

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000313 Date Listed: 04/14/97

Dyer--Hutchinson Farm Cumberland ME
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Beth A. Sarge
Signature of the Keeper

1/31/03
Date of Action

Amended Items in Nomination:

2. Location:

The property is located in Cape Elizabeth, not in the vicinity of South Portland as originally thought when nominated.

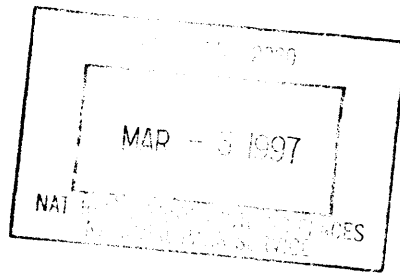
This correction was requested by Christi Mitchell of the MESHPO on behalf of the property owner.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without attachment)

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

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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-Hutchinson Farm

other names/site number _____

2. Location

street & number 1148 Sawyer Road N/A not for publication

city or town South Portland, vicinity

state Maine code ME county Cumberland code 005 zip code 04107

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.)

Edward J. Fitzpatrick SHPO 3/1/97
 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. Signature of the Keeper *Beth A. Savage* Date of Action 4-14-97
 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:) _____ _____

_____ _____

_____ _____

Dyer-Hutchinson Farm
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	
2	1	buildings
1		sites
		structures
		objects
3	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 Field

Industry/Processing/Extraction/Mill

Current Functions
(Enter categories from instructions)

Work In Progress

7. Description

Architectural Classification
(Enter categories from instructions)

Federal

Materials
(Enter categories from instructions)

foundation Stone

walls Wood/Weatherboard

Wood/Wood Shingle

roof Asphalt

other Central Chimney and Side Ell

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

Industry

Period of Significance

c. 1793

c. 1900

Significant Dates

c. 1793

c. 1900

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:

Dyer-Hutchinson Farm
Name of Property

Cumberland, Maine
County and State

10. Geographical Data

Acreage of Property Approximately 50

UTM References

(Place additional UTM references on a continuation sheet.)

1

19	398360	4828820
Zone	Easting	Northing

2

19	398450	4828380
----	--------	---------

3

19	397660	4828370
Zone	Easting	Northing

4

19	397610	4828740
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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. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date January, 1997

street & number 55 Capitol Street, 65 State House 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 Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**DYER-HUTCHINSON FARMCUMBERLAND COUNTY, MAINESection number 7 Page 2

The Dyer-Hutchinson Farm is comprised of a Federal period cape, an early twentieth century building used to manufacture wooden boxes, and what appears to be the entire parcel of nearly fifty acres of land that is historically associated with this farm. The one-and-a-half story, five-bay cape is sheathed in weatherboards and wood shingles and features a gable roof, central chimney, blue stone foundation, and a short side ell. The property is located in a relatively undeveloped area of Cape Elizabeth, a community that has witnessed tremendous subdivision of its rural landscape during the twentieth century.

Facing south, the house's symmetrically composed facade has a central doorway and three-quarter length sidelights, both elements of which are framed by narrow reeded surrounds. The entry is flanked by nine-over-six double hung sash windows (which appear to be nineteenth century replacements of the originals). The central chimney, whose upper stack has been rebuilt, rises through the roof ridge just west of center.

The west side elevation contains three nine-over-six windows on the first story, two of which serve the front room. There are two six-over-six windows in the upper level which is sheathed in patterned wood shingles, probably dating from the late nineteenth century. On the east end, there is a single window on the first story and one window in the gable peak. The small gabled ell (added in the nineteenth century) is attached to the northeast corner. It has a replacement window and door on the south side, and on the interior contains a pit toilet that was in use until the house was vacated. There are three nine-over-six windows on the rear elevation of the main house.

Inside, the rooms are organized around a typical hall and parlor plan with the parlor and kitchen rooms in the front section and three smaller rooms across the back. The front door opens into a narrow vestibule, to the west (left) of which is the parlor and to the east (right) the kitchen. The enclosed stairs are located in the northeast room. Federal period architectural details include three-part mitered door and window surrounds, chair rails, flat board wainscot, baseboards, and the three mantelpieces. The parlor mantel is typical in its overall composition of Federal period mantels found in Maine. Its reeded pilasters frame the hearth and rise through a frieze to a cornice that supports a narrow shelf. The broad kitchen mantelpiece is comprised of a mitered frame surrounding the opening with an overmantel shelf supported by a pair of squat pilasters. Built-in cabinets in the kitchen and pantry (northeast corner room) appear to date to the late nineteenth century. The attic is partitioned into two small rooms at the west end, apparently an original feature. The wall and ceiling finishes throughout the house consist of plaster over lath.

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

**National Register of Historic Places
Continuation Sheet**

DYER-HUTCHINSON FARM

CUMBERLAND COUNTY, MAINE

Section number 7 Page 3

Standing some one-hundred feet to the south of the main house is a one-story gable roofed frame building referred to as the box mill. Constructed in the early twentieth century, this building rests on a concrete pad and is clad in wood shingles. It has a wide track mounted door and a smaller entry door on its front (west) gable end, five windows and a door on the south side, and two windows on the north elevation. The small, electrically powered saw mill is preserved on the interior as are other assembly fixtures related to the manufacture of wooden crates for produce and nursery stock.

