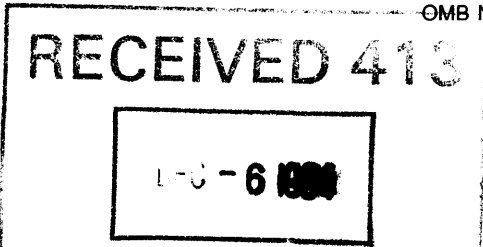


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Great Falls Historic District

other names/site number _____

2. Location

street & number Both Sides of Old Great Falls Road N/A not for publication

city or town North Gorham N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04062

3. State/Federal Agency Certification

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

Eric S. Peterson 11/30/94
Signature of certifying official/Title Date
Maine Historic Preservation Commission
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

for
Edson B. Beall Signature of the Keeper
Entered in the National Register 1-12-95 Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
3		buildings
4		sites
1		structures
		objects
8		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Agriculture/Agricultural Field

Industry/Manufacturing Facility

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Agriculture/Agricultural Field

7. Description

Architectural Classification
(Enter categories from instructions)

Federal

Greek Revival

Materials
(Enter categories from instructions)

foundation Stone/Granite

walls Wood/Weatherboard

Wood/Other/Flush Sheathing

roof Asphalt

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Architecture
- Community Planning & Development
- Industry

Period of Significance

c. 1788-1872

Significant Dates

c. 1798
c. 1845
1872

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Great Falls Historic District
Name of Property

Cumberland, Maine
County and State

10. Geographical Data

Acreeage of Property Approximately 21

UTM References

(Place additional UTM references on a continuation sheet.)

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

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

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title James Hewat, Architectural Historian

organization Maine Historic Preservation Commission date October, 1994

street & number 55 Capitol Street, Station #65 telephone 207/287-2132

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

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

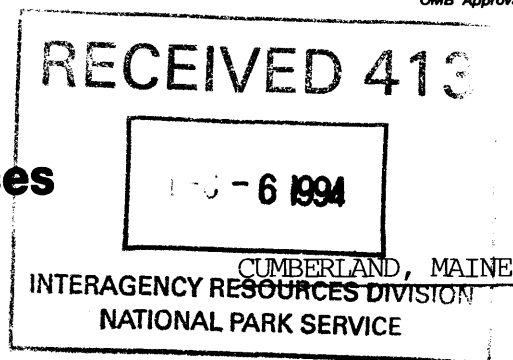
city or town _____ state _____ zip code _____

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

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

GREAT FALLS HISTORIC DISTRICT

Section number 7 Page 2

Sited on the east bank of the Presumpscot River, the Great Falls Historic District is comprised of three dwellings, a cellar hole of a residential building, and the foundation walls of at least two industrial structures. All of the properties are located along Old Great Falls Road and date from the late eighteenth to the mid-nineteenth centuries.

The district contains approximately twenty one acres of land and consists of both woodlands and open pasture. The average altitude of the district is 200 feet above sea level. Near the center of the district is a rise which steeply drops sixty feet to the Presumpscot River.

The district's irregular boundary is established by a combination of natural features, changes in the historic landscape, and the loss of adjacent historic structures. The northwest and northeast boundaries of the district follow the eastern shore of the Presumpscot River from a hydroelectric dam constructed about 1914. The height of the present dam caused the submersion of a substantial amount of land, some structures, and a portion of the Cumberland and Oxford Canal. The north, northeast, and southeast edges of the district trace the present day property lines of the Pringle estate to the Windham Center Road. The boundary of the district continues along the north edge of Windham Center Road northwest to the Presumpscot River where it turns north to the dam.

Notable topographical features contribute to the rhythm and texture of the district. The river, waterfall, and picturesque embankment that form the east side of the Presumpscot Valley prompted the settlement and establishment of industry in the area during the eighteenth and nineteenth centuries. Individual lot sizes along the river are small, relatively uniform in size and were probably subdivided from the Trickey-White (now Pringle), property (1) sometime during the early nineteenth century. The Trickey-White property maintains its historic land use characteristics of semi-cultivated pasture land with stone boundary walls. An 1880 illustration from The History of Cumberland County, Maine, shows this property looking much as it does today. The tall hardwood and softwood growth that now dominates the small lots adjacent to the river was probably not in evidence during most of the nineteenth century.

