Status Explanatory Narrative:

Field work for this CLI was undertaken in December 17-19, 2025, by Gail Gladstone, Cultural Resources Program Manager, Acadia NP; Jeff Killion, NER CLI Coordinator, Olmsted Center for Landscape Preservation; and Becca McCue, Environmental Engineer, EIT, Acadia National Park, Project Management Division. Due to winter weather conditions, field work for the CLI was limited the highest concentration of visible historic resources (approximately 25 acres), generally centered around the Carroll House. The CLI report was prepared by J. Killion and maps prepared by Megan Cahill, Olmsted Center. The park contact for this report was G. Gladstone (gail_gladstone@nps.gov).

Concurrence Graphic Information:

**Cultural Landscapes Inventory
CLI Certification Form
2026**

Carroll Homestead
Acadia National Park

Acadia National Park certifies the CLI for Carroll Homestead, including:

MANAGEMENT CATEGORY: Should Be Preserved and Maintained

CONDITION ASSESSMENT: Fair – Carroll Homestead

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The CLI update for Carroll Homestead at Acadia National Park is hereby approved and accepted.

KEVIN SCHNEIDER

Digitally signed by KEVIN
SCHNEIDER

Date: 2026.03.16 15:34:18 -04'00'

Superintendent, Acadia National Park

Date

Park concurrence form, March 16, 2026.

Carroll Homestead
Acadia National Park



JANET T. MILLS
GOVERNOR

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

KIRK F. MOHNEY
DIRECTOR

May 22, 2026

Mr. Kevin B. Schneider
Superintendent
Acadia National Park
P.O. Box 177
Bar Harbor, ME 04609

Project: MHPC# 0551-26 Acadia National Park; 1.A.2 (ACAD)
 Carroll Homestead CLR
Town: Mount Desert, ME

Dear Mr. Schneider:

In response to your recent request, I have reviewed the information received April 17, 2026 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

The Maine Historic Preservation Commission (SHPO) appreciates the effort that Acadia National Park has put into creating a Cultural Landscape Inventory (CLI) for the Carroll Homestead in Southwest Harbor, Maine. The Inventory provides valuable information about the history of the property's development and use over time by both the Carroll family and the National Park Service.

In general, the Commission agrees with the identification of contributing and non-contributing resources within the CLI study boundary. In addition, we agree that the property is eligible for listing in the National Register of Historic Places under Criteria A and C in the areas of Agriculture, Architecture, Entertainment/Recreation, and Exploration/Settlement with a period of significance from 1828-1974. However, we are concerned that the rationale for limiting the boundary to the twenty-five-acre area "with the highest concentration of visible historic resources..." will be interpreted to mean that the balance of the property historically associated with the Homestead lacks cultural significance. While the CLI states that adjacent lands "contribute", what does that mean and how will that be interpreted for their management? Do these adjacent lands contribute to the cultural landscape? Should they be included in a nomination of the Carroll Homestead to the National Register of Historic Places?

It seems to the Commission that the lands that were historically part of the Homestead in total comprise the cultural landscape that the Carroll family used and shaped to a greater or lesser extent, not simply an arbitrary twenty-five-acre portion of it. Although that presence on the landscape may now be less visible in some areas than in others, that does not diminish the fact that it could have taken the entire parcel of land to sustain the family at various times.

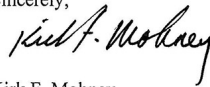
PHONE: (207) 287-2132

FAX: (207) 287-2335

SHPO concurrence letter, page 1 of 8.

Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,



Kirk F. Mohnhey
State Historic Preservation Officer

PHONE: (207) 287-2132

FAX: (207) 287-2335

SHPO concurrence letter, page 2 of 8.



United States Department of the Interior

NATIONAL PARK SERVICE
Interior Region 1
North Atlantic-Appalachian
1234 Market Street, 20th Floor
Philadelphia, PA 19107

1.A.2.(IR1-RSS)

Kirk F. Mohney
Director and State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine, 04333-0065

Dear Mr. Mohney:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for the Carroll Homestead at Acadia National Park. We seek your concurrence on the status of previously unevaluated resources identified in this CLI for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation and staff at Acadia National Park. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently undertaking a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the national park system, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that need further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but document structures as elements of the overall landscape, and similarly documents other characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one

SHPO concurrence letter, page 3 of 8.

component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS Historic Structures Inventory (formerly List of Classified Structures) includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

Previous Historic Property Evaluation:

The Carroll Homestead is within the boundaries of Acadia National Park. The park was granted the 76.5-acre property from the Maine Coast Heritage Trust in 1983. An additional adjacent parcel of 3.5 acres was identified to allow the park “to preserve a clear view of the harbor by periodically trimming the tops of the trees.”

In May 1984 the park completed a National Register Inventory-Nomination Form for the Carroll House. Significance for the 40.5-acre property was identified in the area of Architecture for the period ca. 1825-ca. 1850. The documentation stated that the house was significant as “a relatively unaltered example of a typical mid-19th century Mount Desert Island residence/farmhouse.” However, the nomination did not discuss the context in which the property evolved, the contributing landscape and archaeological features that make the house stand out, or the rarity of such unaltered structures. On May 3, 1985, your office concluded that the house’s dilapidated condition made it a poor example of its type, and rejected the nomination.

On July 1, 1996, as part of an update of the NPS List of Classified Structures (now CRIS-HSI), the Carroll House, Barn Foundation, Privy, Well, and Barnyard Rock Walls were determined not significant and ineligible for listing in the National Register. However, the park manages these features as cultural resources.

On April 7, 2022, the park updated its National Register Multiple Property Documentation Form (MPDF), “Historic Resources of Acadia National Park” originally signed by the Keeper of the National Register on June 29, 2007, and amended in April 2013 and June 2017. The updated MPDF added to the information contained in the original and the amendment to provide a comprehensive framework for evaluating historic resources within the boundaries of the park by defining the applicable historic contexts, property types, and registration requirements under which resources may be listed in the National Register. The five historic contexts are: 1) Rusticator Period, 1835–1890; 2) Community Development and the Origins of Acadia National Park, 1890–1937; 3) John D. Rockefeller Jr. and the Development of Acadia National Park, 1913–1958; 4) National Park Service Development of Acadia National Park, 1916–1958; and 5) Rustic Design, 1890–1958 (sub-themes: Picturesque Style, 1890–1958 and Rustic Design in the National Park System, 1916–1958). Property types are: 1) Circulation Systems (Hiking Trails, Carriage Road System, Motor Road System); 2) Visitor Facilities and Developed Areas (Campgrounds, Picnic Areas, Developed Areas), 3) Park Administration and Support; and 4) Buildings and Structures. The Carroll Homestead was not evaluated under any of the MPDF

SHPO concurrence letter, page 4 of 8.

contexts or types because the history of the site is not specifically tied to historic significance of Acadia.

Current Findings:

The enclosed CLI for the 25-acre Carroll Homestead fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the site's landscape retains integrity to the areas of Agriculture, Architecture, Entertainment/Recreation, and Exploration/Settlement. As noted previously, none of the property's features compiled on the attached list have been evaluated in the National Register or through Maine SHPO concurrence. The CLI identifies 17 resources related to land use, vegetation, circulation, buildings and structures, constructed water features, views and vistas, and small-scale features that contribute to the significance and historic character of the property. An additional 10 features are evaluated as noncontributing because they are not historically significant, and 8 are evaluated as undetermined pending future research.

We call your particular attention to the Landscape Description, Boundary Description, National Register Information and the Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek to reconfirm our agreement on previously evaluated resources and your concurrence on the status of resources and features identified in this CLI:

- The Carroll Homestead possesses local-level significance in the areas of Exploration/Settlement, Agriculture, and Entertainment/Recreation for its associations with early settlement and farming on Mount Desert Island, its transition to a mixed economy influenced by other trades, and its later use for summer and seasonal recreation.
- The Carroll House possesses local-level significance in the area of Architecture as an excellent example of an early nineteenth century "half house" type, with minimal later alterations.
- The period of significance is 1828-1974. The period begins when the property was acquired by John Carroll and the house was completed. The period ends when the Wilbur family, fourth generation Carroll Family descendants, granted a conservation easement to the US Government, ending the property's use as a summer home. This extended period spans the lifestyle and economic changes that shaped the Carroll family's use of the landscape as a place of work to a place of recreation, an important and not uncommon aspect of Mount Desert Island's history.
- The categorization of contributing, non-contributing, and undetermined landscape characteristics and features (see attached list).

If you concur with these findings, we ask that you please sign on the space provided and return this letter to Jeff Killion, Interior Region 1 CLI Coordinator, by email: jeff_killion@nps.gov. We would appreciate your response in **45 days**, if possible. Thank you for your attention to this inventory. Should you have any questions, please feel free to contact Mr. Killion at 508-455-8540 (cell).

SHPO concurrence letter, page 5 of 8.

Sincerely,

**JONATHAN
MEADE**

 Digitally signed by JONATHAN
MEADE
Date: 2026.04.16 15:35:34 -04'00'

Jonathan Meade
Associate Regional Director
Resource Stewardship and Science

Enclosure/Attachment

cc: Superintendent, Acadia National Park

I concur with the National Park Service categorizations of the landscape resources and features for Carroll Homestead, as contributing, non-contributing, and undetermined.

Maine State Historic Preservation Officer

Date

SHPO concurrence letter, page 6 of 8.

NPS Cultural Landscapes Inventory – Carroll Homestead

Acadia National Park

List of Contributing, Non-Contributing, and Undetermined Landscape Features

April 2026

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places.

Land Use

Quarry Remnants

Vegetation

Apple Trees

Large Shade Trees

Lilacs around House

Meadow/Lawn

Outlying Woodlands and Former Fields

Circulation

Original Entrance Lane

Buildings and Structures

Carroll House

Barn Foundation

Privy

Outbuilding Foundation

Constructed Water Features

Well #1

Views and Vistas

View from House/Barn looking north into Former Fields

View from House/Barn looking southeast and southwest to Rock Outcrops

View from Ledges looking southeast and southwest to House and Rock Outcrops

View from Outcrops looking southeast to Fernald Bay/Somes Sound

Small Scale Features

Stone Piles and Dumps

Wood Fence Remnants

SHPO concurrence letter, page 7 of 8.

Non-Contributing Landscape Characteristics & Associated Features

Vegetation

Demonstration Garden

Circulation

Access Road
Parking Lots
Footpath

Small Scale Features

Gates
Picnic Tables and Benches
Trailhead Posts
Tent
Wayside Sign
Wood Fence

Undetermined Landscape Characteristics & Associated Features

Circulation

Farm Lane
Quarry Road
Road to Ferdinand Point
Trail to Ferdinand Point

Buildings and Structures

Outbuilding Pilings

Constructed Water Features

Well #2

Small-Scale Features

Mowing Machine
Stone Wall

bcc:

Jennifer Hanna, Acting Director, Olmsted Center for Landscape Preservation
Dennis Montagna, Region 1 History Program
Stephen Pisani, Region 1 Historic Architecture Program
Bethany Serafine, Region 1 History Program

SHPO concurrence letter, page 8 of 8.

Seq. No.	File Name	Caption
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Geographic Information

State and County:

State/Territory	County
Maine	Hancock County

Area (Acres): 76.5

Land Tract Number(s)

07-163 (76.5 acres), 07-164 (3.5 acres), 07-166 (0 acres)

Boundary Description:

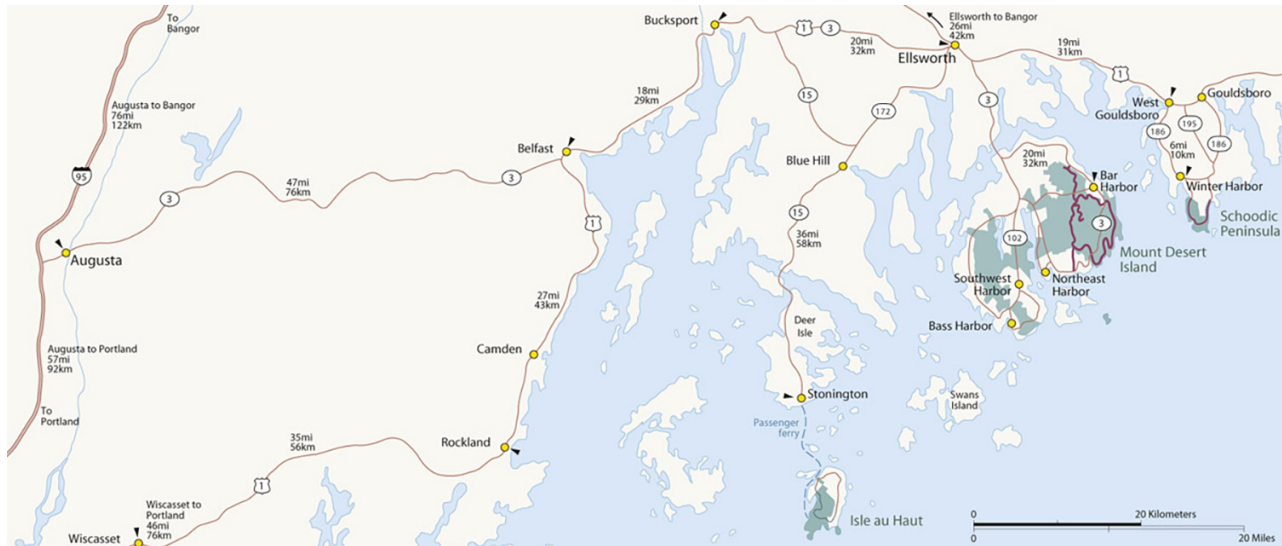
The boundaries of the Carroll Homestead CLI are coterminous with the 76.5-acre tract (07-163) that was donated to the NPS in three parcels: #1 (28.9 acres), #2 (7.1 acres), #3 (40.4 acres). The irregular boundary follows historic parcel lines associated with the property (Lots 50 and 51, within park boundaries), exclusive of a narrow portion extending south (part of Lot 115, 16.25 acres, outside of park boundaries). There is also an easement on the southwest side that gives the park “the right to preserve a clear view of the harbor by periodically trimming the tops of the trees.”

Due to winter weather conditions, field work for the CLI was concentrated within Parcel 3 (Lot 51), encompassing approximately 25 acres, representing the area with the highest concentration of visible historic resources. In general, the northwest boundary of this area parallels the north side of an unnamed creek, the northeast boundary follows the lower elevations of the ledge along Valley Peak and includes the quarry site, the southeast boundary follows the park boundary just southeast and below the exposed rock outcrops, and the northwest boundary follows the park boundary and abuts the east side of Route 102.

Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
Aerial Photograph	Polygon	44.303306	-68.323038	
Aerial Photograph	Polygon	44.301203	-68.326548	
Aerial Photograph	Polygon	44.303557	-68.329525	
Aerial Photograph	Polygon	44.30147	-68.329378	
Aerial Photograph	Polygon	44.30645	-68.336022	
Aerial Photograph	Polygon	44.307357	-68.334885	
Aerial Photograph	Polygon	44.305619	-68.332499	
Aerial Photograph	Polygon	44.307689	-68.329613	

Location Map:



Map of Acadia National Park and Mount Desert Island. (Acadia National Park website)

Carroll Homestead
Acadia National Park



The Carroll Homestead is on the west side of Mount Desert Island, just north of Southwest Harbor on State Route 102. (Acadia National Park website)

Regional Landscape Contexts:

Type of Context: Physiographic

Description:

Physiographic context is the large-scale physical forms and patterns of the landscape such as hill, plateau, ravine, drumlin, etc. Mount Desert Island is rich in geological history dating back about 550 million years. Seafloor mud deposits created during the Cambrian period by volcanic ash began to fold, thrust, and lift above sea level in the Paleozoic period, where later layers were eroded away and exposed schists. Most recently, Mount Desert Island was host to the Laurentide Ice Sheet as it extended and receded during the Pleistocene epoch. The glacier left visible marks upon the landscape, among them Somes Sound, a flooded U-shaped valley that separates the island into two halves. (Wikipedia: "Mount Desert Island"; Gilman et.al. 1988: np)

Mountain-building activity during the Devonian period gave Mount Desert Island three granite units: the Cadillac Mountain granite, the fine-grained Somesville granite, and the medium-grained Somesville granite. Bedrock underlying the Carroll Homestead is Cadillac Mountain granite. Two types of surficial materials intersect at the farm: Emerged marine sediments that were deposited in a marine environment when relative sea levels were higher, and End Moraine, a ridge composed of mixed rock debris deposited along the glacial margin. Areas of granite and other rocks can be found in the ledges east of the house, exposed outcrops to the south and west, and in piles of rocks to the north. (Gilman et.al. 1988: np; Morrison 2007: 13)

Type of Context: Cultural

Description:

Cultural context is the general human overlay on the physical form of the landscape. Before being settled by Europeans, Mount Desert Island was the site of seasonal Native American encampments. The discovery of rhyolite flakes at Carroll Farm indicates there was a Native American presence, though the age, duration, and intensity of such a presence has yet to be learned. In 1613 a short-lived French settlement and Jesuit mission post, Saint Sauveur, at Fernald Point, was established around 0.80 miles southeast of the future Carroll Farm. In the fall of 1762, Sir Francis Bernard surveyed the island and selected Southwest Harbor, around a mile south of the site, to be the first settlement within his land grant, named the Mount Desert Plantation. In 1789 the incorporation of a town, named Mount Desert, encompassed the entire island beginning in 1789, but in 1796 Eden, later renamed Bar Harbor, separated from the town of Mount Desert. In 1808 the area was surveyed, and by 1828 John Carroll and his wife Rachel Lurvey purchased Lot 51 (50 acres) and built a house. The Carroll property became part of the town of Tremont, which separated from the town of Mount Desert in 1848. In 1905 the town of Southwest Harbor separated from the town of Tremont. In 1982 the NPS purchased the 76.5-acre Carroll Farm property from the Maine Coast Heritage Trust, ending four generations of Carroll family ownership.

