

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received FEB 7 1985

date entered MAR 7 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Morrill Block

and/or common Public Market (preferred)

2. Location

street & number 93 Washington Street n/a not for publication

city, town Dover n/a vicinity of

state New Hampshire code 033 county Strafford code 017

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: residential rental

4. Owner of Property

name Historic Preservation Group (Frederick E. Shaw, Partner)

street & number 137 Manchester Street

city, town Nashua n/a vicinity of state New Hampshire 03060

5. Location of Legal Description

courthouse, registry of deeds, etc. Strafford County Courthouse

Registry of Deeds

street & number County Farm Road

city, town Dover state New Hampshire 03820

6. Representation in Existing Surveys

title Central Square Historic District has this property been determined eligible? yes no

date December 1974 federal state county local

Request for determination of Eligibility by Office of Archeology and Historic Preservation, National Park Service, US Dept. of Interior. D.O.E. received by SHPO on July 6, 1974; copy of letter of nomination to Dover City Manager received by SHPO 9/13/76.

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		_____ N/A _____

Describe the present and original (if known) physical appearance

93-95 Washington Street, "The Public Market", is a 4½ story brick building with a steeply-pitched gable roof running parallel to Washington Street, which bounds the facade of the structure. Located on the north side of Washington Street, the facade is the SSE side of the building; for purposes of clarity, this will be referred to as the south side, and the other sides as west, north and east. The west side is extended northward by a lower 4½ story gable-roofed ell; this west side is remarkable for having its elevation in two planes, vertically divided by a line from the peak of the main roof, due to its following the property line. The east side of the building is virtually invisible, except for an attic window in the gable, due to its being connected to a row of buildings to the right. Likewise, the east side of the ell cannot be seen due to adjacent buildings. Four tall chimneys are situated on the front and rear slopes of the roof against the interiors of the side walls (i.e. the east and west walls). Although showing evidence of repointing, these chimneys retain their full height and original twin-corbelled tops, the latter a characteristic of the New Hampshire seacoast area. Window lintels consist of rectangular cut-granite blocks, while the corner posts on the first story of the facade (supporting the largely concealed granite lintel) are also granite. The raking and horizontal eaves are decorated with brick dentil friezes, which are double on the front facade, and single in other locations. The facade also has a five-course main frieze band, which is delineated by an indented band corresponding to the fourth story window heads. While the facade presents the appearance of a tall, narrow building framed by tall chimneys, the west side (as one faces the facade) constitutes a broad expanse of brick, evenly punctuated by long rows of windows.

Earlier Appearance: As a whole, the building is an austere example of the Greek Revival style adapted to commercial use. It corresponds closely in style, materials and massing to commercial buildings of similar date in better-preserved rowblocks on Market and Bow Streets in nearby Portsmouth, New Hampshire. The facade (south side) of the Public Market originally had the most specifically Greek Revival features; it is also the side of the building which has undergone the most changes. The first story of the facade had granite corner piers with intermediate brick piers supporting a granite lintel, forming four bays of equal width. The second story windows were elongated below the sill level of their present configuration so that they must have reached almost to the floor of that story; they were fronted by a figured castiron balcony extending continuously across the facade. Window sash was 6/6 on the facade (and elsewhere in the major windows of the building) except for the second story windows, which were 9/9. The roof covering was slate. C.1886-1892, the first story of the facade received its Victorian configuration, featuring a single off-center entrance to the store and an entrance to the upstairs (the latter on the east end of the facade and flanked by granite piers). Major changes to the facade occurred in 1927, when the store access became a single, central opening with a splayed entry; this was flanked by two copper-framed plate glass windows with an additional window around the corner on the west side. Above these windows were placed frosted, textured transom lights, while below them appeared recessed stone panels with inset metal grilles in the front two panels. Above the storefront and upstairs entry, a shallow tin and copper shed roof covered the granite lintel. Also at this time, the second story window openings were shortened to conform to the other windows and the balcony on

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That story was removed; window sash in all major window openings was changed to 6/1, apparently reflecting the prevailing Colonial Revival style. Also dating from this time were fire escape doors on the north end of the ell (the second, third and fourth stories), and a chimney on the northeast corner of the ell; these changes resulted from the conversion of the upper stories of the building from storage to apartments. The slate roof covering was removed in 1982 and replaced by asphalt shingles; the iron snow barriers on the front (south) and west roof slopes were left in place. The building remains substantially as it was remodelled in 1927. Beyond that, the Public Market retains, in large part, its original massing and details, changes being concentrated in the first two stories of the facade.