All three of the buildings in the district are of frame construction. The main facades of the Trickey-White (1), and Peter Trickey (2), houses are sheathed in clapboard while the main section of the Mayberry house (4), is finished with flush boarding. Stylistically, the houses represent the Federal and Greek Revival modes of architectural design.

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Continuation Sheet**GREAT FALLS HISTORIC DISTRICTCUMBERLAND, MAINESection number 7 Page 3

The numerical designation of the properties in the following Inventory List relates to their location on the accompanying map. There are three (3) contributing buildings and three (3) contributing sites in the district.

Inventory List**1. Trickey-John White House, c.1798 - C
20 Old Great Falls**

The Trickey-White House is a two story, five bay frame house sheathed in clapboards and thought to have been constructed c. 1798 by Zebulon Trickey. An ell links the main house with a large gable front barn surmounted by a cupola constructed of wood. The complex is dramatically sited on a hill overlooking the Presumpscot River near the dam and a lock on the old Cumberland and Oxford Canal. The exterior of the house is essentially Federal in appearance with a low pitch hipped roof and an elliptical fan centered over the doorway and sidelights on the facade. A Georgian arrangement that has carried over into the design of this structure can be observed in the main house which has two large chimneys between the rooms at either end. The symmetrical fenestration features twelve-over-twelve windows presently fitted with exterior shutters on the second story. The five bay northeast side elevation is similar to the facade with a somewhat compressed centrally located transom-lighted door. The ell extends back from the north corner has an elliptical opening in the end nearest the barn. Nearer the house the roof is higher and two arched openings are fitted with doors. Behind the ell is a two-story addition with many windows. The finishing on this area indicates that it may have been added in the early twentieth century. The two story gable barn is sheathed in clapboard and, like the main house, has a granite slab foundation.

During a site visit in the 1980s, Greater Portland Landmarks Advisory Service made the observation that all or part of the rear ell might pre-date the main house and the c. 1798 date given for construction. There is evidence to suggest that Zebulon Trickey was living on this property as early as 1788 which would support this theory. Zebulon Trickey died in 1811 leaving his widow Mary (White) Trickey and four sons. Mary's brother, John White, took over the operation of the mill and farm shortly thereafter. John and his wife Mary D. White lived on the property until 1869 when they reportedly died of seafood poisoning. The house was subsequently sold to Woodbury S. Dana who, in 1870, married a daughter of John White. In the 1890s, the land was sold to the Sebago Power Company who flooded a substantial portion when the first dam was constructed.

The Agricultural Schedule of the 1860 Census indicates that the Trickey-White farm consisted of 82 acres of improved land and 25 acres of unimproved

**United States Department of the Interior
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Continuation Sheet**GREAT FALLS HISTORIC DISTRICTCUMBERLAND, MAINESection number 7 Page 4

land with its total value being \$4,000. The terraced landscaping and granite steps (still in evidence) on the northwest side of the property was done sometime prior to 1880 and was originally enclosed by a wooden fence. The property has been subdivided over the years, yet survives as an excellent example of a late eighteenth/early nineteenth agricultural complex with its rock wall enframed pasture located south of the buildings.

**2. Peter Trickey House, c.1820 - C
6 Old Great Falls Road**

The two-and-a-half-story Peter Trickey House is located directly northwest of the Trickey-White Farm and overlooks the dam and mill pond. The five bay wide one room deep frame structure is sheathed in clapboards and is connected to a carriage house by two separate one-and-a-half story side ells at the north. The east wall of the house is presently covered in cedar shingles. Two symmetrically placed interior chimneys penetrate the rear slope of the side gabled roof. On the first floor of the east elevation, half sidelights and an elliptical fan enframe the centrally located front door. Four six-over-six double-hung sash flank the entrance on the first floor while five symmetrically placed windows of the same type are on the second floor. All of the windows on this elevation have shutters. The attic and carriage windows are two-over-two double hung sash, while those on the two ells are six-over-six double-hung. The foundations of the main house and attached ells are granite slab as are the front steps.

The unmistakable Federal massing and detailing of the Peter Trickey House would indicate that it probably was constructed about 1820 although both 1825 and 1841 have been given as dates of construction. The property was sold to Peter Trickey by Enoch White in 1840. The house may, in fact, have been built by either John White or his son Enoch who acquired the land and mill rights from his father in 1830. Peter Trickey lived in the house until his death in 1892. Otis Trickey and his wife Jennie Mayberry lived in the house until it was taken over by Howard and Hazel Hawkes.

