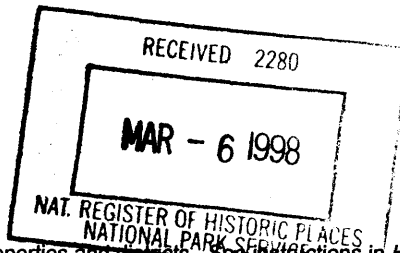


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



307

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" 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 Dyer, Isaac W., Estate

other names/site number _____

2. Location

street & number 180 Fort Hill Road N/A not for publication

city or town Gorham vicinity

state Maine code ME county Cumberland code 005 zip code 04038

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.)

James S. Thompson 2/25/98
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or 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 this 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): _____

Edson H. Beall 4.1.98
Signature of the Keeper Date of Action

Dyer, Isaac W., Estate
Name of Property

Cumberland, Maine
County and State

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	
8	1	buildings
3		sites
		structures
		objects
11	1	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/Subsistence/Agricultural Outbuilding

Landscape/Garden

Current Functions
(Enter categories from instructions)

Domestic/Single Dwelling

Landscape/Garden

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival

Materials
(Enter categories from instructions)

foundation Stone/Granite

walls Wood/Weatherboard

roof Asphalt

other Shed Roof Front Porch

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

Section number 7 Page 2

The Isaac W. Dyer Estate is a property comprised of 6.4 acres which contains a large late Greek Revival style frame house, a number of outbuildings, and several designed landscape features. It is located at 180 Fort Hill Road in a relatively rural area of Gorham north of the village center. The house fronts on an elliptical driveway whose north entrance is demarcated with brick posts and its southern one by fieldstone posts. An expansive lawn spreads out to the south of the house and adjoins several of the landscape features, whereas the outbuildings are located in the area to the north. The following inventory list of buildings and features is keyed to the attached sketch map. The capital letters C and NC indicate, respectively, contributing (11) and non-contributing (1) resources.

Inventory List

1. House, c.1850, C

Facing east, the house is a two-story, five-bay frame building that features a one-story porch that extends beyond the south end of the facade. It is sheathed in clapboards and rests on a granite block foundation. The symmetrically composed fenestration pattern contains a central entrance whose six-panel door is framed by sidelights and a transom, flanking six-over-six double hung sash windows, and five similar windows on the second story. Corner boards of moderate width rise to a broad cornice. A pair of interior chimneys punctuate the roof ridge about one-quarter of the distance in from the gable ends. The porch, which may be an original feature (except for the south extension) presently employs ten turn-of-the-century Tuscan columns and a slat balustrade.

The north elevation of the main block of the house contains a trio of symmetrically placed six-over-six windows on both the first and second stories and two more in the pediment. A steel fire escape added in the second half of the twentieth century is presently located on this elevation. The fenestration of the south end is similar to that on the north end except that the inner windows on the first and second story are placed closer to those in the western bay and not in the middle of the elevation. There are three six-over-six windows on the northwestern (rear) elevation of the house.

Extending to the west and recessed somewhat from the north side of the main block, the ell is a two stories in height and has an irregular fenestration pattern of both six-over-six and more modern windows on its three sides. The first story of the south elevation features a three-sided bay window at its junction with the front block as well as a pair of six-over-sixes, a door, and two large picture windows. There are seven asymmetrically placed six-over-six windows on the second story. A one-story hip roofed shed is attached to the ell at the southwest corner. The ell's west gable end has a picture window in each story. The north elevation contains three windows on both the first and second stories, as well as a projecting, hip roofed entrance vestibule near the northeast corner that has a central door with transom and a pair of six-over-six windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

Section number 7 Page 3

In plan, the rooms of the main block are organized around a central hall that has an open string staircase featuring turned newel posts and balusters. The door and window frames are trimmed in wide molded surrounds that appear transitional in style between the Greek Revival and the Italianate. A similar treatment characterizes the mantelpieces. There are four rooms on each story of the front block and numerous smaller rooms in the ell.

2. Shed, c. 1900, C

This small gable roofed frame building is sheathed in clapboards. It has a two-leaf board and batten door on its east gable end, and a window on its south side.

3. Barn, c. 1900, C

The barn is a one story with loft frame building that is sheathed in clapboards. Its south side elevation is open for the storage of equipment, whereas its east gable end has a high strip window on the lower level and a door to the loft.

4. Outbuilding, c. 1900, C

This one-story, gable roofed, shingled frame building is distinguished by its centrally located ventilator. Its front (east) elevation features a central door that is flanked by pairs of four-over-four windows. There is both a picture window and a second smaller window on the south end, as well as a door and two windows on the west side. The original function of this building is not positively known, although its form and the presence of the ventilator suggest that it housed animals.

5. Outbuilding, c. 1900, C

This one-story frame building, which is clad in wood shingles, features a low hip roof, concrete foundation, diagonally braced door, and small rectangular windows on two elevations that are located immediately below the broad eaves. Its original function is not known.

6. Greenhouse, c. 1900, C

The greenhouse has a shed configuration, metal frame, and concrete foundation. Its north side is comprised of a brick wall.

