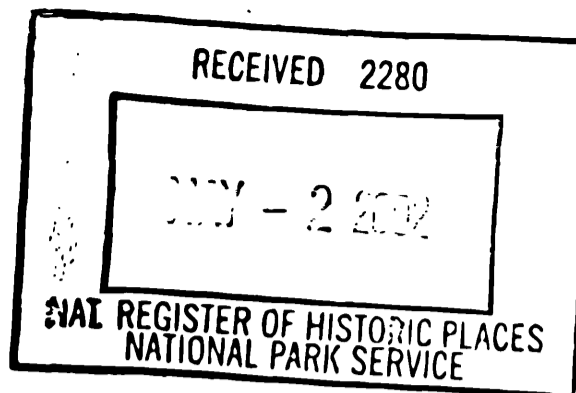


NPS Form 10-900
1024-0018
(Rev. 10-90)



OMB No.

640

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 any 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 Hall, Charles S., House

other names/site number C. S. Hall House

2. Location

street & number 1740 Dover Road N/A not for publication

city or town Epsom N/A vicinity

state New Hampshire code NH county Merrimack code 013 zip code 03234

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 McConaha 4/29/02
Signature of certifying official Date

NEW HAMPSHIRE
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 commenting or other official Date

State or Federal agency and bureau

Name of Property C. S. Hall House

County and State Merrimack/NH

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): _____

Signature of Keeper

[Handwritten Signature]

Date of Action

6/13/02

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	
<u>1</u>	<u>2 Sheds</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

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

NA

6. Function or Use

Historic Functions (Enter categories from instructions)

DOMESTIC / Single Dwelling

DOMESTIC / Secondary Structure

Current Functions (Enter categories from instructions)

DOMESTIC / Single Dwelling

HEALTH CARE / resort

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN / Second Empire

Materials (Enter categories from instructions)

foundation STONE

roof WOOD SHINGLE

walls WEATHERBOARD

WOOD SHINGLE

other BRICK

WOOD

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**C.S. Hall House
Epsom (Merrimack Cty) NHSection number 7 Page 1

DESCRIPTION

The Charles S. Hall House was built or extensively remodeled in c1890. It is arranged laterally, overlooking U.S. Route 4, originally the First New Hampshire Turnpike. This multi-component structure consists of a main block with a side (north) ell and a rear (west) kitchen ell connecting to the carriage barn. The summer kitchen extends west from the side (north) ell and connects to the carriage barn near the rear. The carriage barn is located at the west end of the assemblage; it consists of a larger gable-roofed section connecting to the two kitchen ells and a smaller section with off-set gable beyond it to the west. The C. S. Hall House exemplifies the transitional French Second Empire and Queen Anne styles. It is a wood frame structure sheathed in clapboards and supported on a granite block foundation. Trim includes wide corner boards, frieze, and small solid paired brackets. The two-over-two double-hung sash windows have flat trim with narrow molded window heads.

The square-plan main block is one story with mansard roof. The lower slope is clad in patterned wooden shingles and the upper, hipped slopes, are covered in asphalt shingles. Under the eaves are tiny dentils. On each of three sides of the roof there are two dormer windows whose flat roofs are supported by small brackets. Interior brick stove chimneys with corbeled caps pierce the east and west slopes of the upper roof. Bay windows with paneled bases, paired brackets, and denticulated eaves project from the front and east elevations. The entry door is located on the east elevation. It is sheltered by a stickwork entry porch that connects to a square-plan gazebo porch extending from the northeast corner of the main block. The gazebo has a pyramidal roof and stickwork balustrade connecting to the east-facing stickwork porch along the side (north) ell.

A one-story ell extending from the west houses the kitchen. The asphalt-clad gable roof's east slope continues to become the roof of the porch that extends along the south side of the ell. The south porch matches those on the east elevations and the gazebo – supported by turned posts and small sawn brackets, and decorated by spindled valances and stickwork balustrades.

The one-story side (north) ell has a metal-clad gable roof with overhang sheltering a stickwork porch along its east elevation. To the west of the north ell is the summer kitchen; it, too, is one-story topped with an asphalt-clad gable roof.

The one-and-a-half level, carriage barn connects to the west ends of the kitchen ell and the summer kitchen. This wood frame structure is supported by a granite foundation composed of mortared granite blocks. It is oriented gable-front and has two sections. The larger gable-roofed section on the east side extends from the front (south) elevation of the north/kitchen ell back (north) to the rear (north) elevation of the summer kitchen. The roof is asphalt-covered and has a wooden ventilator with hip roof and finial perched at the middle on the ridge. Above the clapboarded wall surface on the street (south) elevation, the gable wall is sheathed in imbricated wooden shingles. A hip-roofed cross wing projects west from the south half of the gable-roofed section, creating a secondary mass. This section is also roofed with asphalt shingles. The gable wall dormer on the south elevation is decorated with imbricated shingles and contains a single window. Three small stable windows light the stalls along the west exterior wall.