Type of Context: Political

Description:

Political context is the overlay imposed on the landscape through general land use, zoning, legal restrictions, transportation, utilities, population, and political jurisdiction (e.g., state, county, city, borough, or village). Located on the west side of Mount Desert Island, the Carroll Homestead is in the town of Southwest Harbor, in Hancock County, Maine. The property is within Acadia National Park, part of which occupies the northern portions of town. The population was 1,756 at the 2020 census. (Wikipedia: "Southwest Harbor, Maine")

Management Information

General Management Information

Management Category: Category B (Medium NPS Priority for Preservation & Maintenance)

Management Category Date: 03/16/2026

Management Category Narrative:

The Carroll Homestead meets the criteria for the Category B (Medium NPS Priority for Preservation & Maintained, formerly Should be Preserved and Maintained) management category because the site meets National Register of Historic Place criteria with a local level of significance.

Management Agreements:

Type of Agreement: None

Management Agreement Expiration Date:

Management Agreement Narrative:

Legal Interests:

Type of Interest: Fee Simple

Legal Interest Narrative: Tract 07-163 (76.5 acres)

Type of Interest: Less Than Fee Simple

Legal Interest Narrative: Tract 07-164 (3.5 acres) and Tract 07-166 (0 acres, r.o.w.)

Located in managed wilderness?: No

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are lands outside the cultural landscape boundary, including lands inside or outside the park. Portions of lands beyond the CLI boundary contribute because they once were part of the Carroll Farm, which peaked at around 96 acres. Most of these lands are now wooded; some were managed as timber while others may have been cleared for pastures and crops. Lands inside and outside the park were also part of a viewshed looking toward Fernald Cove and Somes Sound.

National Register Information

National Register of Historic Places

Eligibility: Eligible - SHPO/THPO Consensus Determination

Eligibility Date: 5/22/2026 12:00:00 AM

Significance Level: Local

Contributing: Individual

Classification: Site

Documentation Narrative Description:

The Carroll Homestead is within the boundaries of Acadia National Park. The park was granted the 76.5-acre property from the Maine Coast Heritage Trust in 1983. An additional adjacent parcel of 3.5 acres was identified to allow the park “to preserve a clear view of the harbor by periodically trimming the tops of the trees.”

In May 1984 the park completed a National Register Inventory-Nomination Form for the Carroll House. Significance for the 40.5-acre property was identified in the area of Architecture for the period ca.1825-ca.1850. The documentation stated that the house was significant as “a relatively unaltered example of a typical mid-19th century Mount Desert Island residence/farmhouse.” However, the nomination did not discuss the context in which the property evolved, the contributing landscape and archaeological features that make the house stand out, or the rarity of such unaltered structures. On May 3, 1985, the Maine Historic Preservation Commission (SHPO) concluded that the house’s dilapidated condition made it a poor example of its type, and rejected the nomination.

On July 1, 1996, as part of an update of the NPS List of Classified Structures (now CRIS-HSI), the Carroll House, Barn Foundation, Privy, Well, and Barnyard Rock Walls were determined not significant and ineligible for listing in the National Register. However, the park manages these features as cultural resources.

On April 7, 2022, the park updated its National Register Multiple Property Documentation Form (MPDF), “Historic Resources of Acadia National Park” originally signed by the Keeper of the National Register on June 29, 2007, and amended in April 2013 and June 2017. The updated MPDF added to the information contained in the original and the amendment to provide a comprehensive framework for evaluating historic resources within the boundaries of the park by defining the applicable historic contexts, property types, and registration requirements under which resources may be listed in the National Register. The five historic contexts are: 1) Rusticator Period, 1835–1890; 2) Community Development and the Origins of Acadia National Park, 1890–1937; 3) John D. Rockefeller Jr. and the Development of Acadia National Park, 1913–1958; 4) National Park Service Development of Acadia National Park, 1916–1958; and 5) Rustic Design, 1890–1958 (sub-themes: Picturesque Style, 1890–1958 and Rustic Design in the National Park System, 1916–1958). Property types are: 1) Circulation Systems (Hiking Trails, Carriage Road System, Motor Road System); 2) Visitor Facilities and Developed Areas (Campgrounds, Picnic Areas, Developed Areas), 3) Park Administration and Support; and 4) Buildings and Structures. The Carroll Homestead was not evaluated under any of the MPDF contexts or types because the history of the site is not specifically tied to historic significance of Acadia.

According to research conducted for this CLI and the categories of National Register documentation outlined in the “CLI Professional Procedures Guide,” the areas and period of significance for the Carroll Homestead landscape nor its historic resources, are documented in the National Register. Therefore, for purposes of the CLI, the Carroll Farm landscape is considered “Undocumented.”

Pre-CLI Documentation Status: Undocumented

CLI SHPO/THPO Concurrence Date: 5/22/2026 12:00:00 AM

CLI Concurrence Narrative:

Statement of Significance for National Register of Historic Places:

The Carroll Homestead derives significance under National Register Criterion A in the areas of Agriculture and Exploration/Settlement and Criterion C in the area of Architecture. The period of significance is 1828-1974. The period begins when the property was acquired by John Carroll and the house was completed. The period ends when the Wilbur family, fourth generation Carroll Family descendants, granted a

conservation easement to the US Government, ending the property's use as a summer home. This extended period spans the lifestyle and economic changes that shaped the Carroll family's use of the landscape as a place of work to a place of recreation, an important and not uncommon aspect of Mount Desert Island's history.

CRITERION A

Exploration/Settlement, Agriculture, and Entertainment/Recreation:

The Carroll Homestead possesses local-level significance in the areas of Exploration/Settlement, Agriculture, and Entertainment/Recreation for its associations with early settlement and farming on Mount Desert Island, its transition to a mixed economy influenced by other trades, and its later use for summer and seasonal recreation. In many ways, the story of John and Rachel Carroll and their descendants at the farm is typical of life in rural Maine in the nineteenth century. Over the preceding two hundred years, New Englanders had developed their own way of life, including their own manner of building houses and farming, based in part on earlier English antecedents. Fundamental economic changes in the nineteenth century, an "agricultural revolution" paralleling the industrial revolution, placed severe strains on people following this traditional way of life. While some found they could adapt to the new regime by reshaping their farms for commercial production, others, indeed most, eventually abandoned farming altogether. (Morrison 2007: 89-90)

The farm John and Rachel Carroll established in the late 1820s was in the pattern of farms of the period: labor on the farm supplied the family's basic needs, including food and material for clothing, while labor in secondary industry, in this case, masonry, provided the cash necessary to augment the family's standard of living. Thus, the Carroll property was generalized in function, representing both the family's residence and the means of their economic support. As the nineteenth century progressed, however, the family's traditional style of farming became increasingly outmoded, while at the same time, their masonry business became increasingly profitable. By 1880 John Carroll's son, Jacob, left his career as a sea captain to work as a full time mason. Tax valuations from the period show that the family continued to manage the property as a farm with essentially the same acreage under tillage and in hay as was the case when John was alive. The number of livestock kept was markedly lower, however. By 1900, John Carroll's grandson, John II, was able to cease farming altogether in favor of full-time masonry work thanks to the boom in summer cottage construction in Northeast Harbor and other Mount Desert Island communities. This marked a fundamental change in the way the property was used: for the next fifteen years, the property fulfilled the simple role of residence, its purely economic role now being obsolete. Beginning in 1916, this transformation went still further, when John Carroll II and his family moved into Southwest Harbor. Having once been fundamental to the way the Carroll's supported themselves, the property became entirely a place of summer and seasonal recreation. (Morrison 2007: 40,89-91)

At first, the house may have stood alone, along with a privy and well and perhaps other minor outbuildings. By 1838 the family added an English style barn 100 feet north of the house, which survived until the 1950s when it began to collapse. Today, it is survived by its sand-stabilized foundation. Other features of the property's nineteenth century landscape include a well 30 feet southeast of the house, now wooded fields marked by stone dumps and remnants of cedar fences, a quarry 100-200 feet east of the house, a foundation between the house and quarry, and possibly a second foundation between the house and barn. The location and structure of the stone dumps are evidence of the Carroll's practice of non-mechanical farming. The Carroll House was equidistant to the barn and quarry, perhaps indicating the roughly equal parts the two features played in the family's livelihood. Together, the quarry and the agricultural-related features combine to evoke a fuller story of the Carrolls' life on Mount Desert Island. (Morrison 2007: 94)

The Carroll Homestead is also unique as having been documented as the home of a first-generation Irish immigrant, and especially one who arrived before the major influx of immigrants who fled beginning in the famine years of 1845-1849. Already, it is strongly suspected that the Carroll House was built with a mix of New English and Irish traits. However, the level of archaeological investigation carried out so far has been inadequate to reveal a corresponding mix of traditional New England features or artifact patterns with any potential Irish features or patterns. The demonstrated integrity of the property as an archaeological site does bode well for identifying such a mix in future work, if it in fact, exists. (Morrison 2007: 87-88)

CRITERION C

Architecture:

The Carroll House possesses local-level significance in the area of Architecture as an excellent example of an early nineteenth century “half house” type, with minimal later alterations. In this regard, the structure of the house is preserved essentially unchanged from its nineteenth-century condition, free of modern inventions such as central heating, gas or electric lighting, or plumbing. Thus, it easily evokes living conditions of its time, without the major restoration that is required to bring most of its contemporaries to a similar state.

As originally built, probably in about 1828 but perhaps as early as 1825, the Carroll House was located near the western base of the 560-foot-high Valley Peak. The building was a modest-size Cape Cod house of a form now frequently referred to as a “half house,” being two bays deep, with one bay markedly deeper than the other, and two bays wide, with the chimney just off-center and sharing a bay with an additional pair of rooms. It is, however, atypical of the form in two respects. First, the house appears to be reversed front to back. At the time of construction, John and Rachel Carroll considered the front of the house to be facing east, towards the mountain, rather than to the west, where their later descendants considered the front to be. That is, the narrower bay, normally at the rear of the house, is at the front; it is the rear entry that opens facing the chimney space, while the front entry opens into a short passage-hall that is adjacent to the chimney. The second variation is that the stairway rises from this passage-hall, not from the entry vestibule in front of the chimney. (Morrison 2007: 62,94)

Though it is not known who the carpenter might have been, it is likely that the owner, John Carroll, executed the masonry work himself, including the foundation, chimney stacks, and plaster work. Mr. Carroll’s treatment of the exterior of the house is notable, as he coated the walls with stucco, similar to the plaster found in the interior first floor rooms. In ca.1844 the structure was expanded with two first floor rooms at the building’s north end. At that time, the exterior plaster was removed. Within about ten years, the house was modernized with an iron cooking range. The Carroll House is said to have been the third house in town to have such a convenience. The house was modified somewhat during its post-1917 use as a summer house, but the overall changes don’t detract from the structure’s overall appearance or integrity. (Morrison 2007: 62,94)

POTENTIAL AREA OF SIGNIFICANCE

Criterion D, Archeology:

While beyond the scope of this CLI, the Carroll Homestead may have significance in the area of Archeology for information it has yielded, or may be likely to yield, that is important in history or prehistory. The site contained two felsite (rhyolite) flakes, which indicates at least a brief Native occupation. While the size, duration, age, and type of prehistoric component has not been established, its very presence, in a location where no such material was expected based on current sites location models, makes further investigation desirable. (Morrison 2007: 87)

There may be surviving evidence of historic agricultural field organization and non-mechanized farming practices, which contribute to the landscape’s integrity and research potential. The 2007 report, Cultural Resource Assessment of the Carroll Farm, Acadia National Park, Southwest Harbor, Maine” [Draft], recommended future archeological research to help answer several research questions: “Archaeological study lends itself to better understanding how the Carrolls utilized the spaces immediately surrounding their house and outbuildings. To this end, it would be necessary to explore the outbuilding whose foundation lies between the house and quarry to determine its function. Similarly, stones suggestive of the location of a second outbuilding lie part way between the house and barn. Knowledge of its function, too, would enhance our knowledge of how such early nineteenth century farmsteads were organized.

“The ground also contains small-scale features and buried artifacts, undisturbed by modern disturbances created by utilities or septic systems. The distribution of these across the site may provide information about where the Carrolls performed particular tasks, possibly associated with the different farm buildings. To date, only the area just east of the house has been explored with any intensity. That area yielded numerous kitchen and dining artifacts, such as glass and ceramic vessels, faunal material, such as bones and shells, and architectural materials, such as window glass and nails. Also present, are Native American materials, in the form of flakes. While the ceramics and glass can be applied as useful as a guide to how

the house was furnished at various times, the faunal remains may be the most interesting in terms of yielding information not readily attainable from other sources. Already, it can be seen that they corroborate the list of animals known to have been kept on the farm from agricultural census records. They go further, however, in providing information about other sources of food used, including fish and shell fish. With a further excavation and a more detailed analysis, the faunal material may permit more interesting conclusions as well. For instance, which kinds of animals were being slaughtered for meat, and which kept for other purposes, such as to produce wool, eggs, or milk? At what age were the different kinds of animals slaughtered? And how were their carcasses being prepared?

“Though the Carrolls’ fields are largely forested today, their outlines are still defined by remnants of rail fences. The field surrounding the house appears devoid of surface stones, and two large stone dumps near the barn at the north end of the field indicates where stones from this field were placed. Likely, this was always the most intensively used field as well as the field that was used most recently in the farm’s history. Once the property ceased to be a farm, that field continued to be maintained, as lawn. Other former fields may show different histories. The field northwest of the barn site is sprinkled with small stone dumps, each separated by only a few meters. This suggests the field was last tilled at a time when hand cultivation methods were in use. It also suggests that study of the Carroll Farm may offer a good opportunity to understand, not just the organization of the house, barn, and dooryard, but the different fields, as well. Contributing to this potential, is the availability of oral descriptions of how some of these fields were being used, at least at the turn of the nineteenth to twentieth century.” (Morrison 2007: 98-101)

National Register Significance Criteria:

Significance Criterion A - Associated with events significant to broad patterns of our history

Significance Criterion C - Embodies distinctive construction, work of master, or high artistic values

National Register Criteria Consideration:

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1824 - CE 1974

Historic Context Theme	Subtheme	Facet	Other Facet
Peopling Places	Colonial Exploration and Settlement	Other European Exploration And Settlement	
Creating Social Institutions and Movements	Ways of Life	Farming Communities	
Expressing Cultural Values	Architecture	OTHER	
Developing the American Economy	The Farmer's Frontier	Farming the Northeast	
Developing the American Economy	Extraction or Mining Industries	Other Metals And Minerals	
Developing the American Economy	Agriculture	Small-Scale Commercial Agriculture (Crops, Orchards)	

National Register Area of Significance:

Area of Significance Category: Agriculture

Area of Significance Subcategory:

Narrative:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Narrative:

Area of Significance Category: Entertainment/Recreation

Area of Significance Subcategory:

Narrative:

Area of Significance Category: Exploration /Settlement

Area of Significance Subcategory:

Narrative:

NRIS Information:

State Register Documentation:

Identification Number: MHPC# 0551-26
Name: Carroll Homestead
Listed Date: 05/22/2026

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
CE 1604	Established	The Wabanaki guide French explorer Samuel de Champlain to the island they call Pemetic, meaning “range of mountains.” Champlain names it l’Isle des Monts-deserts, or “Island of Barren Mountains.”
CE 1613	Established	Founding of the short-lived French settlement and Jesuit mission post, Saint Sauveur, at Fernald Point, around 0.80 miles southeast of the future Carroll Farm.
CE 1688	Established	To establish an outpost of French feudalism, King Louis XIV grants Mount Desert Island to Antoine de Lamothe, the self-proclaimed Sieur de la Mothe Cadillac.
CE 1762	Planned	In the fall of 1762, Sir Francis Bernard surveys the island and selects Southwest Harbor to be the first settlement within his land grant, named the Mount Desert Plantation.
CE 1762	Built	As early as ca.1762, a path is developed from the north end of Norwood Cove (south of Carroll site) to the summit of Beech Mountain (northwest of Carroll site).
CE 1777	Built	Mount Desert Plantation lays out a cross-island road connecting the east side and west side, between Hulls Cove and Bass Harbor. The section on the west side runs from Somesville to Southwest Harbor, via the west side of Echo Lake.
CE 1785	Land Transfer	The island comes under the jurisdiction of the Court of Massachusetts. Ownership is divided: east side is retained by Sieur Antoine de la Monte Cadillac’s granddaughter, Marie Theresa de Gregoire, west side is granted to John Bernard, the son of Sir Francis Bernard.
CE 1789	Established	Formal organization of local government and the incorporation of a town, named Mount Desert, which covers the entire island.
CE 1796	Established	Eden, later renamed Bar Harbor, separates from the town of Mount Desert.
CE 1808	Planned	Bernard’s land is surveyed by Salem Towne, Jr.
CE 1828	Purchased/Sold	John Carroll and his wife Rachel Lurvey purchase Lot 51 (50 acres) from the estate of Ward Nicholas Boylston.
CE 1828	Built	By 1828 the 21- by 25-foot Carroll House is built, using lumber and granite harvested on site. A well and a privy are built close to the home.
CE 1831	Farmed/Harvested	Six acres of land is cleared
CE 1832	Purchased/Sold	John Carroll purchases around 2.75 acres of salt marsh in Bass Harbor.
CE 1838	Farmed/Harvested	Four acres of land is cleared.
CE 1838	Built	A barn is built north of the house.
CE 1838 - 1839	Built	A new main road is built on the west side of the island, from Southwest Harbor to Somesville, via the east side of Echo Lake (now Route 102).