Above the first story, the building has four bays on the front and six on the left side; there are three bays in the four-story, gable-roofed ell which extends from the left side of the rear. Also on that side of the ell, the first story now has a door flanked by a window to its left and three former window openings to its right. On the left side, the building bends slightly outward in the middle of the main block, following the property line; this creates a vertical line running up to the roof peak, flanked by two pairs of windows in the gable. Window sash is 6/1 throughout, following the 1927 form of the building.

On the facade, major trim elements include rectangular granite lintels and sills, the latter on the third and fourth story windows only. The first story originally had four bays, symmetrically arranged, with square brick piers supporting a continuous granite lintel. Three granite piers, one at the left corner and two flanking the upstairs doorway to the far right, are remnants of the c. 1927 storefront. This renovation of the Victorian 1927 storefront returns around the left corner and consists of a central inset doorway with a splayed entry. At either side of the door are two copper-framed plate glass windows with an additional window around the left corner. Above these windows are frosted, textured transoms, while below them are recessed stone panels with inset metal grilles in the front two panels.

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The right side of the building, built as a firewall, is blank except for an attic window. Openings on the north end of the ell include; a window with 6/6 sash in the gable and doors in the second, third, and fourth stories which were added c. 1927 for fire escape access. A first story window occupies space which originally served as a doorway. A chimney, apparently added at the same time as the fire escape, is located at the northeast corner of the ell.

Significant changes to the front facade of the building probably dating from 1927 when the upper stories became residential, include the shortening of the second story windows and the removal of the iron balconies on the second and third stories. The storefront also underwent its final transformation at that time with the insertion of plate glass windows, a central doorway, and an upstairs doorway at the right. Originally a two-part four bay facade with granite corner piers and lintel, and intermediate brick piers, it had undergone an intermediate Victorian configuration featuring a single off-center entrance, plate glass windows and cast-iron columns (c. 1886-1892).

Thus, in large part, 93 Washington Street preserves the massing and details of the 1846 Neoclassical brick block. The few significant alterations occurred as the result of converting the upper floors to apartments in 1927.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c.1846 **Builder/Architect** Stephen Toppan, Dover, NH

Statement of Significance (in one paragraph)

The brick block at 93 Washington Street (The Morrill Block; popularly known as the Public Market) has significance in the areas of architecture, commerce, community planning and industry (in the sense of small-scale manufacturing). Architecturally, the building is a good example of the Greek Revival style applied to a brick commercial structure of a type once common in the seacoast area of New Hampshire. Commercially, the building was associated with the Morrill Furniture Company as early as the 1840s (Morrill is still in business in Dover, being one of the oldest local businesses). In terms of community planning, the Morrill Block originally formed part of a unified group of brick blocks constructed along the west side of Central Avenue and the north side of Washington Street (ill. in the 1892 N.H. Atlas, facing p.232, as the background of a view of Cocheco Mills) between 1827 and 1846. This group formed one of several commercial brick blocks constructed in the era along Central Avenue which, with the Cocheco Mills complex in the center, gave Dover a unified brick Federal/Greek Revival-style city center. The development of this commercial area was closely connected with the fortunes of the Cocheco Manufacturing Company (cotton manufacturers; known as Cocheco Mills), which was originally founded in 1812, but was reorganized in 1827. The mill complex itself, continually enlarged, the Morrill Block to the west and Sawyer's Block to the east are the only substantially intact survivors of this unified urban composition. In terms of industry, the Morrill Block is associated with Stephen Toppan; best known as a local joiner in the period 1826-1849 or later, he was also a builder and coffin manufacturer. Toppan is mentioned in his deed, dated 1846, as being engaged in the building of the Morrill Block, and owned it from 1846-1855 (although circumstantial evidence points to its being occupied by the Jones and Morrill Furniture Company during this time). Thus, the building also bears witness to the diversity of occupations encompassed by one craftsman in the first half of the nineteenth century, a phenomenon typical of that period.