The main block of the C. S. Hall House contains a foyer with staircase on the east wall, a passage to the kitchen ell, and two spacious rooms on the south side. The windows, doors, trim, and pressed metal

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

**National Register of Historic Places
Continuation Sheet**

C.S. Hall House
Epsom (Merrimack Cty) NH

Section number 7 Page 2

The main block of the C. S. Hall House contains a foyer with staircase on the east wall, a passage to the kitchen ell, and two spacious rooms on the south side. The windows, doors, trim, and pressed metal ceilings are original and in excellent condition. Upstairs there are two bedrooms with original trim and woodwork. The bathroom was remodeled in the 1950s and survives as a good representation of the period. The kitchen ell was modified in the 1950s also and contains characteristic linoleum flooring, homesote ceiling, porcelain sink, and wooden cabinets. The side (north) ell is a finished room; the summer kitchen extending west from it is unimproved and currently unused. The stove chimney between the two spaces is exposed in the summer kitchen. The carriage barn is similarly well-preserved and in excellent condition. Both sections are currently used for storage.

There are two small outbuildings up the slope behind the house which appear to date from the first half of the 20th century. They do not contribute to the significance of the property. The larger shed, nearer to the house, is approximately 20 feet across and ten feet deep. It rests on uncoursed rubble. The walls are covered in shiplap siding and the gable roof is asphalt-clad with two metal ventilators on the ridge. There are six four-over-four windows with flat trim across the front (south) elevation. There is no fenestration on the north elevation. A four-panel wooden door sheltered by a two-sided wooden plank enclosure and a small four-pane window are found on the west elevation. The east side is punctuated by a single four-pane window. The interior of the larger shed is unfinished wooden boards in good condition. The smaller shed is located up the slope, a bit further from the house. It is about ten feet across and five feet deep, clad in shiplap siding, and topped by an asphalt-covered saltbox roof. On the south side there is a large opening in the center of the south elevation and two smaller openings below and to either side of the large one. On the east is a wooden panel door. The interior is unfinished. Little is known about the sheds. It is believed that one or both of them may have housed hunting dogs during the middle third of the 20th century.

The balance of the property consists of open field and woods.

Name of Property C. S. Hall House

County and State Merrimack/NH

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 significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory history.

Criteria Considerations

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

- 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1890

Significant Dates

c. 1890

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

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: _____

Name of Property C. S. Hall House County and State Merrimack/NH

10. Geographical Data

Acreege of Property approx 3.75

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>19</u>	<u>309418</u>	<u>4788320</u>	3	_____	_____
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 SEE CONTINUATION SHEET

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 the SHPO or FPO.)

name Kathleen McCormack

street & number PO Box 525 telephone 603-736-3349

city or town Epsom state NH zip code 03234

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 the 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**

C.S. Hall House
Epsom (Merrimack Cty) NH

Section number 8 Page 1

SIGNIFICANCE

The C. S. Hall House is eligible for the National Register of Historic Places under Criterion C for significance in architecture. It is an extremely well-preserved house representing the French Second Empire, a very popular style in the latter half of the 19th century. It also exemplifies continuous architecture, the late-19th century movement to connect main house and outbuildings. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association for the period c1890 when it was constructed or extensively remodeled.

The C. S. Hall House incorporates the distinctive features of the French Second Empire Style. The most fundamental characteristic is the mansard roof with curb separating the two roof sections. Overhanging eaves with brackets, projecting dormers and bays, veranda-like porches, and considerable ornamentation are additional features of the style. The presence of Queen Anne style porches and ornament are commonly found in later examples of the French Second Empire and the C. S. Hall House's c1890 period of significance puts it clearly in that category. The C. S. Hall House is the only structure surviving in Epsom constructed in the French Second Empire style.

Research indicates the house was built or extensively remodeled c1890 for Charles Sumner Hall. Hall was born in Epsom in 1854. He was the youngest child of farmer, carpenter, and storekeeper, John C. Hall and Martha Rand. Charles S. Hall took commercial courses at Bryant and Stratton's Business College in Manchester, New Hampshire, and then worked for several years in the store operated by his father. In 1876 he married Epsom native Ellen Dolbeer. The couple lived for some years with her parents, Calvin and Abbie (Goss) Dolbeer, in the old Dolbeer homestead in the New Rye section of Epsom.