Year	Event	Major Event Narrative
CE 1838 - 1839	Built	Around this time a 900-foot-long entrance lane is built between the new road and the barn, with a short spur road heading to the house.
CE 1840	Built	An 1840 state census for that year lists, in addition to the barn and house on the lot, one shop or store "for the sale of Merchandise." This shop may be represented on the ground today by an otherwise unidentified foundation located in the woods east of the house.
CE 1840 - 1849	Planted	In the 1840s the Carrolls plant an apple orchard.
CE 1844 - 1845	Altered	A 15- by 21-foot addition is built on the north side of the Carroll House, almost doubling the home's original size.
CE 1848	Established	Tremont separates from the town of Mount Desert. This includes the Carroll property.
CE 1851	Purchased/Sold	John Carroll purchases an approximately 30-acre portion of Lot 50 that abuts his homestead lot to the north and west.
CE 1854	Purchased/Sold	John's and Rachel's son Jacob purchases a 16.25-acre portion of Lot 115 that abuts the homestead lot to the south and east.
CE 1866 - 1889	Built	Possibly as early as 1866, two trails are developed close to the core farm area: Dole Trail (trail #619) and Slide Trail (trail #603).
CE 1867	Land Transfer	Weeks before his death, John transfers title of his two lots (#s 50 and 51) to his son Jacob.
CE 1882	Built	By 1882 a logging road crosses the entrance lane, extending between the main road (Route 102) and the Fernald Cove area.
CE 1905	Established	Southwest Harbor is separated from the town of Tremont.
CE 1912	Land Transfer	Rebecca and all of Jacob's heirs transfer ownership of the property to "The Carroll Company," created to manage the property.
CE 1917 - 1934	Inhabited	From 1917 to 1934, the property is used on an occasional basis by the family for holidays, picnics, and reunions.
CE 1931	Established	On October 26, 1931, lands directly east of the Carroll property are donated to Acadia National Park.
CE 1934 - 1953	Inhabited	From 1934 to 1953, the property is also rented out for all or part of the summer.
CE 1940 - 1949	Altered	In the 1940s asphalt shingles are installed on the house.
CE 1943	Abandoned	After 1943, the Slide Trail (trail #603) and Dole Trail (trail #619) are abandoned.
CE 1949 - 1973	Purchased/Sold	In 1949 the Carroll Company sells the house and 76.5-acres to Donald and Virginia Wilbur. Virginia is Jacob and Rebecca's granddaughter, and John and Rachel's great granddaughter. The Wilburs use the property as a summer residence until the early 1970s.
CE 1970 - 1973	Destroyed	By the early 1970s the barn collapsed, and the house is in disrepair.

Year	Event	Major Event Narrative
CE 1974	Established	The Wilburs grant a conservation easement to the U.S. Government, allowing the NPS to manage and improve the house and property. This date marks the end of the property's use as a summer residence.
CE 1979	Purchased/Sold	The Wilburs sell the 76.5-acre property – 40.5 acres of the original 50-acre lot No. 51, all of lot No. 50 (28.9 acres), and all of lot No. 115 (7.1 acres) – to the Maine Coast Heritage Trust.
CE 1980	Altered	To mitigate water seepage into the house's basement, a narrow and shallow trench is excavated around the exterior of the east and west walls. The trenches curve around the north end of the house and connect in the north yard 35 feet from the house.
CE 1982	Purchased/Sold	The NPS purchases the 76.5-acre Carroll Farm property from the Trust, ending four generations of Carroll family ownership.
CE 1988	Built	The park builds a new entrance road, two parking lots, and a trail to the property's historic core.
CE 1988	Abandoned	The original entrance lane's connection to Route 102 is abandoned.
CE 1988	Abandoned	Road to Fernald Cove abandoned.
CE 1990	Removed	The ruins of the barn are mapped and then buried in the foundation.
CE 2005	Altered	The park replaces the asphalt shingle roof and completes other structural repairs at the Carroll House. (PMIS 25574)
CE 2017	Stabilized	The park stabilizes and protects historic apple trees at the site. (PEPC 43202)
CE 2018	Removed	The park removes a small spruce tree and other encroaching vegetation at the barn foundation. (PEPC 83645)
CE 2019	Planted	The park installs a small, 30-by-50-foot fenced demonstration garden between the house and barn foundation. (PEPC 87531)

Physical History:

INTRODUCTION

The following section provides information on the physical development and evolution of the site, organized by time periods. Much of this section is extracted from the 2007 draft report, "Cultural Resource Assessment of the Carroll Farm, Acadia National Park, Southwest Harbor, Maine" by Peter Morrison at Crane & Morrison Archaeology.

MOUNT DESERT ISLAND, to 1828

The geologic history of Mount Desert Island can be divided into three parts: the period when the island's bedrock was deposited; the glacial period when many of the present-day landforms were shaped; and the present day, when modern processes continue to modify the land. Surrounded by the waters of Blue Hill Bay, Western Bay, Eastern Bay, and Frenchman Bay, Mount Desert Island rises into mountainous summits, glacial-carved valleys, and rocky coastlines. It is the sixth-largest island in the contiguous United States, and the third-largest on the Eastern Seaboard. Covering more than 108 square miles, its shape resembles a claw that is divided almost in half by Somes Sound, a flooded glacial embayment over 100 feet deep in places. (Gilman et.al. 1988: 1; Wikipedia: "Mount Desert Island")

The Mount Desert Island landscape is characterized by woodlands, meadows, and wetlands dotted by lakes and laced by streams. The landform terminates along shorelines etched by harbors and coves, and headlands and points. The Carroll Farm, on the west side of the island, is located northwest of Norwood Cove, Valley Cove, Fernald Cove, and Fernald Point that collectively form the shoreline near the entrance to Somes Sound.

Early Native Americans and Settlement:

Native American peoples have inhabited the land now called Maine for 12,000 years. Today four distinct tribes—the Maliseet, Micmac, Passamaquoddy and Penobscot—are known collectively as the Wabanaki, or "People of the Dawnland." Mount Desert Island has been the center of Wabanaki traditional homelands for thousands of years. Long before Europeans arrived, the Wabanaki traveled to the island in seaworthy birchbark canoes, setting up temporary camps at Somes Sound and other protected coves to hunt, fish, gather berries, harvest clams, and trade with other Wabanaki. (Acadia NP website)

When Europeans first visited the area just over four centuries ago, Mount Desert Island was seasonally inhabited by no more than a few hundred people. When the Wabanaki guided French explorer Samuel de Champlain to the island in 1604, they called the island Pemetic, meaning "range of mountains." Because of its high barren peaks, a prominent coastal landmark for seafarers, Champlain named it l'Isle des Monts-deserts, or "Island of Barren Mountains." Champlain's first encounter with the island's Indians may have taken place at Newport Cove (historically known as Stag Cove), an ideal location for beaching a fleet of bark canoes on Sand Beach and having an eastern lookout from nearby Great Head. (Prins and McBride 2007: i,xv,68; CLR 2006: 12; Neptune nd: 98)

At the time of the first European landing, the Wabanaki sakom (sagamore or chieftain) of the greater Mount Desert Island area was Asticou. In 1613 his name appeared in French records as the sakom who welcomed the French to his summer village on the southeastern shore of Somes Sound. Chief Asticou's invitation led to the 1613 founding of the short-lived French settlement and Jesuit mission post, Saint Sauveur, at Fernald Point, across the water from his seasonal village. Four large tents were erected at the site, but no further progress was made as the English destroyed the settlement that same year in a display of their intolerance towards the French expanding into coastal territories the English had claimed and named. This event represented the first armed Anglo-French skirmish in the Gulf of Maine, which was followed by 150 years of competition among French, English and also Dutch colonial adventurers and entrepreneurs in search of profits and recognition, as well as fishermen pursuing their sea-dependent livelihood. While the newcomers brought valuable trade goods with them, they also introduced diseases, including smallpox, cholera, and influenza. (Prins and McBride 2007: i-ii,101-103)

With epidemics and warfare nearly annihilating the indigenous communities occupying the coastal territories by the early 1620s much of the land from Mount Desert Island to Cape Cod was largely viewed as available for European settlement. Having lost most of their relatives and neighbors, Wabanaki survivors joined other decimated groups and restructured their social lives. (Prins and McBride 2007: ii)

Native American Presence at the Carroll Farm.

Archeological test pits excavated east of the Carroll House in 1984 contained one rhyolite flake each in the plowzone (20-30 cm thick). These are indication of a Native American presence on the site, though the age, duration, and intensity of such a presence has yet to be learned. (Morrison 2007: 87)

Establishment of Island Towns:

In an effort to establish an outpost of French feudalism, King Louis XIV granted Mount Desert Island to Antoine de Lamothe, the self-proclaimed Sieur de la Mothe Cadillac, around 1688. However, due to a continual threat of war between France and England, widespread European settlement did not follow until after the signing of the Treaty of Paris in 1763. The English then began to dominate the area and gradually displaced the earlier inhabitants. Livelihood was primarily through hunting and fishing but supplemented through farming, logging, and shipbuilding.

While serving as the Governor of the Province of Massachusetts Bay, Sir Francis Bernard was granted ownership of Mount Desert Island by the English General Court. In the fall of 1762, he came to survey the island and selected Southwest Harbor to be the first settlement within his land grant for what was called the Mount Desert Plantation. In 1777 the settlement members voted to lay out a cross-island road connecting the east side and west side, between Hulls Cove and Bass Harbor. The section on the west side ran from Somesville to Southwest Harbor, via the west side of Echo Lake. The route shortened the travel between the two sides by six miles. (CLR 2006: 14-15)

After the Revolutionary War, the island came under the jurisdiction of the Court of Massachusetts. Ownership of the island was divided in June 1785; the east side was retained by Sieur Antoine de la Monte Cadillac's granddaughter, Marie Theresa de Gregoire, while the west side was granted to John Bernard, the son of Sir Francis Bernard. De Gregoire nor Bernard were unable to control this much land, and it was quickly divided by settlers. In short time enough settlers had come to the area to justify the formal organization of local government and the incorporation of a town, named Mount Desert in 1789. The first US Census in 1790 recorded a total of 744 people in town, which comprised all of Mount Desert Island, including parts of what were later separated off as Eden (1796), later renamed Bar Harbor; the Cranberry Isles (separated 1832), and Tremont (separated 1848). Southwest Harbor was set off from Tremont in 1905. (CLR 2006: 15; Morrison 2007: 19)

Fishing and fisheries were a dominant occupation on Mount Desert Island in the late eighteenth and early nineteenth centuries, as were whaling voyages to both nearby and distant bays and gulfs. But other economic pursuits also attracted settlers and their descendants, including coastal trade, farming based on a broad mix of agriculture and animal husbandry, and quarrying. Typical of rural New England, households transitioned from one activity to another over the course of the seasons and in response to fluctuating markets and environmental conditions. The economic activities of fishing, farming, and quarrying provided an impetus for the development of additional support industries, such as blacksmithing; lumber, grist, and card milling; and maritime-related industries like ship and boat building. Limited transportation, especially inland, however, favored a subsistence-oriented economy rather than large scale import/export activity. (Morrison 2007: 19-21)

JOHN CARROLL OWNERSHIP, 1828-1867

John Carroll was born in Borrisoleigh in south central Ireland in October 1790. Though his family wished him to become a priest, he later apprenticed as a mason there. In 1814 he sailed to St. John, Newfoundland, where he lived with family for the next six years, spending part of that time at sea as a crew member aboard vessels engaged in the North Atlantic seal fishery. Carroll departed Newfoundland in 1820 aboard a ship that would take him part-way to Washington, D.C., where he hoped to find work as a mason. When the vessel made its stop at Mount Desert Island, however, Carroll decided to stay. He married a local woman named Rachel Lurvey in 1822. He is said to have met Miss Lurvey while he was recuperating from a logging accident at her parent's home. Within a few years, John and Rachel had two daughters and established their own homestead on land that neighbored her parents. (Morrison 2007: 31)

Original Land Purchase:

The site of the future Carroll Homestead in the town of Mount Desert was part of the large tract of land granted to John Bernard in 1785. Parcels of the tract were subsequently auctioned after Bernard failed to pay taxes. In 1808 Bernard's land, as bounded in 1785, was surveyed by Salem Towne, Jr. On the plan, lots previously purchased for back taxes were labeled with the owner's name, but no name was assigned to lot No. 51, suggesting it was unoccupied at this time (Figure 1). This lot was two miles north of present-day Southwest Harbor, at the southwest toe of Valley Peak on the south side of the taller St. Sauveur Mountain (prior to the 1910s, this was known as Dog Mountain). (Morrison 2007: 13,31; HSR 1983: 2-3; www.friendsofacadia.org)

According to published histories, John Carroll either purchased and occupied lot No. 51 in 1825 or simply occupied it as a squatter beginning at about that time. However, Archeologist Peter Morrison, author of the 2007 "Cultural Resource Assessment of the Carroll Farm" discovered that Hancock County land records show Carroll purchased the lot in 1828 from the estate of Ward Nicholas Boylston, esquire, of Princeton, Massachusetts, who had died earlier that year. For purposes of this CLI, the Carroll Homestead's period of significance begins that year. (Morrison 2007: 31-32)

Carroll's new land comprised 50 acres and cost \$50. The price of one dollar per acre was typical for undeveloped land in the early 1800s, indicating the parcel was not yet cleared or built upon when Carroll came into possession. The reason he chose this parcel may have been because of its availability, its proximity to his in-laws, or its suitability for small-scale farming. Carroll may also have been drawn to this parcel because it had a water view of the rocky coast that reminded him of his childhood years in Ireland. (Morrison 2007: 31-32; www.friendsofacadia.org; Raup 1988: 13)

Construction of the House:

Archeological investigations by the NPS in 1984 discovered a charcoal layer south of the house, evidence that the site was cleared of trees prior to construction. Between 1825-1828 John Carroll used these trees as building materials to construct the house, a modest single story Cape Cod "house-and-a-half" located at the base of the Valley Peak's southwestern slope. The approximately 21-foot by 25-foot home was located at the northeastern corner of the lot and oriented north/northwest-south/southeast. The structure featured materials available on-site; a granite foundation and hand-hewn frame timber framing secured with wooden pins. There was also a large central chimney and a cellar. Perhaps uniquely in the area, if not the state, the exterior was plastered, or stuccoed. Likely, this was reflection of Carroll's origins and masonry training in Ireland. Perhaps, also, it was an advertisement for himself as a mason. Presumably around this time a well was dug just to the southeast of the house and a privy erected to the northeast. (Morrison 2007: 2,62,85,91; Hsu 1986: 2-3; Raup 1993: 10)

Early Roads:

At this time the nearest road to the Carroll property was the ca.1777 "rough, cart road" that linked the island's east and west sides. In the vicinity of the Carroll Farm, this road ran northwest from the north end of Norwood Cove, passing west of the Lurvey farm, to the east side of Beech Mountain, and west side of Echo Lake. There was likely a road connection to the Carroll Farm, but its alignment is not known. It was not until 1838-1839 that an improved north-south road was built, connecting

Southwest Harbor to Somesville, via the east side of Echo Lake (now Route 102). Around this time a 900-foot long entrance lane was built between the new road and the barn, with a short spur road heading to the house. While accounts differ on whether the east side or the west side of the house was originally considered the front, the principal approach to the house apparently always has been from the west. (Morrison 2006: 62; Raup 1988: 10,26)

Additions to the House and Land Holdings:

The Carrolls enlarged their house in about 1844, which changed it to a Cape Cod “double house.” The 15-foot by 21-foot addition, on the northern side of the original structure, was not stuccoed on the exterior, and it appears that whatever stucco that remained on the original house was removed at this time. The addition almost doubled the size of the dwelling, providing much needed space for John and Rachel’s children that by this time numbered six (Elizabeth, Hannah, Rachel, Jacob, Catherine, Mary Ann). This is reflected in an increase in the tax assessment beginning in 1845, which recorded a 50% increase in value, closely corresponding to the percentage increase in the size of the building. (Morrison 2007: 2,39-40,91-92; Raup 1993: 13)