Architecturally, the Morrill Block is significant as a well-preserved, plain commercial building of the Greek Revival style. Notable features include the high gable roof running parallel to Washington Street, the fenestration of the four-bay facade (despite the shortening of the second-story windows--which were originally overly-long and fronted by an iron balcony) and the left side, and the obtuse angle formed by the two planes of the latter where it follows the property line. Other details include the four tall chimneys with corbelled tops characteristic of the New Hampshire Seacoast area, the original iron snow barriers on the roofs over the facade and left side, the brick dentil friezes and frieze band forming the wall-top decoration (the latter on the facade only). Also significant is the granite trim--the lintels and sills of upper windows of the facade for example, and the remaining fragments of the early pier and lintel storefront. In addition, the 1927 storefront on the first story of the facade is an integral part of the building as it has been preserved--including the frosted glass of the transom lights.

9. Major Bibliographical References

Adams, John P. Drowned Valley: The Piscataqua River Basin. Hanover, NH: Pub. for the University of New Hampshire by the University Press of New England, 1976
 "Central Square Historic District"; National Register of Historic Places Inventory Nomination Form, prepared by Gordon F. Grimes, December 1974.

continued...

10. Geographical Data

Acreeage of nominated property .2 acres

Quadrangle name Dover, West, NH

Quadrangle scale 1:24 000

UTM References

A

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Verbal boundary description and justification

Beginning at a point on the northerly sideline of Washington Street, said point is S 77 -30'-50" W a distance of 131.94 ft. from the intersection of the westerly sideline of Central Avenue and the northerly sideline of said Washington Street;

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Paul G. Gosselin / Architect

organization Salmon Falls Associates date 4/25/84

street & number 478 Main Street - P.O. Box 32 telephone (207) 384-2117

city or town South Berwick, state Maine 03908

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

State Historic Preservation Officer signature *Paul G. Gosselin* 4/25/84

title New Hampshire State Historic Preservation Officer date

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I hereby certify that this property is included in the National Register

Delores Byer 3-7-85
 Keeper of the National Register

Attest: _____ date

Chief of Registration

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In terms of local industry, the Morrill Block is also significant for its connection with Stephen Toppan, a prominent early joiner in Dover. A selectmen in 1840 and 1841 and a prominent joiner in Dover from 1826-1849 or later, Toppan apparently combined the trades of builder, cabinetmaker and coffin manufacturer: Winthrop A. Marston's deed to Toppan in 1846 refers to the "...most easterly wall now in process of erection by said Toppan..." While the 1865 Dover Directory lists him as owning a "Coffin Warehouse."

Finally, the Morrill Block is notable as the site of one of Dover's oldest businesses-- the E. Morrill Furniture Company and its predecessor, Jones and Morrill. This business was the occupant from as early as the 1840s to the mid-1920s and continues today on nearby Central Avenue. Sharing the building from 1879 to c. 1895 was the C. L. Jenness Hardware Company. In 1927, apartments were added in the upper floors while a tea room and confectionary was operated by Albert Cardosi from c. 1927-1933. From c. 1933-1943, Sweetlands, another confectionary operated by John N. Vastistas, occupied the building. Thereafter, it was the Army-Navy surplus store (1943-1948) and, finally, a meat market, called the Public Market, until c. 1975.

Determined eligible for the National Register by the National Park Service in 1976 as part of the Central Square Historic District, the Public Market is one of a group of buildings termed "architecturally significant as vernacular buildings retaining integrity of design, materials, location and association" and "important as elements in the streetscape and as part of a larger district which has both visual and historic significance" (Letter: William J. Murtagh, Acting Director, Office of Archaeology and Historic Preservation, to Jared S. A. Clark, City Manager, Dover, N.H. Sept. 1, 1976).