In 1883, Charles S. Hall went into partnership with Andrew J. Silver who had operated a grocery and general merchandise store in the Gossville section of Epsom since 1870. Hall became one of Epsom's most prominent and wealthy citizens. He built several houses in Epsom (Stearns 1908: 1259). In the early 20th century, he acquired the Epsom Shoe and Box Factory. Hall was also a progressive agriculturist and cattle dealer. In 1897, Hall is said to have owned a 500-acre farm with 75 acres under cultivation (Anonymous 1895; Anonymous 1897). Hall had a large lumber business and owned about 400 acres of woodland in Epsom and over 2000 in other towns (Stearns 1908: 1259). He was an active member of the Baptist Church and donated funds for the construction of the Epsom Public Library c1902. Hall was Town Clerk for a number of years and served a term as representative to the State Legislature in 1889 (Anonymous 1897:205; Stearns 1908:1259).

In about 1910, Charles S. Hall left Silver and Hall and purchased the Gossville Hotel in the Gossville section of Epsom. He renamed the hotel Hotel Sumner and operated a hotel and boarding house there. By the 1920s, Ellen Hall had died and Charles S. Hall (then calling himself Sumner Hall) was residing at the hotel. The C. S. Hall House was apparently sold to his brother, Luther Hall, and nephew, George Hall. Luther Hall was a farmer and George ran the office of the nearby Barmer Narrow Fabric Company. Sumner Hall lived at Hotel Sumner until his death in 1925 (Heath 1991). At that time he owned the hotel and the 300-acre Goss farm, the "Huckins House", three houses on Black Hall Road, and the 35-acre "Hall Place" (Probate 1926).

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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

C.S. Hall House
Epsom (Merrimack Cty) NH

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BIBLIOGRAPHY

Anonymous

1897 Biographical Review: containing life sketches of leading citizens of Merrimack and Sullivan Counties.
Boston: Biographical Review Publishing Company.

Anonymous

1898-1920 Concord and Merrimack County Directory. Boston: Union Publishing Company.

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1895 The New Hampshire State Directory and Gazetteer. Boston: Union Publishing Company.

Hurd, D. Hamilton

1885 History of Merrimack and Belknap counties, New Hampshire. Philadelphia: J.W. Lewis and Company.

Stearns, Ezra S. (Editor)

1908 Genealogical and Family History of the State of Hampshire. New York: The Lewis Publishing Company.

Moses, John H.

1909 "The Early Settlers of Epsom," reprinted from Granite Monthly. From the Collections of the New Hampshire Historical Society, Concord.

Maps

Hurd, D. H. & Co.

1892 Town and County Atlas of the State of New Hampshire. Boston: D. H. Hurd & Company.

Walling, Henry F.

1858 "Epsom, Merrimack County wall map." Collection of the New Hampshire Historical Society, Concord

Interview

Hattie Heath, former Epsom resident, May 24, 1991.

Photographs

Photograph Collection of the Epsom Historical Association, Epsom Public Library.

Probate - Merrimack County Courthouse

1926 #34613 - Charles Sumner Hall

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National Register of Historic Places Continuation Sheet

C.S. Hall House
Epsom (Merrimack Cty) NH

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VERBAL BOUNDARY DESCRIPTION

The nominated property occupies Map U4, Parcel 38 in the local tax assessor's records. Boundaries are indicated on the attached sketch map.

BOUNDARY JUSTIFICATION

The boundaries of the nominated property are drawn to include the acreage that survives from the original parcel and remains associated with the C. S. Hall House.

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**National Register of Historic Places
Continuation Sheet**

C.S. Hall House
Epsom (Merrimack Cty) NH

Section number 11 Page 1

FORM PREPARED BY

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The Preservation Company
5 Hobbs Road
Kensington NH 03833
603-778-1799

Christine E. Fonda
NH Division of Historical Resources
Box 2043
Concord NH 03302-2043
603-271-6437

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**National Register of Historic Places
Continuation Sheet**

C.S. Hall House
Epsom (Merrimack Cty.) NH

Section number AD Page 1

PHOTOGRAPHS

The following information applies to all photographs:

Name of property: C. S. Hall House
Town/county/state: Epsom, Merrimack County, New Hampshire
Photographer: Christine E. Fonda
Date of photograph: February 2002
Location of negative: NH Division of Historical Resources, Box 2043, Concord NH 03302

Photo #1

Description of view: Looking NE at south elevations of carriage barn, kitchen ell, and main block.