Carroll also added to his land holdings on several occasions. In 1832 he purchased about 2.75 acres of salt marsh in Bass Harbor, as marsh hay was seed and weed-free, making it ideal for farmers and gardeners. In 1851 he purchased an approximately 30-acre portion of Lot 50 from William Lawler that neighbored his original lot on the north and west. Then, in 1854 John’s son Jacob W. (born 1830) purchased a 16.25-acre portion of Lot 115 that abutted the homestead lot on the south and east (Figure 2). This narrow parcel connected the original lot to Fernald Road near Fernald Cove, but did not provide the family with shore frontage. These two lots increased the family’s homestead holdings to 96.25 acres. (Morrison 2007: 32,36; HSR 1983: 4)

Barn and Orchard:

The way in which the Carroll family achieved sufficiency follows the pattern common throughout rural Maine, and especially along the coast. The Carrolls operated the property as a farm, clearing six acres of land by 1831 and keeping oxen, cows, and calves. By 1838, the family had cleared an additional four acres and acquired a pig. That same year they built a one-story, 23-foot by 30-foot wood barn on a granite foundation, around 90 feet north of the house. The barn’s main entrance was on the east side, while a second entrance on the west side was used by cows heading to pasture. After 1840 the family also maintained a flock of sheep. The family also planted a small apple orchard in the field surrounding the house and maintained a vegetable garden east of the house. (Morrison 2007: 36-37; Mahlsted 1980: 3; Raup 1988: 19-21)

Agriculture Land Uses and Masonry Trades:

An 1840 agricultural census provides the most detailed accounting of the family’s early farming activities. In that year, the Carrolls had 0.5 acres of tilled land (that is, in crops other than hay), 5 acres in upland hay, 2.5 acres of salt marsh in Bass Harbor, 27 acres of other cleared land, and an additional 15 acres of “unimprovable or waste” land. Their farm produced 10 bushels of grain, 100 bushels of potatoes, 25 pounds of wool, 2 tons of English hay, 2 tons of salt hay, and 50 pounds of pork. (Morrison 2007: 36-37, citing Pearson 1983)

The scale of the farm’s operations was modest even by standards of the nineteenth century, but vegetable crops and livestock were not the only source of the family’s livelihood. In keeping with the trade in which he apprenticed, John Carroll was a mason. When Carroll first left Newfoundland, he had planned to find ready employment in Washington, D.C. as the city was rebuilding from the British attack during the War of 1812. When he settled on Mount Desert instead, he continued his interest in the business. According to Historian Henry Raup, author of the 1993 “Four Generations in Maine, The Carroll Homestead,” Carroll worked throughout Mount Desert Island and at Blue Hill and specialized in chimney construction and wall plastering. As a mason, it is likely that proximity to good stone had influenced his decision as to what land to buy and where to place his house. It is also likely that he was among his own first customers in the area, building his own foundation and chimney and executing his own plaster work. The 1840 U.S. census provides circumstantial corroboration for this, as no persons in the household is listed as engaged in agriculture, while one, presumably John, the only adult male, was listed as engaged in “Manufacturers & Trades.” A state census for that year lists, in addition to the barn and house on the lot, one shop or store “for the sale

of Merchandise.” This shop may be represented on the ground today by an otherwise unidentified foundation located in the woods east of the house. The 1850 and 1860 U.S. censuses are more explicit and cite John specifically as a mason. John taught his trade to his son, Jacob. (Morrison 2007: 37-38)

Growth of Island Tourism:

By the mid-nineteenth century, tourism was beginning to dominate the area’s economy. In 1844 Thomas Cole, a leading artist of the Hudson River School, arrived on Mount Desert Island. Paintings and sketches of the island’s scenery by Cole and others such as Frederic Church, Thomas Birch, and William Morris Hunt inspired other artists, and especially the wealthy, called “cottagers,” to visit the area. The island’s rich natural resources also attracted the leading scientists of the day. Although transportation to the island was at times difficult, the island attracted an annual summertime influx of visitors, called the “rusticators,” throughout much of the 1860s and 1870s. Visitors lodged at private homes or inns and began using the former Wabanaki carry trails and old lumber roads as walking paths to scenic vistas, particularly those situated above the tree lines of the mountains. (MPDF 2017: 5,69)

Tourism impacted the population of the island’s towns, which either rose, albeit slowly, or remained level throughout the nineteenth century. However, there was a difference in growth patterns experienced by the towns on the western side of the island, where traditional economic activities were dominant, versus those on the eastern side where tourism first took hold. Eden, now Bar Harbor, was the first part of the island “discovered” by tourists. Its population grew from 400 in 1800 to 1,200 in 1860. Beginning in the 1870s, the population began to expand rapidly, reaching 1,600 by 1880 and 4,300 by 1900. In contrast, population growth in the towns of western Mount Desert Island, including Southwest Harbor, stagnated in the period from about 1850 to 1930, and only grew slowly thereafter. Thus, the economic benefits of tourism only slowly shifted to the west side of the island, where the Carroll family resided. (Morrison 2007: 29-30)

Walkers and hikers did occasionally venture to the western half of the island as Beech Mountain became a popular destination. As early as ca.1762, around the time Bernard surveyed lots for the Mount Desert Plantation, a path was developed to the mountain summit from the north end of Norwood Cove. The north-south path generally followed property lines and may have become part, or all, of the ca.1777 road alignment. The trail route was later named Lovers Lane, trail #618 (now abandoned); Beech Mountain Road/Path, trail #624 (abandoned); and Valley Trail, trail #116 (active).

Possibly as early as 1866, two trails were developed close to the core of the Carroll Farm (Figure 3). The Dole Trail (trail #619) tracked southeast-northwest between the ca.1838-1839 main road (Route 102) and Conner Point, and crossed the narrow lot purchased in 1854 by Jacob Carroll. The Slide Trail (trail #603) began at what appears to be an extension of the entrance lane (the extension is not shown on other maps) and ascended northeast to Dog Mountain. Both trails were abandoned sometime after 1943. (CLR 2007: 16,34,84,243,267-269)

In 1866, a party of summer visitors – the Hicks and Willet families – ventured to Dog Mountain by way of the Carroll Farm:

“A solitary farmhouse stood by; and while we were preparing for the ascent, its owner, a hearty looking old man, approached, and after greeting is in a cordial manner, insisted that we should pay his wife a visit. The old couple were very talkative, and would have kept us chatting for an hour or more if our time had permitted it; as it was, we were obliged almost to force ourselves away, the old man following us to his door-yard fence...”

On the ascent, the group picked blueberries, “which grow among these mountains in the greatest profusion,” and on the return “refreshed ourselves by a copious draught of deliciously cold water from our friend John Carroll’s spring...” (NPS 1984: np, citing Hicks and Willets 1866: 116-117,120)

The arrival of the tourist economy also strengthened the Wabanaki’s traditional ties to Mount Desert Island. From the mid-1800s through the early-1900s, multi-ethnic Indian encampments were established in Bar Harbor and other island locations, selling crafts and canoeing/hunting services to

island locals and tourists. At a summer encampment at Clark Point in Southwest Harbor, people collected sweetgrass and cut ash at Bass Harbor for basketmaking, and sold baskets, moccasins, and birchbark wares. (Prins and McBride 2007: ii,xxii,280,282)



Figure 1. Portion of the 1808 Salem Towne map showing the divided Bernard lands. The future 50-acre Carroll property is shown in red and the approximate location of the house with a green circle. (Maine Memory Network website, annotated by OCLP 2025)



Figure 2. Portion of Colby and Stuart's 1887 "Map of Mount Desert Island" annotated with Lot 51 and parts of lots 50 and 115 (highlighted in red) purchased by John Carroll and Jacob Carroll between 1828 and 1854. Note three principal structures on lot 51: the house, barn, and an unidentified structure. The latter may be a building cited in the 1840 state census, possibly a stone shed or other quarry-related building. (Morrison 2007: 34)



Figure 3. Map of trails developed in 1867-1889. The green circle represents the approximate location of the Carroll House. At this time the logging road does not extend to Fernald Cove. (CLR 2007: 34, annotated by OCLP, 2025)

JACOB W. CARROLL OWNERSHIP, 1867-1912

Three weeks before John Carroll's death in 1867, John and Rachel transferred title to their son, Jacob. Jacob married a widow, Rebecca Whitmore Lurvey, in 1870. She and her young son, Enoch Lurvey, then moved to the Carroll House to join Jacob, his mother Rachel, his sisters Mary and Rachel (Allen), and niece Catherine Allen, adding to what must have been a crowded household. The elder Rachel remained in the house until her death in 1881. The last of Jacob and Rebecca's ten children (Nellie, Gertrude, Fannie, John II, Katherine, Alice, Sarah, Grace, William, Anna) was born in 1887. (Morrison 2007: 40; HSR 1983: 6-7; Raup 1993: 16-17)

According to the 1880 Agricultural Census, out of his 76.5 acres, Jacob Carroll listed 27 acres of improved land, of which only seven acres were tilled and described as "grass land." He produced potatoes and some hay, but no cereal crops, fruits, or market garden products of note. He did have sheep as well as cows and chickens that allowed his family to produce butter and eggs. When compared to the average Hancock County farm at this time, Carroll's tilled half as many acres, his farm was valued at half the average, and his livestock at half the average. The value of his total farm production was less than half the county average, and the value of his farming implements even less. (Morrison 2007: C12-15, from Memorandum, Regional Historian to Associate Regional Director, 16 November 1984)

The census data shows that the Carrolls' livelihood favored non-farming pursuits rather than agriculture, which mirrored a larger trend in the area. Mount Desert Island was increasingly dominated by farms by the mid-nineteenth century, peaked around 1880 and then slowly declining thereafter. By 1870 the entire first growth of the island's timber had been cut for lumber, ship timbers, or cordwood. In 1871 the town of Tremont, of which the Carroll property was part, counted six ship contractors, five boatbuilders, three master and thirteen plain ship carpenters, four shipjoiners, eight calkers and gravers, one sailmaker, and one rigger. Such employment illustrates a mixed economy that favored commerce rather than agriculture. "Almost all the young men followed the sea for a time either in coasters or fishing vessels and all household did a bit of farming." Indeed,

Jacob, was listed in the 1870 Census as a sea captain, not a farmer, even though he owned the 76.5-acre Carroll Homestead by this time. When Jacob's career as a sea captain ended around 1880, he worked in his father's former profession as a brick mason rather than farming. Nonetheless, the family continued to manage the property as a farm with essentially the same acreage under tillage and in hay as was the case when John was alive. The number of livestock kept was markedly lower, however. (Morrison 2007: 40,C12, from Memorandum, Regional Historian to Associate Regional Director, 16 November 1984, citing Street 1925: 254)

John Carroll II Occupancy:

Shortly after Jacob's death in 1899, his widow Rebecca moved to Southwest Harbor. Thereafter, the house was occupied by Jacob and Rebecca's son John (II), his wife Viola, and their growing family of six children (Winifred, Wesley, Charles, Phillip, Richard, Rachel). Like his father and grandfather, John worked as a mason and found a lucrative business in construction of the many cottages being built on Mount Desert Island by wealthy summer residents. (Morrison 2007: 40-41; HSR 1983: 8)

Based on oral history interviews made by Henry Raup, farming operations continued to the early 1900s. In the early 1900s, John Carroll's family still maintained several gardens, fields of mowing hay, apple trees, and kept one or two Jersey or Guernsey cows, Buff Orpington chickens, geese and turkeys, sometimes a horse to pull a carriage, but no sheep. (Morrison 2007: 36-37, citing Pearson 1983)

The Carroll Landscape:

Historic maps and photographs confirm the setting and use of Carroll Homestead during and prior to this period. An 1881 atlas of Hancock County provides the earliest representation of the house, while an 1882 map indicates the house and barn (Figures 4 and 5). Both maps show the 1838-1839 main north-south road – now Route 102 – essentially dividing the farm into two parts. The 1882 map shows the house and barn at the end of the entrance lane, which by this time is intersected by road running between the main road and Fernald Cove, terminating at another road fronting the cove (see Figures 2 and 5). The 1882 map also indicates a cleared area around the house and barn and extending north and west; its distinct polygon shape suggests a fenced area that corresponds to locations of crops and pastures. (Morrison 2007: 15; Raup 1988: 26)

Early photographs of the core farm area date to sometime between 1851 and the 1940s, but most likely ca.1900 (Figures 6, 7, 8, and 9). The photographs show a mostly cleared area around the house maintained as meadow or hay field, and at least two apple trees to the northwest and southwest of the house. Proximate to the house, a vegetable garden was located on the east side while lilacs grew along the west and south sides of the house, with at least two large specimens flanking the west door. An entrance lane connected to Route 102 entered the core area from the west, passing through an opening in a post and rail fence. In one photograph lumber and logs are shown stacked neatly south of the house, near the apple tree, while in another photograph that stack is gone. At this time there were views to the southwest due to the absence of dense tree cover along the fence and around the ledges.



Figure 4. The J.W. Carroll House is indicated with a small square (red) in this 1881 map by George Colby. (Digital Maine Repository website)



Figure 5. The Carroll House and barn are labeled at the center of this 1882 USCGS survey map. (Morrison 2007: 17)

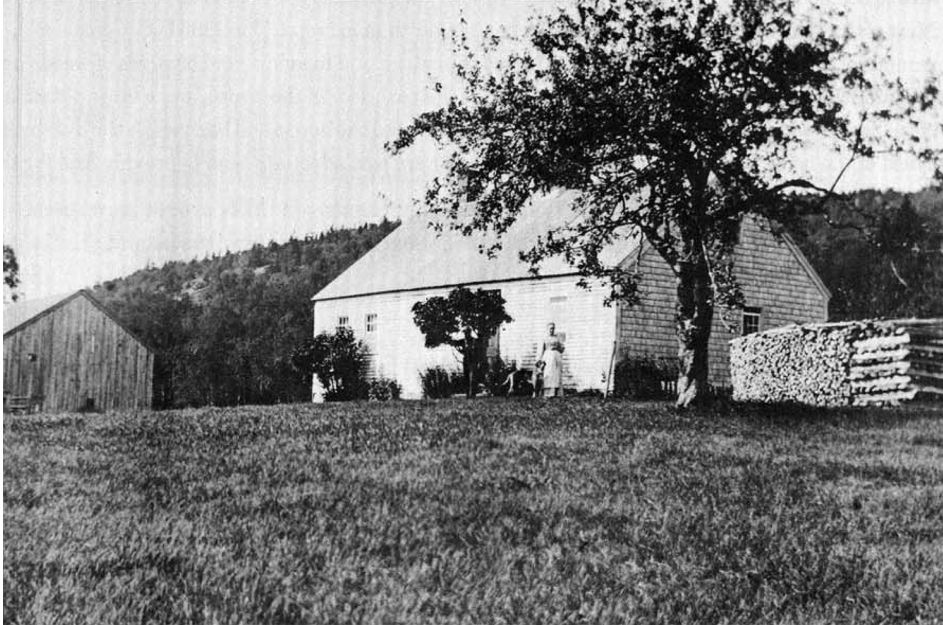


Figure 6. A ca.1900 view looking north at the Carroll House and barn, with the wooded mountain slopes behind. Note the lawn or meadow, apple tree and adjacent wood pile, and foundation lilac shrubs. (Morrison 2007: 6)



Figure 7. View looking west, ca.1900, from the ledges east of the Carroll House. Note the apple tree, entrance lane, and wood fence at image left, and apple tree between the house and barn at image right. Foreground trees may include apples. Note the mostly open view to the southwest. (Friends of Acadia website)

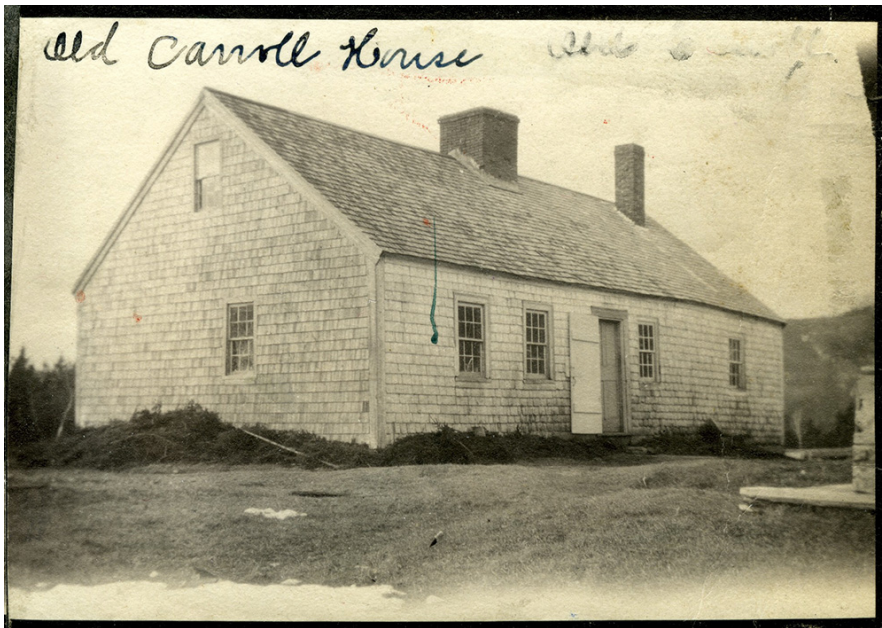


Figure 8. View looking west at the Carroll House, ca.1900, which appears to be fronted with low plantings or piles of dirt. At image right is part of the well. (Friends of Acadia website)



Figure 9. View from ca.1900 of members of the Carroll family posed on the west side of the house. Note the size of the lilac. (Friends of Acadia website)

THE CARROLL COMPANY, 1912-1949

In 1912 Rebecca and all of Jacob's heirs transferred ownership of the 76.5-acre property to "The Carroll Company," a family company established solely for the purpose of managing the property. Peter Morrison writes that the family likely foresaw a time when nobody would be living in the house full time, and creation of the company provided a way to maintain the house for the occasional use of

the family and subsequent generations. It may be around this time the house became known by Carroll descendants as the “Mountain House.” (Morrison 2007: 2,41; HSR 1983: 1; Mahlsted 1980: 3)

Through the early 1900s, simple lighting and an outdoor privy counted among the Carroll property’s amenities. As Morrison writes, “Still, it is likely that the absence of such modern conveniences was partially responsible for John and Viola Carroll’s decision to remove their family from the house in around 1916-1917. Because nobody lived in the house regularly after that date, and because a rustic environment became part of the house’s charm as a summer home, no electricity, plumbing, or central heat was ever installed.”