The building remains substantially intact. As revealed by early photographs, it originally had very tall windows in the second story of the facade (extending down from the present sills), which were fronted by a castiron classically-inspired balcony. The first story of the facade (the south side of the building) had four symmetrically-placed bays defined by granite piers, with the entrance in the center. The storefront was rearranged sometime between 1886 and 1892; three granite piers, one at the west corner and two flanking the upstairs doorway at the east end of the facade, remain from this Victorian renovation. The original granite lintel remains hidden under the shallow tin and copper roof over the c.1927 storefront. Also at that time, the window sash throughout was changed from 6/6 to 6/1, introducing a typical Colonial Revival-style configuration. In addition, the roof was originally slate. As a whole, however, the Morrill Block is remarkably well-preserved, considering its long commercial use in a central business district. Without question, it is the best-preserved building of the unified brick commercial district of mid-nineteenth century Dover, New Hampshire.

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Giffen, Jane C. "A New Hampshire Cabinetmakers and Allied Craftsmen ... Checklist." The Magazine Antiques. July 1968.

Hurd, D. Hamilton, ed. History of Rockingham and Strafford Counties, New Hampshire. Philadelphia: J. W. Lewis & Co., 1882, Pp. 818ff.

Scales, John. Historical Memoranda Concerning Persons and Places in Old Dover, N.H.. Dover, N.H., 1900. P.288: The Coffin Field.

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thence running S 77°-30'-50" W along the northerly sideline of Washington Street a distance of 26.10 feet;

thence turning and running N 09°-30'-02" W a distance of 23.18 feet;

thence turning and running N 01°-03'-20" E a distance of 38.24 feet;

thence turning and running N 77°-42'-09" E a distance of 16.08 feet;

thence turning and running S 12°-19'-41" E a distance of 60.37 feet to the point of beginning;

containing 1,355 square feet as shown on a Plan drawn for Metcalf & Eddy, Inc., entitled, "Disposition Plan of Land, Parcel C/3/8, Downtown Dover No. 1 Urban Renewal Project, Dover, New Hampshire", by Harry R. Feldman, Inc., dated February 24, 1978, revised December 20, 1978, and

together with an appurtenant easement in a strip of Parcel C/3/9A ten (10) feet wide north of and extending along the entire 16.08 foot northern boundary of Parcel C/3/8 for the construction of, access to and maintenance and repair of a porch, balcony and/or overhang attached to the building erected on Parcel C/3/8 and extending north of the northern boundard of Parcel C/3/8, and together with the appurtenant easement to use four (4) parking spaces in that part of the Orchard Street Parking Lot shown as "Easement C" on the plan drawn for Metcalf & Eddy, Inc., entitled, "Disposition Plan of Land, Parcel M/3/1, Parcel C/3/5, Downtown Dover No. 1 Urban Renewal Project, Dover, New Hampshire", by Harry R. Feldman, Inc., dated January 4, 1979, recorded in the Registry of Deeds for Strafford County as Plan No. 19-44, for the sole use of residents in the buildings located on the Property in accordance with the terms of sub-paragraph 2 of Sec. 8 of the Contract for Sale of Land for Private Redevelopment (Agreement) made on October 31, 1978, and with all rights of access and egress to and from the parking spaces in the easement retained by the Agency in the deed transferring Parcels M/3/1 and C/3/5 to the City of Dover recorded in the Registry of Deeds for Strafford County at Book 1028, Page 036.

This conveyance is made pursuant to the Agreement and the official Redevelopment Plan entitled "Urban Renewal Plan as the Redevelopment Plan of the Downtown Dove No. 1 Project", Project No. N.H. R-20, originally approved by the City Council of the City of Dover on September 15, 1971, and as amended in Admendment No. 1 approved by the City Council of the City of Dover on July 20, 1977, And in Admendment No. 2 approved by the City Council on June 13, 1978, and in Admendment No. 3 approved by the City

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Council on February 14, 1979. Said Redevelopment Plan and Amendment No. 1, Admendment No. 2, and Amendment No. 3 are recorded in Strafford County Registry of Deeds. The Agreement made up of Part I and Part II is recorded in Strafford County Registry of Deeds. This conveyance is further made pursuant to "Covenants Running with the Land", Part A and Part B herein, and all of said covenants shall be covenants running with the land pursuant to the authority contained in Section 5 of Chapter 205 of the New Hampshire Revised Statutes Annotated, and without regard to any technical classification or designation, legal or otherwise. The covenants in Part A shall remain in effect until the Agency records the certificate provided for herein certifying compliance with the covenants in Part A. The covenants in Part B shall remain in effect until September 15, 2011, except for Covenants No. 3 and No. 4 of Part B, which shall remain in effect without limitations as to time. In the event that there is a difference between the provisions of the Agreement, Redevelopment Plan and this Deed, with respect to the rights and remedies of the Agency in the event of default by the Redeveloper, then the Agency may rely on the more restrictive rights and remedies.