**3. Enoch White House Site, c. 1834 - C
Old Great Falls Road**

Located just to the north of the Peter Trickey House, the Enoch White House Site is described as having had built on it a "colonial set of buildings with a large stable." Enoch White may have built on the site after having acquired the property and mill rights from his father John in 1830. The site is presently overgrown with vegetation, but the cellar hole is clearly visible.

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Continuation Sheet**GREAT FALLS HISTORIC DISTRICTCUMBERLAND, MAINESection number 7 Page 5

**4. Mayberry-Libby House, 1847 - C
4 Old Great Falls Road**

Located at the end of the Great Falls Road the Mayberry-Libby House is a one-and-a-half story frame structure with two rear ells. The main portion of this temple front Greek Revival house is sheathed in flushboards while the rear ells are covered in clapboard siding. The gabled roof, wide banded frieze, and architrave are supported by octagonal columns which together produce a semi-enclosed portico that continues around the front and sides of the house. The structure is three bays wide and three deep with a side entrance and nearly floor to ceiling six-over-nine double-hung sash. Two small one-and-a-half story ell additions extend off the side of the house to the east. Each ell has a chimney set slightly below the ridge and six-over-six double-hung sash. The entire structure is set upon a granite slab foundation.

The house is thought to have been built by Elizabeth Mayberry who bought the land from Huldah White in 1847. Another house just to the north of the present structure (the site is now under the Mill Pond), was also built in 1847 by Jefferson Mabry (sic). The house was torn down and the lumber reused just prior to the flooding of the area by the Sebago Power Company in 1898. The present Mayberry House was sold to Lydia Libby in 1888 and has remained in the family for one hundred and six years.

**5,6. Trickey-White Mill Site and Corey-Wright Chair Factory Site, c. 1788,
c. 1841 - C**

The remains of these industrial complexes are still visible although some of the Corey-Wright Factory site appears to have been covered during the 1970 construction of a new bridge. The abutments and alignment of the old lenticular truss bridge (destroyed in 1969) are still in evidence in this area.

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GREAT FALLS HISTORIC DISTRICT

CUMBERLAND, MAINE

Section number 8 Page 2

The Great Falls Historic District in the Town of Windham embraces one late eighteenth century dwelling, two houses dating from the first half of the nineteenth century, and several industrial mill sites. This assemblage of resources survive from a period in which Great Falls was a thriving rural mill hamlet on the Presumpscot River. The district is eligible for nomination under criterion A for its association with community development and industrial growth in the area, C for architecture.

Although Euro-American settlement is thought to have commenced in Windham as early as 1737, development at Great Falls is thought not to have taken place until the 1780s when Zebulon Trickey purchased Lots 91 and 93 and mill privileges for 26 pounds, 13 shillings. By 1788, there was apparently a bridge linking North Gorham with the Windham side of Great Falls and saw mills were in operation on both sides of the river. Zebulon Trickey's son John was reported to have been operating the mill (5) for his father and living on the 100 acre Lot 124 (now the Pringle estate), in 1791. The present two story Federal house (1) on this property was apparently built several years later.

By 1800, there were thirteen families reported to be living on both sides of the river at Great Falls with a total population of 53 people. The establishment of saw mills probably encouraged settlement in the area and provided building materials and extra work for local farmers.

When John Trickey died in 1811, his mill privilege was transferred to his bother-in-law John White. John White operated the family farm and mill for the next twenty years. The White mill (5) (as it came to be known), is said to have been among the first in the state to employ the "gang saw" method of milling wood about 1830. The Peter Trickey House (2), located just to the northwest of the Trickey-White House is typical of the Federal period and was probably constructed sometime around 1820. In 1832, John White sold the mill privilege to his son Enoch White who in 1834 built a house (3) for himself (no longer extant), just north of the Peter Trickey House (2) on Great Falls Road. Enoch served in the State legislature from 1836 to 1846. In the decade between 1835 and 1845 the amount of white pine being run down the Presumpscot was reportedly enormous with the entire surface of the river often being a solid bridge of logs. The lumber mills in operation at Great Falls during these years apparently thrived with small fortunes being made by mill owners on both sides of the river. This boom period corresponds with the construction of a temple front Greek Revival house in the district by Elizabeth Mayberry in 1847 (4), and the erection in 1850 of a four unit tenement by Walter Corey which was destroyed by fire in 1872.