By this time, the family’s masonry business was well-established and had improved their economic situation. The family had more money with which to buy food, reducing their dependency on home-grown supplies. As Henry Raup observed, “Time was better spent in masonry work than in farm chores.” Additionally, the family was increasingly active in church, employment, and social activities offered in Southwest Harbor. (Raup 1993: 53)

With John and Viola’s move to Southwest Harbor, the Carroll house went from a full-time residence to a summer house. By this time, active farming on the property has ceased. From 1917 to 1934, the property was used on an occasional basis by the family for holidays, picnics, and reunions. From 1934 to 1953, the property was also rented out for all or part of the summer. The principal renters were the Rev. Elbridge F. Stoneham and his family, from Massachusetts. Sometime after 1943, the Slide Trail (trail #603) and Dole Trail (trail #619) were abandoned. (Morrison 2007: 41,92; HSR 1983: 8-9; Mahlsted 1980: 8; CLR 2007: 267-269)

Adjacent Park Acquisition.

On October 26, 1931, approximately 300 acres of land north of Southwest Harbor became part of Acadia National Park through a donation by the Hancock County Trustees of Public Reservations. Containing approximately 300 acres marked as “Mountain” on the 1806 Salem Towne, Jr. map, part of this land abutted the east boundary of the Carroll property, and included Sauveur Mountain and Valley Peak. (Deed 44, LandsNet)

The Carroll Landscape:

An invaluable source of information for the Carroll Homestead has come from Historians Henry and Ann Raup’s 1988 interviews with Richard Carroll. Richard, son of John Carroll II and great-grandson of John Carroll, helped create a sketch map that showed specific locations of crops, apple trees, a kitchen garden, and ponds (Figure 10). Born in 1908, Richard would have been around four years old when the Carroll Company was established in 1912.

The sketch reaffirmed a meadow surrounded the barn and house, which was cut for hay. Livestock was kept in a pasture north of the barn and at some distance from the house. Cows reached it from the western barn door, passing between two stone piles and through a gap in the northern stone pile. Some of the tilled acreage was used to feed livestock. Raup writes: “For human consumption, a large potatoes patch was located northwest of the barn and a kitchen garden was found immediately outside the house, on the eastern side. It was approximately the length of, and parallel to, the house.” (Raup 1988: 22-24)

According to Richard, a second well was located 200 to 300 feet “down in the woods..., north of the barn. Where [Richard Carroll’s family] watered the cattle....” This well dates to the 1800s-early 1900s but has not been located. (Morrison 2007: 69, citing Interview, R. Carroll, 3 August 1988)

In addition to the entrance lane, two paths gave the family access to adjacent lands; one was an old logging road that lead from ran south of the house to Fernald Point Road, while another headed east from the house and ascended Dog Mountain (the latter possibly the route used by the Hicks and Willet families in 1866). Richard Carroll also described a path the veered off of the entrance lane, which he called a “horse road,” to the house:

“Now this is the horse road...[The path went] right up over the ledges, right there, right into the house. We never walked in here [the horse road]—even in the night, because we knew it [the path] so well.” (Raup 1988: 26-27, citing Interview, R. Carroll, 3 August 1988)

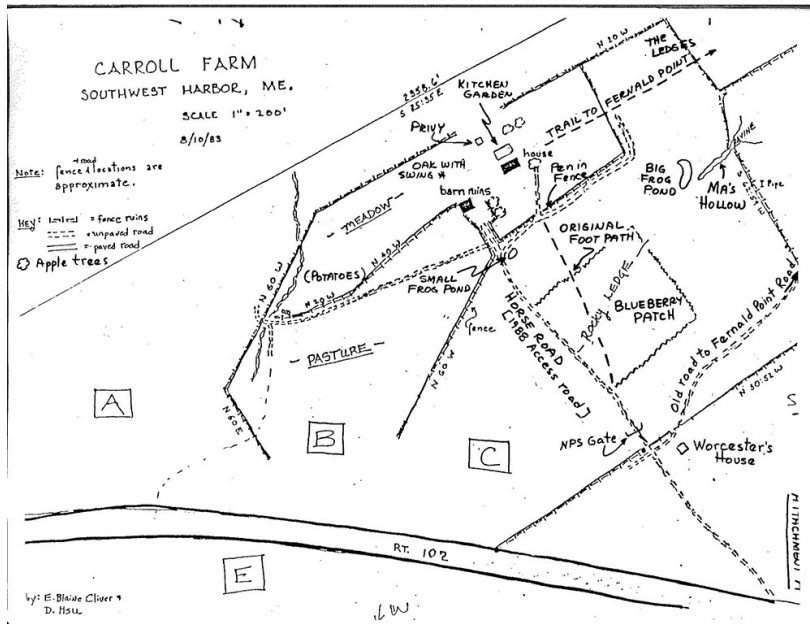


Figure 10. Annotations of land uses and features based on interviews with Richard Carroll, atop a 1983 Cliver and Hsu map annotated by Barbara Pearson in 1984. (Acadia NP files)

VIRGINIA Y. WILBUR OWNERSHIP, 1949-1974

In 1949 the board of the Carroll Company elected to sell the house and land to Donald and Virginia Wilbur, with the understanding that the property would remain forever open and undeveloped. In this sale, the property passed to a John Carroll descendant, as Virginia was Jacob and Rebecca's granddaughter, and John and Rachel's great-granddaughter. (Morrison 2007: 41-42; HSR 1983: 9)

An aerial photograph from 1955 shows a landscape in transition (Figure 11). The house, barn, and surrounding meadow/lawn, and entrance lane, and road to Fernald Point are clearly visible. By this time the open pasture and crop fields north of the barn had begun reverting to woodlands. There was still a clearing between the house and the ledges to the southeast, but beyond that the woodlands were becoming more dense.

The Wilburs used the property as a summer residence until the early 1970s, by which time they found themselves unable to manage the upkeep – the house was in disrepair and the barn had collapsed. The Wilburs then began seeking a new owner that would appreciate and maintain the historical nature of the property. In 1974 the Wilburs granted a conservation easement to the US Government, and once again, the property's basic function changed. Having been a farm and residence from the 1820s to the 1910s, and a summer home from the 1910s to 1970s, it now began its transition to a historical house museum. (Morrison 2007: 42)

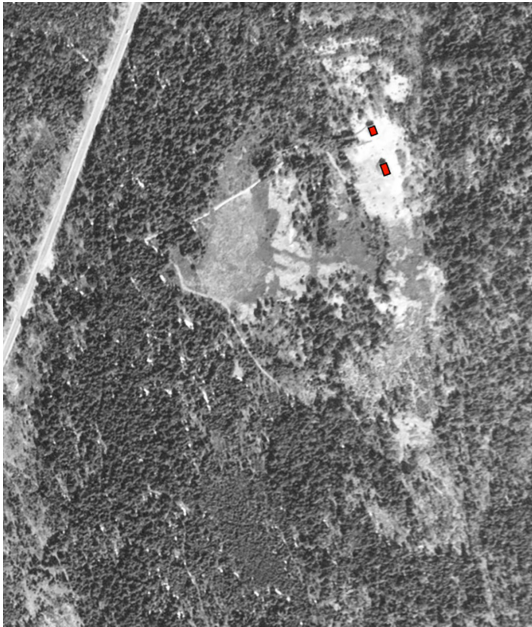


Figure 11. Aerial photograph from 1955 showing the growth of trees in field north of the barn. A view still existed between the house and ledges, but the view beyond them was filling in with trees. The house and barn are indicated in red. (Acadia NP Archives annotated by OCLP 2025)

NATIONAL PARK SERVICE STEWARDSHIP, 1974-2026

Wording in the conservation easement noted that the Wilburs, the National Park Service, or both, were contemplating the possibility of creating a “salt water farm museum.” Subsequent to creation of this easement, Acadia National Park began managing the property through a lease agreement with Mrs. Wilbur. Correspondences between Mrs. Wilbur and the park ensued, including one regarding the landscape:

“The cedar poles of the old fence have been carted away over the years by persons looking for weather resisting poles. The lilacs have been purposely allowed to creep over the house for scenic effect.” (Morrison 2007: 42; HSR 1983: 33, citing Wilbur to Coleman, 8 August 1978)

The NPS eventually acquired fee ownership of the Carroll property, but only after an eight-year process. Originally, it was hoped, the park would complete its acquisition by the end of 1975. The reason this did not occur is not clear, but in 1979 the Wilburs sold the 76.5-acre property – 40.5 acres of the original 50-acre lot No. 51, all of lot No. 50 (28.9 acres), and all of lot No. 115 (7.1 acres) – not to the NPS, but to the non-profit Maine Coast Heritage Trust. The park continued to manage the house through a lease agreement with the Trust. However, the house needed extensive stabilization/preservation work, and government regulations precluded the expenditure of federal funds on structures not owned by the NPS. On November 4, 1982, the US Government finally purchased the 76.5-acre Carroll farm outright from the Trust, completing the park’s control over the property. At that time, the house was still furnished, with some of the furnishings present since the nineteenth century. (Morrison 2007: 43; HSR 1983: 10)

Park Planning Efforts:

The park’s planning efforts at the Carroll property have fluctuated over the years, often in response to maintenance needs. Initial planning took place when the park first received its conservation easement in 1974, or possibly before, but records of the deliberations that took place at that time are largely lost. At this time the park began researching the property, and in 1976 sponsored a visit by a Historic American Building Survey (HABS) team to prepare detailed drawings of the house and a

preliminary sketch of the core area (Figure 12). That same year, the park's Master Plan recommended an interpretive period of 1820-1850 to illustrate "our pioneer heritage and the simple rural life of the 19th century." (Morrison 2007: 43,B1, citing Master Plan 1976)

Planning intensified after final purchase of the property in 1982, and from 1983-1985 the park began intensive architectural, historical, and archaeological documentation. This included a map prepared by NPS Regional Archeologists Dick Hsu and E. Blaine Cliver that showed existing buildings and fencelines, as well as conjectured land uses, presumably to the occupancy of John Carroll (Figure 13). Among their recommendations was a plant survey to help determine the former use of the various plots (never completed). (Morrison 2007: 43-44,71,B1)

Concurrently, the park also removed furnishings to storage to conduct stabilization work at the house. Having been unused and unmaintained for several years, moisture was seeping into the house and causing the wallpaper to peel and patches of plaster to fall from the walls and ceiling. Moisture had also caused sections of wall sill to rot, and most alarmingly, caused the heavy timbers supporting the heavy chimney stacks to deteriorate. (Morrison 2007: 43-44)

Restoration Date Discussions for House and Grounds:

The need for repairs to the building forced the NPS to decide to what degree it would attempt simple stabilization and to what degree it would attempt restoration. This further forced the issue of just how it would use and interpret the newly acquired property. In December 1983, Charles Clapper, NPS Associate Regional Director, proposed a meeting to reevaluate the park's 1976 Master Plan as it related to the Carroll House. Particular issues to be addressed would be the proposed use of the property, the date to which the house would be restored, and a timetable for its restoration. (Morrison 2007: 44-45,B2)

The questions generated an unexpected level of controversy within the circle of professionals assigned to the task. In a meeting held in January 1984, a new approach was put forth: the house would be repaired and maintained to the last year of use or occupancy by the Carroll family in the early 1970s. Choosing this date meant that as much as possible of the house's current fabric, including wallpaper, plaster, and exterior shingles, would be maintained, or where necessary, replaced in kind. It was also agreed that such a stabilization plan would lend itself to interpreting the property in an inclusive way that could address the property's history both as a farm and summer home. (Morrison 2007: 44-45)

Other options were apparently discussed, including targeting restoration to the period from ca.1825 to ca.1850 (similar to dates proposed in 1976) when the farm was owned by John Carroll and before the addition was built, or 1916 when the property was last used as a full-time residence. However, rehabilitating the property to these dates would have required significantly greater structural work and more knowledge about the historic operation and use of the farm and grounds. (Morrison 2007: 45,B3)

In March 1984 the park considered three possible general interpretive plans for the Carroll House: 1) trail and unattended self-guided tour; 2) trail, unattended self-guided tour, and guided tours 3 to 5 times/week; or 3) full-time staffed interpretation. Option 2 was chosen. With restoration work planned to begin in October 1985, a planning team was assembled in July 1984 to prepare a site plan that would include a parking area, self-guided trail, and a service road. This plan was apparently an annotated version of Cliver and Hsu's 1983 plan (Figure 14). (Morrison 2007: B2-B3)

Once repairs began in the summer of 1985, park personnel realized that the choice of a 1970s target date meant replacing the ca.1940s asphalt shingles with new asphalt shingles. In spite of the apparent agreement on interpreting the property to the 1970s, some of the park staff still preferred interpreting the property mainly as a nineteenth-century farmstead. In their view, the presence of asphalt shingles would clash with this portrayal, besides being aesthetically displeasing. Acting Superintendent Joseph Abrell wrote to the Director of the North Atlantic Region and requested that a new target date of 1916 be chosen. A great deal of discussion ensued, with the NPS Northeast Region's historians, architectural historians, and collections management staff all weighing in, ultimately reconfirming the 1970s target date. This meant that the full range of features would be

maintained for possible interpretation by the park staff, from original structures built by and for John and Rachel Carroll during their use of the property as a subsistence farm and quarry, to their grandson's tenure on the property as a residence once the farm was retired, to the family's later descendants use of the farm as a summer house and rental property. (Morrison 2007: 45-46)

Circulation Improvements:

After considering five parking options, the park constructed a new access road, primary and secondary parking lots, and a trail connecting the primary lot to the core area in 1988 (Figure 15). The S-shaped road began north of the original entrance lane and tracked to the main, or lower, parking lot. From here use of the access road was restricted to park staff and visitors with disabilities, its alignment making use the eastern portion of the entrance lane and terminating at a smaller, or upper, parking lot around 150 feet from the house. Grading associated with the new road essentially cut off and thus abandoned the western portion of the entrance lane. The cross road between Route 102 and Fernald Point was also abandoned at this time. (Morrison 2007: 15,B6,C4)

The park proposed a trail with wayside signs, extending from the lower parking lot to a "scenic overlook about 500 feet southeast of the house." As described in the park's Interpretive Plan for the site, "Southeast of the house is a lovely overlook of woods, waters and islands that on a clear day spreads out to a horizon of sea and sky. The Carrolls must have treasured the view. Visitors should have the opportunity to experience it too." (NPS 1984: 2)

The referenced overlook was presumably a series of rock outcrops. The description probably stated future desired conditions, as historic aerial photographs indicate lands to the south and east of the outcrops were heavily forested by the 1970s. However, a relatively open corridor did stretch from the south side of the meadow to the outcrops until around 2000.

Archeological Field Work:

Archaeological testing has been carried out on the grounds of the Carroll House on three occasions in connection to maintenance work (Figure 16). In 1980, archaeological monitoring was carried out in response to drainage installation adjacent to the east and west walls of the house. In 1984, archaeological salvage excavations were carried out after repair crews encountered a buried charcoal layer in the yard east of the house. In 1983 Archeologist Dick Hsu recommended mapping the collapsed timbers at the barn, which was done in 1990. In 1988 Hsu reported that there were two garbage dumps at the base of the hill where dry refuse was discarded. In 200, test pits were excavated in anticipation of several planned maintenance projects, including drainage repairs around the cellar. (Morrison 2007: 65,81-82; Hsu 1986: 5)

Recent Planning Reports and Landscape Projects:

In 2005 the park replaced the asphalt shingle roof and completed other structural repairs at the Carroll House. In 2017, the park stabilized and protect historic apple trees at the site in 2018 and removed a small spruce tree and other encroaching vegetation at the barn foundation. In coordination with the University of Maine Cooperative Extension and a local grade school, the park installed a small, 30-by-50-foot fenced demonstration garden in 2019, to highlight a selection of vegetables grown by the Carroll family thru 1925. The plot was located northwest of the house, near the barn and apple trees. (PMIS 25574, PEPC 43202; PEPC 83645; PEPC 87531)

Looking ahead, the park is planning a project in cooperation with the Friends of Acadia to stabilize and rehabilitate the farm to improve public access and interpretation and to better accommodate school children's educational programs. In addition to work on the house, preliminary project ideas include replacing the seasonal tent with a permanent picnic pavilion (similar to Pretty Marsh), installation of interpretive signs, reopening the view and access between the core area and the ocean, reopening the viewshed and path to view the ocean from the core area, managing vegetation around the house and along stone fence lines, and improving all trails. Regarding the period of restorations, notes from a 2025 meeting indicate the 1850s as the target date for improvements. (PMIS 344250/PMIS 350611-draft; Park notes, 8 July 2025)

Foundation Document.