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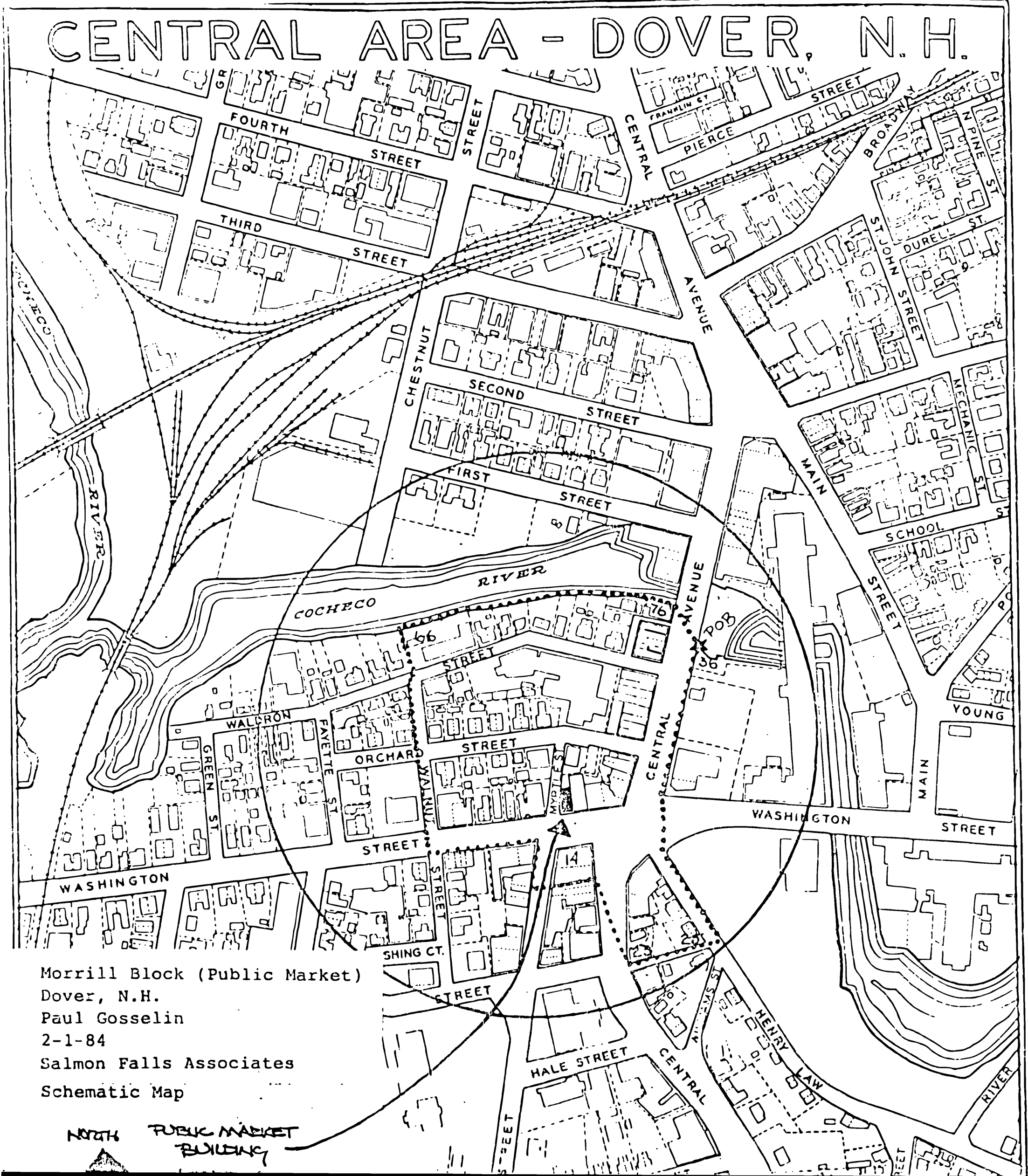
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Morrill Block (Public Market)
 Dover, N.H.
 Paul Gosselin
 2-1-84
 Salmon Falls Associates
 Schematic Map