7. Equipment Shed, c. 1900, C

The equipment shed is a six-bay wooden frame building whose south elevation is open. The remaining three sides are covered in wood shingles, and a broad overhang shelters the bays on the south side.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

Section number 7 Page 4

8. Outbuilding, c. 1870, moved to site about 1990, NC

This two-story, three-bay, gable roofed frame building is sheathed in clapboards. Its front elevation has a wide central door and flanking six-over-six windows on the first story, a trio of six-over-sixes in the second story, and a single window in the gable peak. There are a number of window and door openings on the side and rear elevations. The building was recently moved to this site from another location in Gorham, and therefore is not historically associated with this property.

9. Garage, c.1920, C

The garage is a one-story, gable front frame building that is covered in clapboards. Its front elevation, which faces Fort Hill Road, has a two-leaf board-and-batten door, whereas the side elevations feature a single double hung sash window.

10. Pond, c. 1900, C

The pond is located to the northwest of the buildings, and comprises an area of about one-quarter acre. It is formed by an earthen dam at the south end.

11. Walled Garden, c. 1900, C

The walled garden is located off the southwest corner of the house at the former site of a barn. Three sides of the wall are formed from the rubble stone foundation of the barn, whereas the front wall (facing east) is of brick construction comprised of a gateposts surmounted by ball finials at the southeast corner, and a balustrade extending northward toward the house. At present, the garden's central area is lawn and three sides are framed by flowering shrubs including lilacs.

12. Croquet Lawn, c.1900, C

Located to the south of the walled garden, the croquet lawn is a leveled rectangular area that is bordered by a hedge. The hedge is comprised principally of cedar, and has not been maintained for a long period of time.

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 a 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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture

Landscape Architecture

Law

Period of Significance

c. 1850

1888-1934

Significant Dates

c. 1850

c. 1900

Significant Person

(Complete if Criterion B is marked above)

Dyer, Isaac, W.

Cultural Affiliation

N/A

Architect/Builder

Unknown

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: _____

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

Section number 8 Page 2

Comprised of a large transitional Greek Revival/Italianate style frame house, several outbuildings, and landscaped grounds, the Isaac W. Dyer Estate is an important example of a turn-of-the-century Gentleman's Farm, despite the fact that its original size has been substantially reduced. It is eligible for nomination to the National Register under criterion B for its association with Dyer, and criterion C for its local significance in architecture and landscape architecture.

Little information has been discovered about the owners of this property prior to 1888. According to an account in the 1903 history of Gorham, the land was part of thirty acre lot No. 8 that had been occupied in the mid 1700s by Alexander McLellan. The description further states that "The house in which he lived was torn down to make way for the present one, now owned and occupied by Hon. Isaac W. Dyer." Unfortunately, the history does not indicate who was responsible for constructing the existing dwelling, although in another reference to the property the author states that Dr. George Fabyan's "home was the house now occupied by ... Dyer." Fabyan is said to have acquired the property from the McLellan family in 1840, but deeds indicate that he did not actually purchase it until 1853. Fabyan, who was then residing in Boston, sold the farm in 1856 to George Pendleton. The architectural characteristics of the house indicate that it was erected sometime during the 1850s, but insufficient documentation has been discovered at this time to conclude whether it was built by Fabyan or Pendleton. In any event, the farm passed through two subsequent owners until it was purchased in 1888 by Isaac W. Dyer who, at the time of the execution of the deed, was a resident of Baldwin.

Isaac Watson Dyer (1855-1937) was the son of Isaac and Martha Dyer. A graduate of the Bowdoin College class of 1878, Dyer attended Harvard Law School in 1880-81, after which he established a law practice in Portland. He was elected to the Maine Legislature in 1885, and from 1890 to 1906 served as the U.S. District Attorney in Portland. On June 7, 1887, Isaac Dyer married Mary L. Nye, and the following year they purchased the property in Gorham. Deeds indicate that at that time the farm was comprised of three parcels of land containing about 126 acres, 44 acres of which surrounded and contained the house. Within days of the sale, Dyer assumed a mortgage for \$3,500 with the Gorham Savings Bank, presumably reflecting the purchase price of the farm. According to the Portland city directories, in 1892 the Dyers made their residence in Portland at 62 Neal Street, but by 1897 they had moved to their house in Gorham. However, by 1901 the directories indicate that their residence was at 102 Park Street, Portland, and in the 1903 directory it was further noted that their summer residence was in Gorham. This information was repeated thereafter until 1934, the year in which the Dyers sold the Gorham property to Cyril and Catherine Angell. Isaac W. Dyer died in Portland on February 13, 1937, and was buried in Baldwin. His distinguished career was highlighted in a memorial editorial (excerpted below) that appeared in the February 15, 1937, edition of the *Portland Press Herald*:

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

Section number 8 Page 3

The death of Isaac W. Dyer removes a Portland figure of note who truly might be called one of the "Old Guard." He was a conservative who rejoiced in the turmoil of his earlier days when he had been a dominating force in state politics; he was a conservative in his daily life and opinions, a believer in the more old-fashioned and formal etiquette of an older generation; he was a conservative in his distrust of many of the more modern devices of government and notions of political science; he was a conservative, in short, of what is usually called "the old school."