In 2016 the park's Foundation Document identified primary and secondary fundamental resources and values. The Carroll Farm was described as one of the resources and values not fundamental to the park's purpose and unrelated to its significance, but important to consider in planning processes. The Carroll Homestead was identified as a potential cultural landscape that "is the only standing representative of the area's early settlement and pre-rusticator history." (FD 2016: 10)

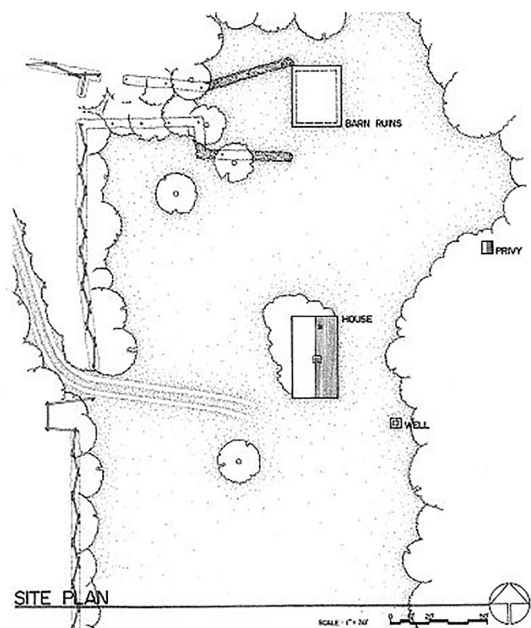


Figure 12. Site plan of the core area at the Carroll Farm by the Historic American Building Survey. (HABS 1976)

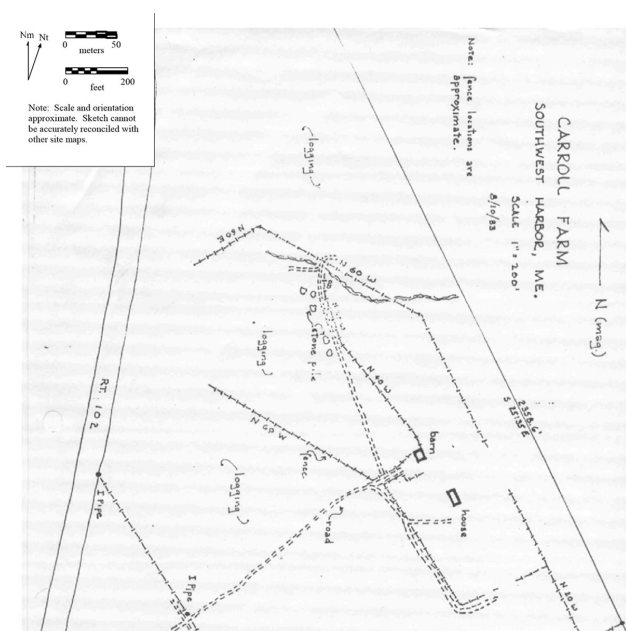


Figure 13. Carroll Farm fencelines, recorded by E. Blaine Cliver and Dick Hsu, August, 1983. Note that this sketch predates construction of the existing driveway and parking areas. (Morrison 2007: 73)

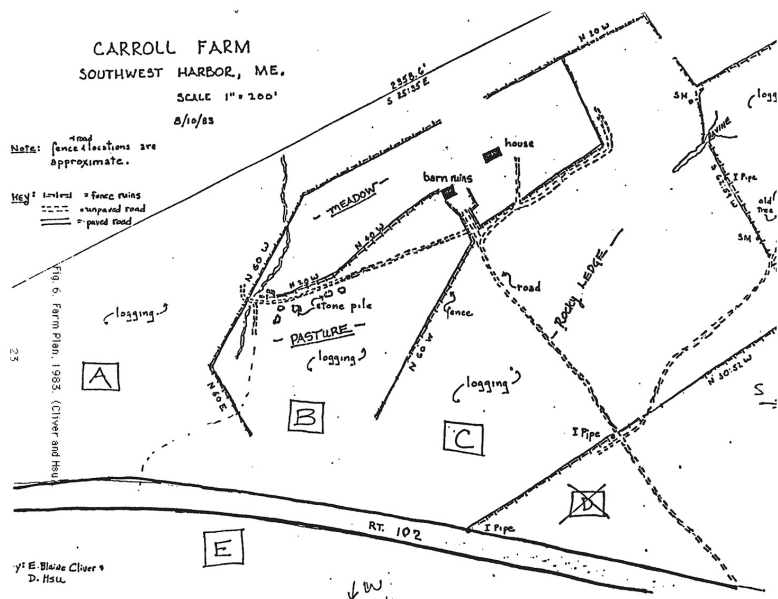


Figure 14. Cliver and Hsu map annotated by Barbara Pearson in September 1984 showing potential parking lot locations (indicated with letters A-E). (Raup 1988: 23; Morrison 2007: C3-C4)

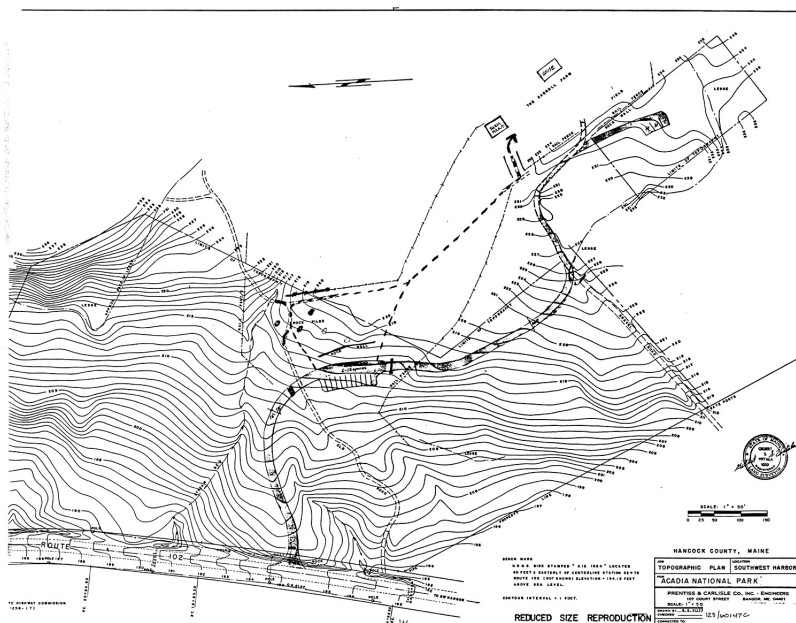


Figure 15. Topographic map dated July 28, 1985, showing layout of the entrance road and parking lots. The map shows some of the same fence remnants as the 1983 map, and the hand drawn additions of the house and barn. (Morrison 2007: 79)

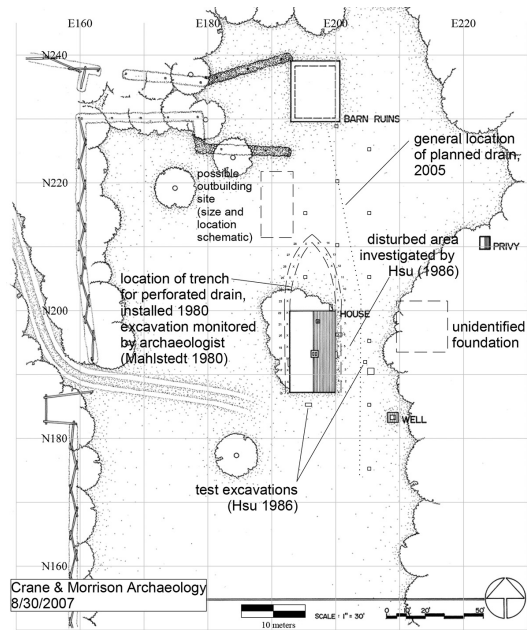


Figure 16. Carroll Farm site plan with location of archaeological projects, shown atop the 1976 HABS drawing. (Morrison 2007: 81-82)

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Domestic (Residential)	Single Family Dwelling	Single Family House	Yes	No	Yes
Recreation/Culture	Museum (Exhibition Hall)	Exhibit	No	Yes	Yes
Agriculture/Subsistence	Agricultural Field	Agricultural Field	Yes	No	No
Agriculture/Subsistence	Agricultural Outbuilding	Barn	Yes	Yes	No
Agriculture/Subsistence	Livestock	Livestock	Yes	No	No
Industrial/Processing/Extraction	Extractive Facility (Mining)	Extractive Facility (Mining) - Other	Yes	No	No
Transportation	Pedestrian-Related	Interpretive Trail	No	Yes	No
Transportation	Road-Related	Parking Area	No	Yes	No
Recreation/Culture	Outdoor Recreation	Picnic Shelter	No	Yes	No
Commerce/Trade	Trade	Trade	Yes	No	No
Landscape	Scenic Landscape	View	Yes	No	No
Recreation/Culture	Museum (Exhibition Hall)	Wayside Exhibit	No	Yes	No
Agriculture/Subsistence	Woodlot/Forest (Managed)	Woodlot/Forest (Managed)	Yes	No	No

Public Access:

Public Access: Other Restrictions

Public Access Narrative:

Park rangers open the homestead for touring on a seasonal basis. The grounds are open from dawn to dusk.

Associated Ethnographic Group

Ethnographic Study Status: Yes-Unrestricted Information

Ethnographic Narrative:

In 2007, the report, “Asticou’s Island Domain: Wabanaki Peoples at Mount Desert Island, 1500-2000, Acadia National Park, Ethnographic Overview and Assessment, Volume 1 and Volume 2,” was completed by Harald E.L. Prins and Bunny McBride, through the NPS Northeast Region Ethnography Program, under cooperative agreement with the Abbe Museum in Bar Harbor, Maine. The historical-ethnographic overview of Acadia National Park spans almost 500 years and covers a wide coastal stretch between Penobscot and Gouldsboro Bays, as well as surrounding areas. As stated in the report’s Executive Summary:

“such breadth of coverage is necessary in order to take in the park’s center piece on Mount Desert Island, plus Isle au Haut and Schoodic Peninsula, along with various land holding arrangements (including easements) on numerous offshore sea-islands in this area. The study explores the shifting but ongoing relationship between this habitat and Wabanaki peoples – a group of northeastern Algonquian-speaking ethnic groups or tribal nations today distinguished as the Abenaki, Maliseet, Mi’kmaq, Passamaquoddy and Penobscot.” (Prins and McBride 2007: i)

The report’s findings indicate that:

“Mount Desert Island has been a nexus point over the centuries for Wabanaki peoples – not only part of their prehistoric and historic hunting, fishing, gathering and trading range, but a strategic location in military maneuverings during the colonial wars and American Revolution, a prime place for marketing traditional crafts (and thereby for sustaining knowledge concerning the making of these crafts) and more recently a center point in their individual and collective efforts toward cultural reclamation. Their deep and intertwined connection to the area is reflected in traditional Wabanaki legends and place names. It is also evident in the names and genealogical information of specific 19th-century Wabanaki individuals identified in this study – most of whom have descendants associated with two or more of Maine’s still existing tribal groups.” (Prins and McBride 2007: iv)

For more information, please refer to Asticou’s Island Domain or contact park staff.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The historic integrity of the Carroll Homestead is evaluated by comparing landscape characteristics and features present during the period of significance, 1828-1974, with the existing conditions as assessed in 2025. Many landscape characteristics and features from the period of significance remain today. Natural systems and features are represented by granite ledges and outcrops that abut the steep slopes of Valley Peak, and a small creek north of the core house/barn area. Remnants of building foundations, fences, stone piles and dumps, and quarried stones recall the site's former agricultural and commercial uses. Old specimen trees, apple trees, tracts of woodlands, and a meadow/lawn also remain, as does a stone well and the trace of the original entrance lane. Most importantly, the ca.1828-1844 Carroll House still stands as the centerpiece of the farm, open seasonally for park interpretation programming.

Since 1974, successional woodlands have taken over formerly open fields and have blocked the nearby views of the rock outcrops and the longer view to Fernald Cove and Somes Sound. This has changed the historic setting and spatial organization of the landscape. Tree growth has also erased evidence of long-unused roads that once tracked across the property. The fence sections that do remain have fallen to the ground and no longer delineate the fields north of the barn or around the meadow/lawn. At the Carroll House, shingles were introduced during the late historic period, but their light gray color is incompatible with the farm's historic character. The access road, parking lots, footpath, and other contemporary small-scale features installed by the NPS are generally incongruous in the landscape.

Overall, the Carroll Homestead retains integrity of location, design, materials, workmanship, feeling, and association. The aspect of setting has diminished due the growth of successional vegetation and the loss of most post and rail fence lines.

INTEGRITY

The National Register of Historic Places defines integrity as the ability of a property to convey its significance through physical resources. The National Register program identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Retention of these qualities is necessary for a property to convey its significance; however, not all seven aspects must be present to retain integrity. The following evaluation is based on an 1828-1974 period of significance for the Carroll Homestead.

Location:

Location is the place where the historic property was constructed or the place where the historic event occurred. The key historic features of the Carroll Homestead – Carroll House, barn foundation, privy, well, original entrance lane, meadow/lawn, apple trees, stone piles and dumps, quarried stone blocks, and fence remnants – remain in their original locations.

Design:

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The original Carroll House, completed by ca.1828 and enlarged in 1844, is an example of an early nineteenth century "half house" with minimal alterations. Some historic period features – the now-covered well, the foundation remains of an 1838 barn, and the mid- to late- twentieth century privy – have undergone alterations but still convey their original footprints and spatial relationships to each other and the home. A contemporary access road has replaced the farm's original entrance lane that survives as a trace, with one segment passing between linear piles of stone gathered from the meadow/field around the house. Taken together, these extant historic features convey the farm's overall layout: the core house/barn area surrounded on three sides by woodlands/former fields marked by stone dumps. Park-constructed features, namely the access road and large parking lot, are not visible from the core area.

Setting:

Setting is the physical environment of a historic property. The historic setting of the Carroll Homestead is relatively intact, especially in the house/barn area and the former meadow around it, now maintained as lawn. However, beyond this core area are quarry remnants, granite ledges and outcrops, seasonal ponds, the original entrance lane, fence remnants, stone piles and dumps, and southerly water views that have all become

obscured by the growth of vegetation or have been lost to time. Perhaps the most significant change is the transition from open conditions in the pasture and crop fields north of the barn to dense woodlands, which has diminished the setting of the small subsistence farm. Tree growth has also taken away views of the rock outcrops to the south and west of the house, and a view of Fernald Cove and Somes Sound.

Materials:

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. John Carroll made use of on-site resources, quarrying granite and cutting timber for the house, barn, and privy (and possibly other structures). Field stones and cut granite comprise the historic well. Buried stones unearthed to create cropland now lie in piles and dumps. Cedar trees likely harvested on site were used to build fences, a few remnants of which remain today. Other materials include asphalt shingles on the house and privy (which date to the late historic period), apple trees, and mature oak and spruce trees in the core area.

Workmanship:

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. This aspect of integrity is best illustrated in the stone piles near the barn and in the cut marks found in the house and barn stone foundations and the remnant rectangular blocks at the quarry. The well also features fine stone workmanship that is hidden by the wood cover. Although lacking in number, the remaining fence posts and rails represent utilitarian and practical workmanship that was necessary on a small farm.

Feeling:

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time. The house, with its weathered siding, wooden doors, and slanted granite stoops harken the presence of four generations of the Carroll family that lived and vacationed in the home. The site is relatively isolated and infrequently visited, providing feelings of quiet, simpler times. The now-wooded fields, broken fences, moss covered stones, and old foundations create a rustic patina of time past. Collectively, the extant historic landscape characteristics and features still evoke the feeling of a small farm and summer home on Mount Desert Island.

Association:

Association is the direct link between an important historic event or person and a historic property. The Carroll Homestead continues to reflect strong connections to the Carroll family through extant historic features and contemporary interpretive signs and programming.

LANDSCAPE CHARACTERISTICS AND FEATURES

The next section presents an analysis of landscape characteristics and their associated features and corresponding Historic Structures Inventory (HSI, formerly List of Classified Structures) names and numbers, if applicable. It also includes an evaluation of whether the feature contributes to the property's National Register eligibility for the historic period (1828-1974), contributes to the property's historic character, or if it is noncontributing, undetermined, or managed as a cultural resource. If a feature is non-contributing, it is evaluated as "compatible" (visually congruent with the historic character of the landscape) or "incompatible" (visually incongruent with the historic character of the landscape).