The agricultural history of this property is still evident in the meadows located to the north and east of the house. Although it does not appear to have been actively farmed in the recent past, the open character of these areas has been maintained. A barn was located to the east of the house, but it was removed many years ago.

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

**National Register of Historic Places
Continuation Sheet**

DYER-HUTCHINSON FARM

CUMBERLAND COUNTY, MAINE

Section number 8 Page 2

The Dyer-Hutchinson Farm is one of the few -- if not the only -- eighteenth century farms that remain in Cape Elizabeth. Its centerpiece is a well preserved Federal period cape that is believed to have been constructed in the early 1790s. Vacant for several years, the house has recently been acquired and stabilized and will be offered for sale with preservation covenants on the buildings and conservation easements on the balance of the nearly fifty acre property. In addition to the eighteenth century house, the property contains a twentieth century building used for the purposes of manufacturing wooden boxes. It is eligible for nomination to the National Register under criterion A as an example of a late eighteenth century Cape Elizabeth farm, as well as its association with patterns of home manufacturing in the early twentieth century, and criterion C for the local architectural significance of the house.

William Dyer (1769-1844) was born in Cape Elizabeth, the son of Benjamin and Elizabeth Higgins Dyer. On August 12, 1790, he married Thankful Higgins (1865-1849). According to recorded deeds, William Dyer began to assemble their homestead parcel in 1793 with the purchase of nine acres from John Marriner. It is thought that construction of the present house probably began about this time. Over the course of the next three decades Dyer acquired additional small parcels, several of which were salt marsh. The Dyers had two children: Leonard, born in 1794; and Zilpha, born in 1798. Upon their mother's death, the farm descended to Leonard and Zilpha (neither of whom appears to have married).

According to the Agricultural Schedule of the 1850 census, the Dyer farm -- which was valued at \$2,500 -- was comprised of 20 acres of improved land, 25 acres of unimproved land, 1 horse, 4 milch cows, and 2 oxen. In 1864 the Dyers sold the farm to Louisa A. Bennett, and in 1875 it was acquired by Edwin Hutchinson. Judging from the 1880 census, Hutchinson had not expanded the farm (its value had fallen to \$2,000), and he owned only one milch cow and two horses. The property subsequently passed through his descendants to Margaret Hutchinson, the house's most recent occupant.

During the property's ownership by the Hutchinson family in the early twentieth century, the existing box mill was erected to the south of the house. Used to make wooden crates for produce and nursery stock, the box mill illustrates the pattern of home manufactures that had long been an important part of rural life in Maine. Unfortunately, little is known about either the volume of the output of this enterprise, its duration, or the destination of the boxes. However, the investment made in both the building and equipment clearly indicates that it was operated at a scale well beyond that needed solely for home use.

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

National Register of Historic Places Continuation Sheet

DYER-HUTCHINSON FARM

CUMBERLAND COUNTY, MAINE

Section number 8 Page 3

Although the permanent settlement of Cape Elizabeth commenced about 1720 and its first minister was settled in 1734, very few eighteenth century buildings survive to reflect this early history. In fact, a reconnaissance level architectural survey of the town undertaken in 1992 concluded that the Dyer house was the oldest building in the western part of the town. Regardless of its rank among the town's earliest buildings, however, the house possesses local architectural significance as a little altered example of a Federal period cape.

In Maine, the one-and-a-half-story gable roofed cape was a ubiquitous building type throughout the eighteenth and the first half of the nineteenth century. As described in *Maine Forms of American Architecture*, "The major characteristics differentiating the cape from other house types are that it is invariably one-storied or has only a story and a half and that, in pre-Revolutionary Maine, it is always found with a central chimney" (p.53). Post-Revolutionary capes, particularly those erected through the first years of the nineteenth century, are very much like their predecessors in overall form and the retention of central chimneys. However, notable modifications were introduced over time including a higher posted frame (which allowed for a taller facade and more interior headroom), larger windows, relocation of fireplaces and their attendant chimneys, and the adoption of fashionable architectural detailing. In this context, the Dyer house clearly exhibits the features of a 1790s cape with its combination of central chimney, relatively low posting, symmetrical five-bay fenestration pattern with central entrance, and Federal style interior woodwork.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER-HUTCHINSON FARM

CUMBERLAND COUNTY, MAINE

Section number 9 Page 2

BIBLIOGRAPHY:

Bibber, Joyce et. al. "Report on 1148 Sawyer Road, Cape Elizabeth, Maine." Greater Portland Landmarks Advisory Board. 1991. Copy on file at the Maine Historic Preservation Commission, Augusta.

Rand, Sally W. "William Dyer Homestead, Sawyer Road, Cape Elizabeth, Maine." Historical and genealogical report on file at the Maine Historic Preservation Commission, Augusta.

Seventh Census of the United States. 1850: Cumberland County, Maine. Agricultural Schedule. Microfilm of National Archives manuscript copy. Maine State Archives. Augusta.

Thompson, Deborah, ed. *Maine Forms of American Architecture*. Camden, Maine: Downeast Magazine. 1976.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DYER-HUTCHINSON FARM

CUMBERLAND COUNTY, MAINE

Section number 10 Page 2

Verbal Boundary Description:

The nominated property of approximately fifty acres occupies the Town of Cape Elizabeth tax map R-04, lot 54.

Boundary Justification:

The boundary embraces the entire rural lot that is historically associated with the Dyer-Hutchinson Farm.