He led an active life at the bar of Maine...he developed not only a large practice in the field of corporation law but found time to serve as lecturer in the University of Maine Law School and to publish both books and articles that spread abroad his fame. His latest work, published but a few years before his death, was his important Carlyle Bibliography which extended his influence and reputation as a leading authority upon the English master of whose works Mr. Dyer possessed an extraordinary library of "firsts" and other editions....Portland is poorer now that Mr. Dyer, a gentleman of the old school, has gone.

A survey of designed private residential landscapes in Maine that was undertaken in 1994 for the Commission by the Maine Olmsted Alliance for Parks and Landscapes, identified several significant landscape types including both the Walled Garden and the Gentleman's Farm. The draft National Register Multiple Property Documentation Form (MPDF) prepared during this project described the specific features of these landscapes. Character defining aspects of the Walled Garden include the creation of an enclosure by way of stone and/or brick walls; level sites inside the walls; the use of annual and perennial beds, shrubs, and ornamental and shade trees; circulation patterns that are primarily non-structured leaving one to move freely on the open lawn; little use of furnishings and objects; a variety of structures (principally steps, especially if they are sunken gardens); and a wide range of interaction (largely a factor of the height of the walls) between the outdoor room created by the garden and the landscape beyond. The MPDF states that "Walled Gardens represent a type of landscape design that derives structure from its architectural qualities rather than from more transient plant materials....Walled Gardens are significant for their uniquely intimate scale and intended social uses. Each garden provides a small, enclosed gathering space set apart from its surroundings, whether in an urban or rural setting." Both the location and characteristics of the walled garden on the Dyer Estate meet the criteria for the property type as established in the MPDF. Gentleman's Farms evaluated in the survey were typically located on large parcels of land that included a variety of landscape experiences including pastures and woodlands, the latter of which often contained walking paths. The Dyer Estate was originally comprised of three parcels of land (two of which were contiguous) containing about 126 acres. It clearly possesses important character defining features of the landscape type including its agricultural function, its assemblage of outbuildings (including a greenhouse), and its circulation pattern that is a blend of both the aesthetically pleasing (curvilinear drive in front of the house marked by gateposts), and the functional (straight drive to the agricultural buildings). Both landscape property types represented at the Dyer Estate are relatively rare in Maine today. Only the Eastman Hill Stock Farm (NR 6/8/93) in Lovell, Oxford County, has been previously listed in the Register as an example of a Gentleman's Farm, although several other eligible examples of both landscape types are extant.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

Section number 9 Page 2

Cumberland County Registry of Deeds, Cumberland County Courthouse, Portland.

Directory of Portland. Portland, Maine: Portland Directory Company, 1892-1937.

General Catalogue of Bowdoin College and the Medical School of Maine: A Biographical Record of Alumni and Officers 1794-1950. Brunswick, Maine: Bowdoin College, 1950.

Hodgkins, Theodore Roosevelt, comp. *Brief Biographies Maine: A Biographical Dictionary of Who's Who in Maine*, Vol. I, 1926-27. Lewiston, Maine: Lewiston Journal Company, 1926.

"Isaac W. Dyer." *Portland Press Herald*, February 15, 1937.

Mattor, Theresa. "Designed Private Residential Landscapes of Maine, c.1855 -- c.1956," National Register of Historic Places, Multiple Property Documentation Form (Draft), 1994. Draft form and survey data on file at the Maine Historic Preservation Commission, Augusta, Maine.

McLellan, Hugh D. *History of Gorham, Maine.* Compiled and Edited by his Daughter Katharine B. Lewis. Portland, ME: Smith and Sale, Printers. 1903.

DYER, ISAAC W., ESTATE

Name of Property

CUMBERLAND, MAINE

County and State

10. Geographical Data

Acreage of Property 6.4

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9	3	8	3	2	3	0	4	8	3	8	0	5	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Zone Easting Northing

3

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

2

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

4

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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 Kirk F. Mohny, Architectural Historian

organization Maine Historic Preservation Commission date January, 1998

street & number 55 Capitol Street, 65 Statehouse Station 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER, ISAAC W., ESTATE

CUMBERLAND, MAINE

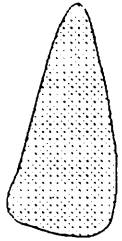
Section number 10 Page 2

Verbal Boundary Description

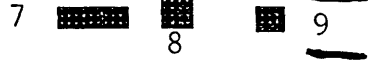
The nominated property of 6.4 acres occupies the Town of Gorham tax map 45, lot 1.

Boundary Justification

The boundary embraces the remaining rural lot that is historically associated with the Isaac W. Dyer Estate.



10



7

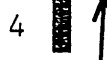
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Photo 5

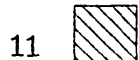


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Photo 4

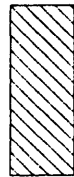


11



1

Photo 1



12

Fort Hill Road

Photo 2

Dyer, Isaac W., Estate
Gorham Vic., Cumberland
County, Maine
Not to Scale