Landscape Characteristic: Natural Systems and Features

Natural systems and features are the natural aspects that have influenced the development and physical form of the landscape, and can include geology, geomorphology, hydrology, ecology, climate, and native vegetation. Natural systems and features contribute to the historic character of the Carroll Homestead.

The Carroll House lies on nearly level ground at the southwestern base of Valley Peak, on the south side of St. Sauveur Mountain (prior to the 1910s, this was known as Dog Mountain). Approximately 60 feet east of the house, the slope of the peak rises steeply. Here, an area of granite ledge around 100 to 200 feet from the house was quarried during the nineteenth century (Figure 17). Between 300-500 feet to the southwest and southeast of the house are a series of flat granite outcrops below which the land drops 10-30 feet and slopes away. Amongst the outcrops is a natural deep cut ravine around 20 feet wide and 300 feet in length. The narrow ravine, named “Ma’s Ravine” by the Carroll family, gradually descends to around 30 feet below the grade of the surrounding ledges (Figure 18). Nearby are boggy wooded areas that historically captured enough water to earn the names “big frog pond” and “small frog pond” (Figure 19). To the north a small creek winds through the woods from east to west. (Morrison 2007: 13-14)

The bedrock underlying the farm is Cadillac Mountain granite. The rock is overlaid with Pleistocene-aged beach and near-shore bar sediments laid down at a time when relative sea-level was slightly higher than now. Specific soils mapped on the property include a mosaic of Lyman, Naskeag, Schoodic, and Tunbridge soils, as well as rock outcrop. Lynam and Schoodic soils are shallow and well drained. These soils are supposed to have formed typically on glacial till, not shoreline sediments, but perhaps the coarseness of the grain is what really is important for such soils to have formed. Naskeag and Tunbridge soils also formed typically in glacial till, but are somewhat deeper. Tunbridge soils are typically well drained, while Naskeag soils are more poorly drained. (Morrison 2007: 13-14)

Landscape Characteristic Graphics:



Figure 17. View looking northeast at steps created by cutting and removing granite ledge east of the Carroll House. (OCLP 2025)



Figure 18. View looking northeast at a portion of “Ma’s Ravine” south of the Carroll House. (OCLP 2025)



Figure 19. View looking south at a portion of the “big frog pond” south of the Carroll House. (OCLP 2025)

Landscape Characteristic: Spatial Organization

Spatial organization is the three-dimensional organization of physical forms and visual associations in a landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces. Historic spatial characteristics contribute to the historic character of the landscape.

The historic physical arrangement of the house, barn, privy, and well set within a meadow and now maintained as a lawn remains today (see Cover). Once enclosed by various post and rail fences, this core area of the farm featured a vegetable garden adjacent to the house and was dotted with apple trees. An unidentified building foundation stands between the former garden and the granite ledges to the east, possibly associated with John Carroll's adjacent quarry operation. The lawn is now ringed by mature vegetation, but earlier in the historic period there was considerably less vegetation, which likely afforded a southeasterly view to Fernald Cove and Somes Sound. Formerly fenced fields dedicated to crops and pastures were north of the barn, but they have reverted to woodlands and most of the fences have since been lost. Scattered stone dumps in these former fields are evidence of past agricultural activity, as are two linear stone piles near the barn. One end of the original entrance lane that connected the core area to the main road (now Route 102) passed between these stones. Though now abandoned, traces of the land are still legible. The lane has been replaced with a contemporary access road abutted by two parking areas. Other farm lanes and fence lines that likely tracked through the property are indiscernible.

Landscape Characteristic: Land Use

Land uses are the principal activities in a landscape that form, shape, and organize the landscape as a result of human interaction. Contemporary park uses at the Carroll Homestead have not erased evidence of past land uses.

Subsistence farming and quarry operations were the early land uses at the Carroll Homestead. To improve growing conditions, surface stones were removed and piled or dumped nearby. The meadow/field surrounding the house was the most intensively used for hay production, but after the farm's agricultural uses ended it was maintained as a lawn. Lands to the north of the meadow/field supported crops and livestock, but since abandonment the fields have reverted to successional woodlands. The barn had space for sheep, a cow, and chickens, but remains only as a foundation today. Land uses in areas south and west of the meadow/lawn are more unclear. On the ledges to the east of the meadow/lawn, remnants of the quarry operations can be seen in the drill marks on discarded rectangular granite blocks and in the ledges themselves. (Morrison 2007: 100)

Records and physical evidence support the idea that the farm was organized in the traditional manner typical of New England's Colonial Era and the early 1800s. As such, the farm's production was oriented primarily towards the family's own consumption, as modified by the increased nineteenth-century market for wool. Tax returns and agricultural censuses consistently show modest agricultural production, which was sufficient because it was not the family's sole mode of making a livelihood. As already noted, John Carroll, his son and grandchildren also worked in the masonry trade, and John's son Jacob worked for many years as a mariner. In the third generation to occupy the Carroll property, the farm's one principal market product, wool, was finally abandoned, probably by about 1900. For Jacob and Rebecca's son, John II, the boom in summer cottage construction in Northeast Harbor and other Mount Desert Island communities meant that he could work as a mason full time. Fully engaged in a cash economy, John II's family could forgo farming at any intensity. Thus, the property's original integrated function as both residence and place of industry, transitioned to the single role of a residence. (Morrison 2007: 90-91)

When John, his wife Viola, and their family, moved to Southwest Harbor in about 1916, the transformation went even further. Once a place of work, the Carroll property became wholly a place of recreation. From the late 1910s to the early 1970s, the property was used for an unimproved rustic getaway, a place for family reunions, and for use as a vacation rental property. The property remained in the Carroll family until the 1970s, after which it became part of Acadia NP for development as a house museum. The house is interpreted by the park and open seasonally to visitors and school groups. (Morrison 2007: 91)

Feature Evaluations:

--Quarry Remnants (contributing).

The nineteenth-century quarry lies approximately 100-200 feet east of the house, into the slope of Valley Peak. John Carroll used this stone for the house foundation and possibly other outbuildings, both on and off site. John's son and grandson were also masons, but the degree to which they used the quarry is unknown. Steve Haynes and Juanita Sprague, historians at the Maine Granite Industry Historical Society in the Town of Mount Desert, state that the quarry was probably worked prior to the 1870s and was a small-scale operation. The quarried ledge is around 280 feet long and extends about 80 feet into the slope, with the maximum cut being about 10 feet high, which created discernable steps. In one place, the granite was cult below grade, leaving behind a small depression that occasionally fills with water (Figure 20, see also Figure 17). (Morrison 2007: 14,72,77-78)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Quarry Remnants	210934	Contributing					No

Landscape Characteristic Graphics:



Figure 20. View looking southwest at a small, frozen pond created by granite that was cut and removed below grade. (OCLP 2025)

Landscape Characteristic: Topography

Topography is the three-dimensional configuration of the landscape surface characterized by features (such as slope and articulation) and orientation (such as elevation and solar aspect). Site topographic characteristics played an important role in the development of the farm. The house and barn were positioned on a relatively flat area at the southwestern base of the 560-foot-high Valley Peak. This level area extended north where pastures and crop field were developed. Stones removed for these land uses were collected in scattered dumps and piles, which are still visible today. The level area also extended south and west to granite outcrops, which marked a transition to lower elevations. The outcrops are partially obscured in vegetation but still visible, especially in a narrow ravine where the change in topography is clearly demonstrated.

Landscape Characteristic: Vegetation

Vegetation includes deciduous and evergreen trees, shrubs, vines, groundcovers, and herbaceous plants and plant communities, whether indigenous or introduced in the landscape. Historic vegetation in the house/barn area includes several large trees, lilacs, a meadow/lawn, and woodlands/fields. A demonstration garden represents park efforts to interpret subsistence farming at the Carroll Homestead.

Feature Evaluations:

--Apple Trees (contributing).

Apples were the principal tree crop, especially during the tenure of John Carroll II, who grafted Baldwin, Hurlbut, Jacob Sweet, Tolman Sweet, and other varieties. Three apple trees remain from the historic period: one is in the lawn southwest of the house and two are at the edge of the lawn northwest of the house (Figure 21). They are visible in historic photographs, which also show at least two fruit trees east of the house that are no longer extant. (Raup 1993: 21)

--Demonstration Garden (noncontributing-compatible).

A Carrolls' garden was historically located east of the house, just several feet from the eastern door, and was the heart of the Carroll's food supply. Vegetables included peas, beans, cabbages, carrots, cucumbers, tomatoes, radishes, lettuce, and rhubarb. Today a seasonal garden plot is located northwest of the house, measuring approximately 18 by 45 feet (Figure 22). Although not historic, the feature evokes agricultural land uses at the historic farm. (Raup 1993: 21)

--Large Shade Trees (contributing).

Large oaks stand at the northeast corner and south side of the meadow/lawn and along the barn foundation (Figure 23). A tall spruce tree grows northeast of the house. The size of these trees indicate they date to the early- to mid-twentieth century .

--Lilacs around House (contributing).

Historic photographs of the house show lilacs on the north and west sides of the house. Documentation shows the height and density of the plants varied through the period of significance. Today, mature lilacs grow on the north side of the house while lilacs on the west side are smaller (see Figures 21 and 22).

--Meadow/Lawn (contributing).

The field surrounding the house was primarily used for hay production after surface stones were relocated to two large stone piles near the barn. Likely, this was always the most intensively used field as well as the field that was used most recently in the farm's history. The field once extended northward to the creek but after the property ceased to be a farm, it was maintained as lawn and decreased in size to its present configuration; (Raup 1993: 22; Morrison 2007: 100)

--Outlying Woodlands and Former Fields (contributing).

Much of the Carroll property was kept in in timber rather than in crops. North of the barn was reportedly a half-acre tilled space for growing potatoes, turnips, and other rough vegetables. Pasture space was located northwest of the barn for sheep through the early 1890s and milk cows and chickens through the 1910s. Geese, guinea hens, and turkeys were kept occasionally, as were carriage horses after 1903. Today, all of the outlying fields are covered in successional woods. (Raup 1993: 12,21-23)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Apple Trees	210935	Contributing					No
Large Shade Trees	210936	Contributing					No
Lilacs around House	210937	Contributing					No
Meadow/Lawn	210938	Contributing					No
Outlying Woodlands and Former Fields	210939	Contributing					No
Demonstration Garden	210940	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 21. View looking northeast at the apple tree southwest of the Carroll House and lilacs along the house foundation. (OCLP 2025)



Figure 22. View looking southeast the core of the at the demonstration garden. Note the lilacs on the north and west sides of the house. (OCLP 2025)



Figure 23. View looking east-northeast at the oak trees at the barn and northeast corner of the lawn. (OCLP 2025)

Landscape Characteristic: Circulation

Circulation refers to the spaces, features, and applied material finishes that constitute systems of

movement in a landscape. The site's original entrance lane is no longer used but is still discernable, providing a glimpse of the site's historic circulation patterns. Non-historic circulation features built by the NPS to accommodate visitors include an access road, two parking lots, and a trail to the house/barn area. Several circulation features noted in previous reports and maps were not located.

Feature Evaluations:

--Original Entrance Lane (contributing).

For most of its history, access to the Carroll Farm was via a quarter-mile-long lane oriented northeast-southwest. The lane was shown on 1882 USGS and 1887 Colby and Stuart maps, ca.1900 photographs, as well as a 1985 NPS map. The western end connected to the main north-south road (now Route 102) between Southwest Harbor and Somesville. The eastern end split, with a northeastern spur extending to the barn between two large stone piles, and the southeastern spur extending to the edge of the meadow/lawn west of the house, and then continuing around the southeast side of the meadow/lawn. The western portion of the lane was closed to vehicular traffic in the 1980s and remains as a trace, except for a short middle segment and the southern spur that became part of the new access road (Figures 24, 25, 26, and 27). The northern spur west of the barn foundation remains as a trace. (Morrison 2007: 17,34,77)

--Access Road (noncontributing-compatible).

In 1985 the NPS built an access road from Route 102 (see Figure 27). The two-lane gravel road overlaid a portion of the original entrance lane. Construction of this new road allowed the park to divert traffic from the original lane's right-of-way that crossed otherwise privately-owned land. The new road's drainage ditches made the old lane inaccessible to vehicular traffic. (Morrison 2007: 77,80)

--Parking Lots (noncontributing-compatible).

The access road features two gravel parking lots (Figure 28). The larger, lower lot is around 300 feet from the Route 102 entrance, and the smaller, upper lot is around 150 feet southwest of the Carroll House. Except for several horizontally-positioned logs, neither lot has markings for stalls. (Morrison 2007: 77,80)

--Footpath (noncontributing-compatible).

A footpath tracks through the woods northwest of the barn, between the lower parking lot and the house/barn area. The earthen-surfaced trail is approximately 400 feet long and bordered in places by logs horizontally-positioned. The southern end of the trail path ends where two stone piles mark the eastern end of the original entrance lane. (Morrison 2007: 80)

--Farm Lane (undetermined)

A farm lane is shown on a 1985 NPS map, oriented northeast-southwest for approximately 600 feet between Route 102 to the bottom of a ledge around 800 feet north of the Carroll House. At least one spur heads south from the lane. The lane presumably provided access to the various fields and pastures in this area. No trace of this lane was observed by the 2025 CLI team.

--Quarry Road (undetermined).

When the Carrolls began cutting granite they built a road for access to and from their quarry. However, this road does not appear on any maps. Morrison surmised that a portion of this road was supported by a stone retaining wall, but neither the road nor wall were observed by the 2025 CLI team. (Morrison 2007: 78)

--Road to Fernald Point (undetermined).

This road appeared on 1882 USGS and 1887 Colby and Stuart maps, but it was not discernable by the 2025 CLI team. Possibly a logging road, its alignment ran south and west of the core area of the Carroll Homestead, possibly due to property boundaries or to avoid the grade change created by the formidable granite outcrops in the area.

--Trail to Ferdinand Point (undetermined).

This trail appears on a non-historic hand-drawn map as extending southeast from the house to the

ledges around 400 feet away. The 2025 CLI team followed a possible route to this location, but the trail was not found.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Original Entrance Lane	210941	Contributing					No
Access Road	210942	Noncontributing – Compatible					No
Parking Lots	210943	Noncontributing – Compatible					No
Footpath	210944	Noncontributing – Compatible					No
Farm Lane	210945	Undetermined					No
Quarry Road	210946	Undetermined					No
Road to Ferdinand Point	210947	Undetermined					No
Trail to Ferdinand Point	210948	Undetermined					No

Landscape Characteristic Graphics:



Figure 24. View looking east at the abandoned segment of the original entrance lane. (OCLP 2025)



Figure 25. View looking east at the north spur of the original entrance lane that leads to the barn foundation. Historic stone piles border this portion of the trace. (OCLP 2025)



Figure 26. View looking east at the south spur of the original entrance lane that leads to the Carroll House. (OCLP 2025)



Figure 27. View looking west at the portion of the access road that made use of the original entrance lane. In this view, the access road turns right while the entrance lane bends slightly left and continues westward as a trace. (OCLP 2025)



Figure 28. View looking north at the access road and lower parking lot. (OCLP 2025)

Landscape Characteristic: Buildings and Structures

Buildings are elements constructed primarily for sheltering any form of human activity in a landscape, while structures are elements constructed for functional purposes other than sheltering human activity. Extant significant features include the Carroll House, foundations of a barn and an unidentified structure, and a privy. They contribute to the understanding of the farm's historic uses and designs.

Feature Evaluations:

--Carroll House (contributing).

Built by John Carroll by ca.1828, the earliest part of the house was originally finished with clapboards on the front (west) facade, wood shingles on the other three sides, and stucco in the gable end pediments. Doorways were located on the west and east elevations, while a bulkhead on the south elevation accessed a basement. Initially outfitted with a brick chimney, a second brick chimney was added in ca.1844 when the house was lengthened by an addition to the north side that included a formal parlor, bedroom, and unfinished attic (but no basement). The new addition made the 1.5-story 'half-Cape' style farmhouse 23 feet wide by 43 feet long (Figure 29). The building's foundation was made from Cadillac Mountain granite cut just yards from the east door of the house. Replacement of the west side clapboards with wood shingles, and replacement of wooden roofing shingles with asphalt shingles, occurred sometime in the twentieth century. The house has never been modernized with electrical service, plumbing, or central heating. (Morrison 2007: 48)

--Barn Foundation (contributing).

Archeological research has determined the English-style barn was likely built around 1838. The building measured 32 feet by 26.5 feet and featured a work area, grain room, cow area, calf pen, horse stall, goat stall, and chicken coop. The full height of the walls to the roof eaves was about 13 feet. This style of barn was the common form of barn built in New England through the eighteenth century and up to the middle of the nineteenth century. The barn was collapsing around 1970 and in ruins by 1983. In 1990 the park mapped the fallen structural elements and surface artifacts, after which most of the removed timbers were placed back in the foundation and covered with sand to stabilize the foundation (Figure 30). (Morrison 2007: 65-67)

--Privy (contributing).