Photo #2

Description of view: Looking WNW at east elevation of main block and gazebo.

Photo #3

Description of view: Looking SW at east elevations of main block and north ell and rear (north) elevations of north ell, summer kitchen, and carriage barn.

Photo #4:

Description of view: Looking SE at rear (north) elevations and side (west) elevation of carriage barn.

Photo #5

Description of view: Looking NW at south elevation of large shed.

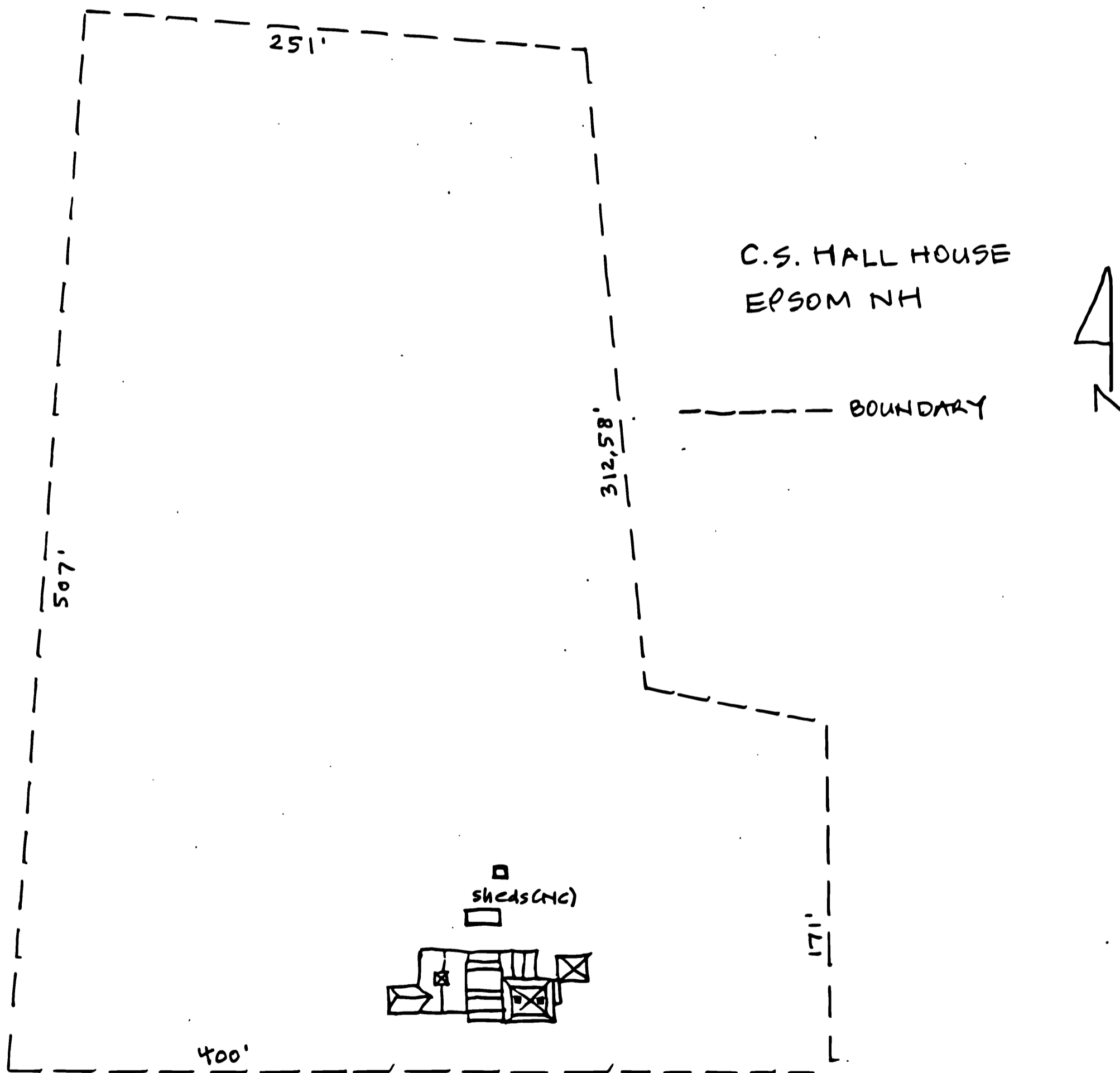
Photo #6

Description of view: Looking NW at south and east elevations of small shed.

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National Park Service

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Section number _____ Page _____



US ROUTE 4 - DOVER ROAD