The 1830 opening of the Oxford and Cumberland Canal resulted in additional manufacturing growth at Great Falls. The population of the area grew markedly with the advent of the canal and the jobs and commerce it

**United States Department of the Interior
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GREAT FALLS HISTORIC DISTRICT

CUMBERLAND, MAINESection number 8 Page 3

produced in the area. By 1842, Enoch White was milling corn and flour and Walter Corey had erected a chair factory complex on the river (6) (just to the south of the old bridge), which consisted of a factory building, a steam bending and dry house, and a storage house. Components for the chairs were manufactured at the Great Falls plant then transported to Portland by canal where they were assembled. The foundation walls of the main chair factory building are visible just to the south of the present dam on the east side of the river.

The Corey factory is also reported to have manufactured tables, stands, and bedsteads. It was sold to Charles H. Wright of Massachusetts in 1870, by which time the Industrial Schedule of the Census reported fifty thousand chairs manufactured and twenty five people employed at the chair factory. On July 4, 1872, a fire which began in the Wright factory spread to neighboring buildings destroying much of the White mill complex, the bridge, and the tenement house. On January 25, 1873 the name of Great Falls was changed to North Gorham. The 1880 Industrial Schedule of the Census records little industrial activity in Great Falls for that year.

To a large extent, the mid-nineteenth prosperity of Great Falls appears to have been made possible by the existence of the Cumberland and Oxford canal which functioned as an efficient and inexpensive transportation route to the Portland market and beyond. The slow decline of the canal, and its eventual abandonment in 1882, probably hastened to the economic stagnation of Great Falls during the late nineteenth century.

In the 1890s the Sebago Power Company acquired most of the land along the east side of the river at Great Falls with a view to building a dam and hydroelectric plant. Construction of crib work for the dam came from timbers used in the building of Enoch White's mill. This dam was replaced in 1914 when a masonry dam was constructed with four turbines. The dam has changed little since 1914.

Local historians believe that there were as many as twelve standing structures in the district before the fire of 1872. The fire, the construction of the dam and subsequent flooding of previously inhabited areas, and the erection of the new bridge in 1970, have altered the historic landscape of the district. Despite these changes, the Great Falls Historic District survives as a relatively intact example of an industrial hamlet in the rural landscape of Maine. The quality and integrity of its resources, which are still well maintained, clearly illustrate the importance of this community and the prosperity it achieved during late eighteenth to mid-nineteenth century period.

United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

GREAT FALLS HISTORIC DISTRICT

CUMBERLAND, MAINE

Section number 9 Page 2

- Agricultural and Industrial Schedule of the U. S. Census: 1860, 1870, 1880. Microfilm Copy of the Original Manuscript. Maine State Archives, Augusta.
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- Barto, Betty. "A Brief Look at Windham's Past." 1986?
- Coolidge, A. T., and Mansfield, T. B. History and Description of New England, General and Local. Boston: Austin T. Coolidge, 1859.
- Dole, Frederick Howard. Sketches of the History of Windham, Maine - 1734-1935. Westbrook, Maine: Henry Cobb, 1932.
- Dole, Frederick Howard. Windham in The Past. Windham, Maine: Windham Historical Society (Reprint), 1974.
- History of Cumberland County, Maine. Philadelphia: Everts and Peck, 1880.
- Jones, Herbert G. Sebago Lake Land. Freeport, Maine. The Cumberland Press, 1941 (1982 Reprint).
- Rivard, Paul E. Maine Sawmills - A History. Augusta: Maine State Museum, 1990.
- Scholl, Josephine Manchester. Chronology of Great Falls, 1764-1934.
- Smith, Thomas Laurens. History of the Town of Windham. Portland: Hoyt and Fogg, 1873.
- Varney, George J. A Gazetteer of the State of Maine. Boston: B. Russell, 1881.
- Wells, Walter. Water Power of Maine. Augusta: Sprague, Owen, and Nash, 1869.

Maps

- "As I Remember Great Falls, Maine, Prior to 1871." Howard Parker, 1873.
- "Map of Seventy Acre Lots, Windham, Maine." No date.