Located in the woods northeast of the house, the "two holer" privy is framed from dimensional lumber and is of a type that opens into a removable waste box rather than into a pit (Figure 31). It features wood-shingle walls, an asphalt-shingle gable roof with overhanging eaves, and a vertical-board door with a small window opening. Erected in early-to-mid twentieth century, it is the last in a succession of privies built by the Carroll family. Archeological field work located several small depressions in the vicinity of the current privy, possibly evidence of earlier privy pits. (Morrison 2007: 67)

--Outbuilding Foundation (contributing).

An unidentified outbuilding foundation is located in the woods about 30 feet east of the house (Figure 32). It is marked by an outline of field stones and split granite blocks suggesting a continuous foundation wall approximately 26 feet square. This structure has not been studied archaeologically nor mentioned by previous researchers or Carroll descendants. According to Morrison, it may be remains of a building cited in the 1840 agricultural census as related to "the sale of Merchandise." Its function might also be related to the quarry. (Morrison 2007: 67-68)

--Outbuilding Pilings (undetermined).

As late as 2007 several stones associated with another outbuilding protruded from the ground in an area two-thirds of the way from the house to the barn, in an arrangement suggestive of a building outline. The stones were separated from each other, suggesting that they formed discrete pilings rather than a continuous foundation. The building is likely to have been smaller than that supported by a continuous stone outbuilding foundation. The pilings were not visible during field work in 2025. (Morrison 2007: 68)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Carroll House	210949	Contributing	23171				No
Barn Foundation	210950	Contributing	41104				No
Privy	210951	Contributing	41083				No
Outbuilding Foundation	210952	Contributing					No
Outbuilding Pilings	210953	Undetermined					No

Landscape Characteristic Graphics:



Figure 29. View looking east at the ca.1828/ca.1844 Carroll House. (OCLP 2025)



Figure 30. View looking north at the c.1838 barn foundation. (OCLP 2025)



Figure 31. View looking north at the early- to mid-20th century privy. (OCLP 2025)



Figure 32. View looking northwest at the unidentified stone foundation east of the house. (OCLP 2025)

Landscape Characteristic: Constructed Water Features

Constructed water features are built features and elements that utilize water for aesthetic or utilitarian functions in the landscape. A historic well is located southeast of the house and contributes to the significance of the property.

Feature Evaluation:

--Well #1 (contributing).

A stone lined well is located 30 feet southeast of the house and likely dates to ca.1828 (Figure 33). It is covered with a wooden deck for safety. The well is 11 feet deep and 4.1 feet in inside diameter. It is built of a combination of dry-laid field stones and angular split blocks. According to Richard Carroll, the well once had a waist-high wooden housing over it. (Morrison 2007: 69; Raup 1988: 22)

--Well #2 (undetermined).

According to Richard Carroll, a second well dating to the 1800s-early 1900s was located 200 to 300 feet "down in the woods..., north of the barn...Where [Richard Carroll's family] watered the cattle...." This well was not located by Morrison in 2007 or by the CLI team in 2025. (Morrison 2007: 69, citing R. Carroll interview by Henry and Ann Raup, 3 August 1988, 8-9, 35-36; Raup 1988: 22)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Well #1	210954	Contributing	041065				No
Well #2	210955	Undetermined					No

Landscape Characteristic Graphics:



Figure 33. View looking northwest at the ca.1828 well. (OCLP 2025)

Landscape Characteristic: Views and Vistas

Historic Condition (to 1974):

A view is the expansive and/or panoramic prospect of a broad range of vision that may be naturally occurring or deliberately contrived. A vista is a controlled prospect of a discrete, linear range of vision, which is deliberately contrived. At the foot of Valley Peak, John Carroll reportedly cleared land to construct his home, and soon after removed trees and rocks in adjacent areas for pastures and cropland, mostly north of the barn but possibly in other areas after the family increased the farm's acreage in 1854. In the nineteenth century much of the island landscape was subjected to extensive cutting of first growth timber for lumber, ship timbers, or cordwood, as well as for agricultural land uses. The reduction of tree coverage likely created views from the Carroll House to the southwest and southeast, but as agricultural and tree harvesting activities declined, formerly open areas gradually reverted to successional forests, both on and off park property.

Feature Evaluations:

--View from House/Barn looking north into Former Fields (contributing).

Although not planned, there were likely partial views from the house/barn area into the fields to the north of the barn. Today these views are blocked due to dense forest growth and understory vegetation but is reversible through selective vegetation management (Figure 34).

--View from House/Barn looking southeast and southwest to Rock Outcrops (contributing).

Carroll family members recall a view looking southeast from the house/barn area toward rock outcrops situated around 400 feet south of the house. The view was mostly intact as late as 2000 but today is completely overgrown, though it is reversible (see Cover).

--View from Ledges looking southwest to House Rock Outcrops (contributing).

Another view looked southwest from a higher aspect on the ledges east of the Carroll House. Historic photographs from ca.1900 reveal a comparatively sparse coverage of mature trees on the ledges, along the western edge of the meadow, and amongst the rock outcrops to the south and west. Aerial photographs show this view was essentially lost to tree growth by the 1970s and remains blocked today, although may still be visible at higher elevations.

--View from Outcrops looking southeast to Fernald Cove/Somes Sound (contributing).

Carroll family members also recall a view looking southeast toward Fernald Cove/Somes Sound (over one-half mile southeast). Although it is not known from where on the property they meant, the outcrops and ledges southeast of the house would have once offered such a view due to the sloping terrain beyond the ledges and the lack of tree cover. Historic photographic documentation shows this view eventually became blocked by successional forest growth: the view was partially obscured by 1955 and mostly blocked by the 1970s, a condition that remains today but is reversible (Figure 35). The park has a 3.5-acre easement to manage trees in this general area but to date has not pursued any such work. Additional research is needed to determine if vegetation maintenance within the park boundary and within the easement would reopen this view.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
View from House/Barn looking north into Former Fields	210956	Contributing					No
View from House/Barn looking southeast and southwest to Rock Outcrops	210957	Contributing					No
View from Ledges looking southeast and southwest to House and Rock Outcrops	210958	Contributing					No
View from Outcrops looking southeast to Fernald Cove/Somes Sound	210959	Contributing					No

Landscape Characteristic Graphics:



Figure 34. View looking north at the Carroll House and the woods that fill the formerly open fields. In the foreground is the seasonal tent structure. (OCLP 2025)



Figure 35. View looking south from rock outcrops south of the Carroll House. (OCLP 2025)

Landscape Characteristic: Small Scale Features

Small-scale features are elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape. Historic fence posts and rails, and stone dumps and piles, are somewhat discernable at the farm, representing historic field divisions and agricultural activities.

Feature Evaluations:

--Stone Piles and Dumps (contributing).

Although stone walls do not seem to occur on the Carroll property, there are examples of stone that were collected from fields for efficient tillage, mainly between 1828-1900s. The largest piles are situated in a line west of the barn and define the sides of the original entrance lane (Figure 36 and 37, see also Figure 25). Measuring up to two-feet high and four-five feet at the base, they are likely came from the meadow/lawn surrounding the house and barn, the most intensively used. North-northeast of the barn were fields for crops and pasture, which are now wooded but still hold random stones dumps. Most of the dumps are generally small, being only four to eight feet across and less than 12 inches high, but at least two were found measuring twice that size (Figure 38). (Morrison 2007: 71-72)

--Wood Fence Remnants (contributing).

On the Carroll property, wood fences were used in lieu of the familiar stone walls frequently found along old field edges. A historic photograph shows post and rail fencing along the edge of the meadow/grass area west of the house, with an opening for the southern spur of the original entrance lane. Scattered remnants of cedar poles and rails still remain hidden in the underbrush. Scattered remnants can also be found north, west, and south of the house (Figure 39, see also Figure 37). The remnants may well be twentieth-century fences, but they nonetheless represent a perpetuation of boundaries that existed before the current woods had regrown. (Morrison 2007: 71)

--Gates (noncontributing-compatible).

To control visitor access to the farm, the NPS erected two steel pipe-rail gates on the access road: one at Route 102 and another at the south (upper) end of the lower parking lot. Both are painted brown but are showing signs of rust. Another gate is located on the original entrance lane, near the park boundary. Paint is chipping off this gate and it is moderately rusted. The three gates likely date to the mid-1980s and are generally inconspicuous in the landscape.

--Picnic Tables and Benches (noncontributing-compatible).

Typical wood picnic tables are located in the lawn surrounding the Carroll House. Most are concentrated south of the house under a tent used seasonally by park interpretive staff. A small, backless wood bench is located next to the demonstration garden.

--Trailhead Posts (noncontributing-compatible).

Wood trailhead posts are located at both ends of the footpath that connects the lower visitor parking lot to the house/barn area. The 10-inch diameter posts feature inset vertical cut faces and etched lettering that provides directional information. The posts are like other trailhead signs in the park.

--Tent (noncontributing-incompatible).

A tent measuring roughly 45 by 20 feet is located in the lawn south of the Carroll House (see Figure 34). It is used by the park for seasonal interpretive programs. The metal tent frame supports a fabric cover, which is removed in the winter. Although essential for sheltering school groups that visit the site, this movable structure is incongruous with the site's historic character.

--Wayside Sign (noncontributing-compatible).

A wayside sign is located west of the house at the edge of the lawn. The sign features a plastic interpretive panel that describes life on the Carroll Homestead. The sign is held in a metal frame supported by two metal stanchions secured in the ground.

--Wood Fence (noncontributing-compatible).

A non-historic wood post and rail fence stands on the east edge of the lower parking lot. Running approximately 40 feet, it helps identify the nearby trailhead to the house/barn area. The fence was installed after 1985.

--Mowing Machine (undetermined).

When the park removed the collapsed barn, a mowing machine was found inside among the timbers. The machine remains on site today. The history of this feature requires future research.

--Stone Wall (undetermined).

When the Carrolls began cutting granite they built a road to provide access to and from their quarry. The local topography required a split stone retaining wall to support the road. Morrison observed this feature in 2007 but it is no longer discernable. It is also possible the wall was mistaken for cut ledge. (Morrison 2007: 78)

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Stone Piles and Dumps	210960	Contributing	41064				No
Wood Fence Remnants	210961	Contributing					No
Gates	210962	Noncontributing – Compatible					No
Picnic Tables and Benches	210963	Noncontributing – Compatible					No
Trailhead Posts	210964	Noncontributing – Compatible					No
Tent	210965	Noncontributing – Incompatible					No
Wayside Sign	210966	Noncontributing – Compatible					No
Wood Fence	210967	Noncontributing – Compatible					No
Mowing Machine	210968	Undetermined					No
Stone Wall	210969	Undetermined					No

Landscape Characteristic Graphics:



Figure 36. View looking east at the nineteenth century stone piles west of the barn foundation. (OCLP 2025)



Figure 37. View looking southeast at a remnant cedar fence post anchored in a stone pile next to the barn foundation. (OCLP 2025)



Figure 38. View of a large stone dump in the woods north of the barn. (OCLP 2025)



Figure 39. View looking north at cedar fence rails in woods west of the house. (OCLP 2025)

Landscape Characteristic: Archeological Sites

Archeological sites are the locations of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features. Only sites identified in approved National Register documentation are identified in this report. To date, National Register documentation at the Carroll Homestead has not been completed. However, the Carroll Quarry Site is recorded in the Maine Historical Archaeological Sites inventory as site #ME 405-007. (Morrison 2007: 17)

Archaeological testing has been carried out on the grounds of the Carroll House on three occasions in connection to maintenance work. In 1980 archaeological monitoring was carried out in response to drainage installation adjacent to the east and west walls of the house. In 1984 archaeological salvage excavations were carried out after repair crews encountered a buried charcoal layer in the yard east of the house. In 2004 test pits were excavated in anticipation of several planned maintenance projects, including drainage repairs around the cellar. (Morrison 2007: 81)

As an archaeological site, the Carroll farm has several intriguing aspects. For one thing, the site contained two felsite (rhyolite) flakes. This indicates at least a brief Native occupation. While the size, duration, age, and type of prehistoric component has not been established, its very presence, in a location where no such material was expected based on current sites location models, makes further investigation desirable. (Morrison 2007: 87)

Condition

Assessment Interval (Years): 8

Next Assessment Due Date: 03/16/2034

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 03/16/2026

Condition Assessment Explanatory Narrative:

The Carroll Homestead is in Fair condition due to the growth of successional woodlands. The woods have taken over the fields that were historically open for crop and pasture uses and have blocked views from the house to the rock outcrops and from the outcrops to the Fernald Cove and Somes Sound. All of these conditions are reversible but will require the removal of many trees, which itself will require diligent planning and prioritization.

As published in the January 2025 "Cultural Landscapes Inventory Professional Procedures Guide, the definition of Fair is:

"The property shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the landscape characteristics will cause the property to degrade to a poor condition."

Impacts

Type of Impact: Release To Succession

Other Impact:

External or Internal: Internal

Impact Narrative: Formerly open pasture and crop fields have reverted to woodlands, while former views from the house.

Date Identified: 03/16/2026

Resolved? No

Treatment

Stabilization Measures

Treatment Documents

Document Type: General Management Plan

Document Date: 1992-01-01

Title:

IRMA Link:

Narrative:

Park planning documents have identified the historic importance of the Carroll Homestead as well as general management guidelines, but no specific landscape approaches or recommendations. In 1992 the park's General Management Plan identified "key historic property," which included the Carroll Homestead and Landscape. Although the Carroll property is not specifically identified, the GMP recommended evaluating and nominating key historic properties for inclusion in the National Register of Historic Places. The Carroll Homestead and associated vernacular landscape" was also assigned to the park's "Cultural Zone," which included areas that will be managed for the preservation, protection, and interpretation of cultural resources and their settings for their use and enjoyment by the public." Within this management zone, the property was also assigned to the "Preservation Subzone:"

"Preserve and interpret historic sites, structures, ethnographic resources, objects, and landscapes that are important because of their aesthetic value or their associations with persons, events, and periods in human history that merit full communication of these values to the public." (GMP 1992: 18,34,55,58)

In 2016 the park's Foundation Document identified primary and secondary fundamental resources and values. The Carroll Farm was described as one of the resources and values not fundamental to the park's purpose and unrelated to its significance, but important to consider in planning processes. The Carroll Homestead was identified as a potential cultural landscape that "is the only standing representative of the area's early settlement and pre-rusticator history." (FD 2016: 10)

Treatment Type: Undetermined

Treatment Completed: No

Bibliography and Supplemental Information

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Gilman, Richard A., Carleton A. Chapman, Thomas V. Lowell, Harold W. Borns, Jr.	The Geology of Mount Desert Island, A Visitors Guide to the Geology of Acadia National Park	1988	Augusta, ME: Department of Conservation, Maine Geological Survey			
Hsu, Dick Ping	Archaeological Mitigation at Carroll Farm, Acadia National Park	1986	Boston, MA: North Atlantic Region,			
Mahlstedt, Thomas F.	Report on the Archeological Monitoring of a Potentially Significant Historic Resource, The Carroll House, St. Sauveur Mountain, Acadia National Park	1980	Boston, MA: Division of Cultural Resources, North Atlantic Regional Office			

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Acadia National Park

Morrison, Peter	Cultural Resource Assessment of the Carroll Farm, Acadia National Park, Southwest Harbor, Maine. DRAFT	2007	Crane & Morrison Archaeology			
n/a	Memorandum, Dwight T. Pitcaithley, Regional Historian, NARO to Association Regional Director, Planning & Resource Preservation, NARO, 16 November 1984	1984	n/a			
n/a	The Cruise of the Forest Home; or, Chronicles of A Pleasure Trip to Mount Desert	1866	New York, NY: Francis Hart and Co.			
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National Park Service	Foundation Document	2016	n/a			
Pearson, Barbara	"Carroll House, Research." Typed research notes, on file, William Otis Sawtelle Collections and Research Center, Acadia National Park, 1983)	1983	n/a			
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Acadia National Park

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Pearson, Barbara	The Carroll House: Preliminary Historic Structure Report	1983	Boston, MA: National Park Service, North Atlantic Historic Preservation Center			
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Raup, Henry	Four Generations in Maine: The Carroll Homestead 1825-1917.	1993	Ellsworth, ME: Borealiss Press			
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Street, George E.	Mount Desert: A History. Edited by Samuel A. Eliot	1926	New York, NY and Boston, MA: Houghton			

Supplemental Information:

Supplemental Information Title: The Remarkable Story of John Carroll and his Mountain House

Supplemental Information Narrative:

<https://friendsofacadia.org/acadia-stories/lydia-stories-carroll-homestead/>

Supplemental Information:

Supplemental Information Title: Richard Carroll, interview by Henry and Ann Raup, August 3, 1988, 8-9, 35-36.

Supplemental Information Narrative:

Transcript on file, William Otis Sawtelle Collections and Research Center, Acadia National Park.

Supplemental Information:

Supplemental Information Title: Salem Towne Map, Mount Desert Island, ca. 1808

Supplemental Information Narrative:

<https://www.mainememory.net/record/78950>

Supplemental Information:

Supplemental Information Title: Wikipedia: "Southwest Harbor, Maine"

Supplemental Information Narrative:

https://en.wikipedia.org/wiki/Southwest_Harbor,_Maine

Supplemental Information:

Supplemental Information Title: LandsNet

Supplemental Information Narrative:

<https://landsnet.nps.gov/tractsnet/documents/ACAD/Deeds/acad44.pdf>