NORTH
 PUBLIC MARKET
 BUILDING

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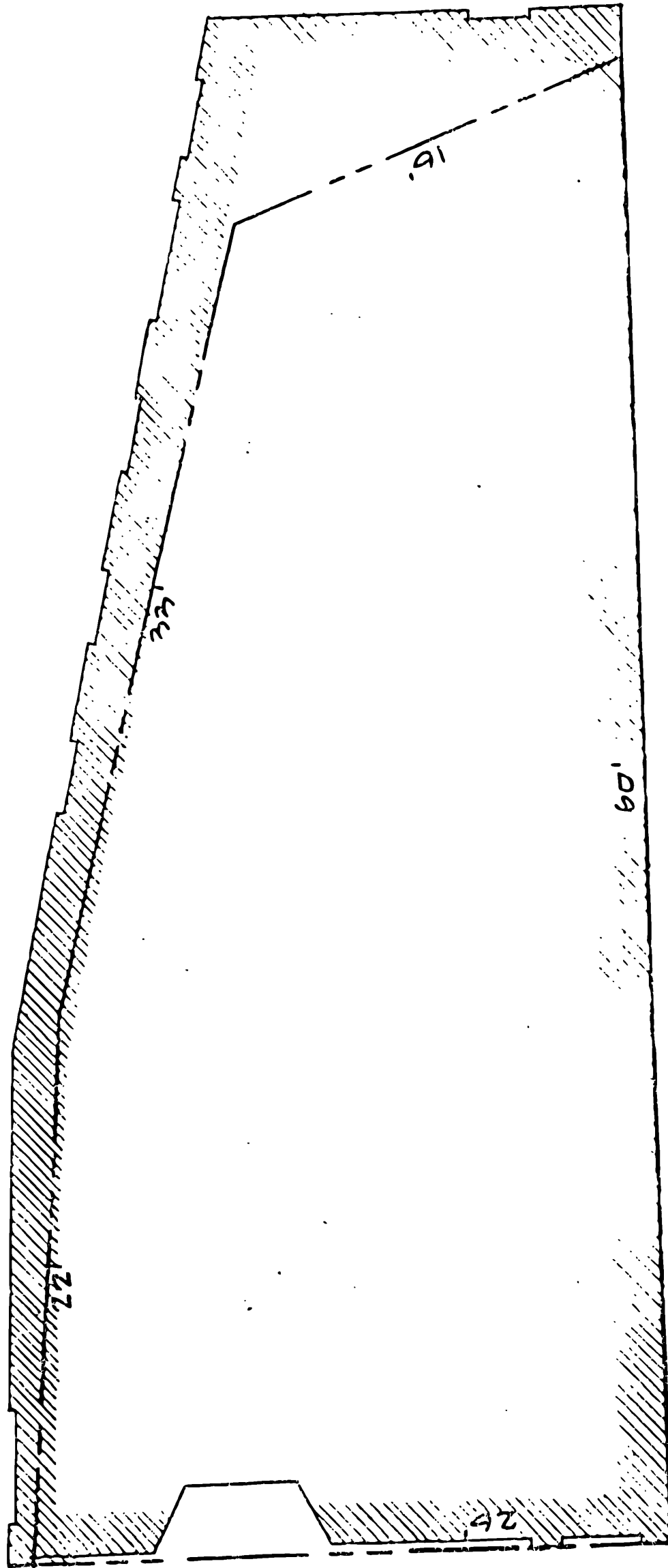
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NORTH



WASHINGTON ROAD

PUBLIC MARKET BUILDING
DOVER, NEW HAMPSHIRE
SCALE: 1/8" = 1'-0"

 - BUILDING OUTLINE
 - PROPERTY LINE