**United States Department of the Interior
National Park Service**

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Continuation Sheet**

GREAT FALLS HISTORIC DISTRICT

CUMBERLAND, MAINE

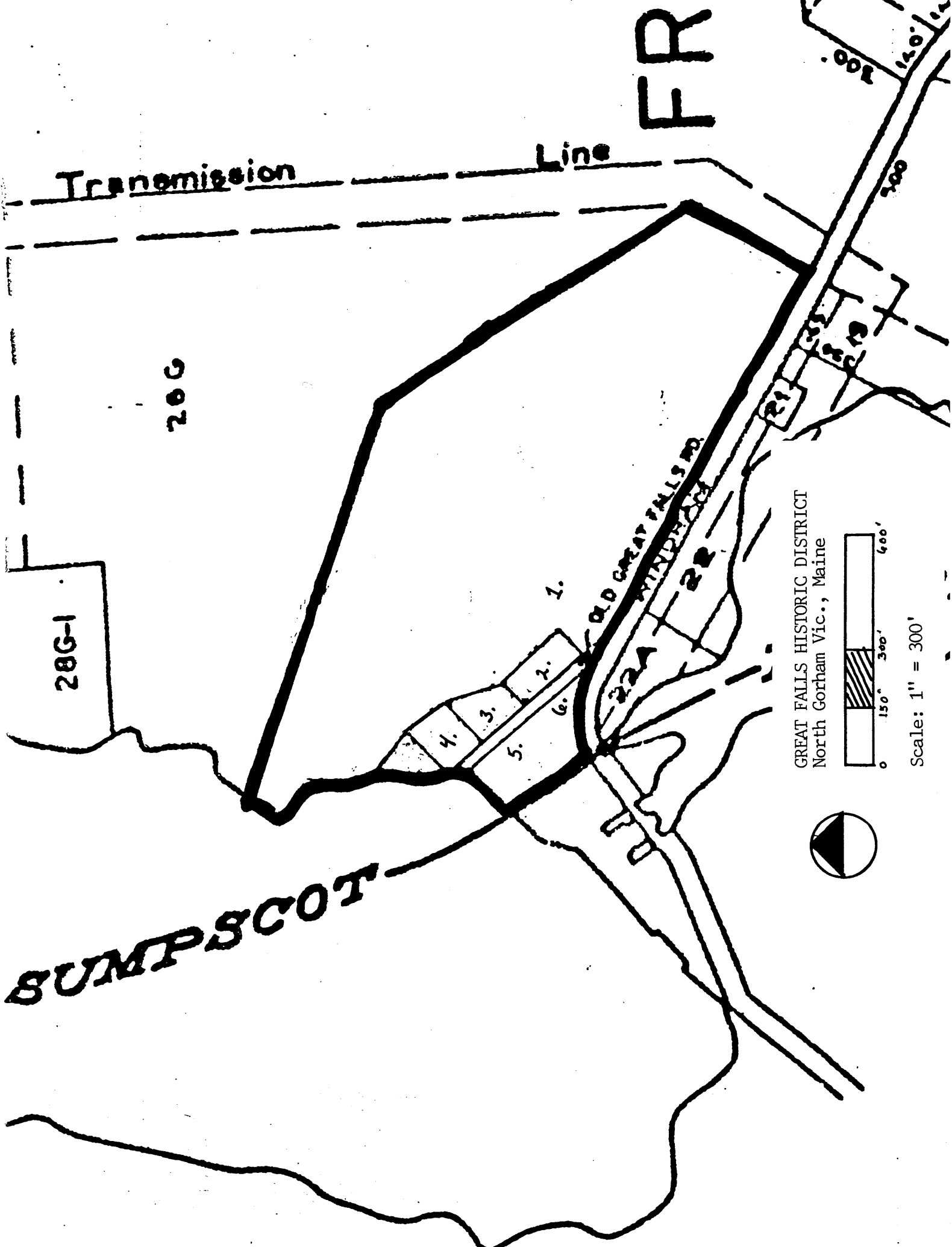
Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

The district occupies the Town of Windham Tax Map 11, Lots 24-28. See map.

VERBAL BOUNDARY JUSTIFICATION

The boundary is drawn to include the sites and standing buildings with their associated property that constitute the Great Falls neighborhood in Windham. This grouping of resources mirrors the historic concentration with the exception of a portion of an industrial facility lost at the southwestern edge due to highway/bridge reconstruction.



28G-1

28G

FR

Transmission Line

BUMPSCOT

OLD GREAT FALLS RD
FR

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

GREAT FALLS HISTORIC DISTRICT
North Gorham Vic., Maine



Scale: 1" = 300'

