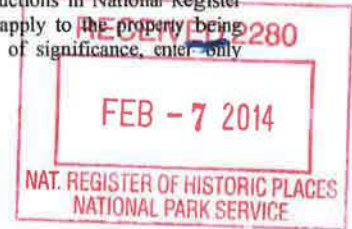


United States Department of the Interior
National Park Service

81

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Cocheco Mills

Other names/site number: N/A

Name of related multiple property listing:
N/A

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

2. Location

Street & number: Main & Washington Streets

City or town: Dover State: NH County: Stafford

Not For Publication: Vicinity: N/A

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Elizabeth H. Meyerson</u>	<u>2/4/14</u>
Signature of certifying official/Title:	Date
<u>NH Division of Historical Resources</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government


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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

3/24/14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>7</u>	<u> </u>	buildings
<u>1</u>	<u> </u>	sites
<u>3</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>11</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION/Mill

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business/specialty store/restaurant
DOMESTIC/multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Late 19th/Early 20th Century American Industrial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The historic Cocheco Mills complex is located in downtown Dover, New Hampshire, on a site bisected by the Cochecho River. The complex is located within the downtown commercial district and is divided into nine separate city lots, owned by several different parties. The complex includes resources historically associated with the Cocheco Manufacturing Company and its successor, the Pacific Mills. The complex consists of six former manufacturing buildings (Mills #1, #2, #3, #5, Picker #1 and Picker #2), two resources associated with the mill's waterpower (the Dam with stone abutments and Wheel House), a stone retaining wall along the riverbank, and a steel bridge spanning the river. The remains of the former Boiler House are also extant, together with an adjoining brick smokestack. All but Mill #1 and Picker #1 are located on the north side of Washington Street. The surviving buildings represent the late 19th century reconstruction of the complex, whereby nearly all of the original early 19th century mill buildings were replaced by larger more up-to-date structures designed along the current standards for improved efficiency and safety. The Cocheco Mills district is an excellent example of typical late 19th/early 20th century mill complex. The red brick exteriors, segmental arched windows, deep overhanging eaves with brackets, and bays separated by brick piers are characteristic of the period.

Boundaries of the Cocheco Mills historic district have been drawn to include all surviving buildings historically associated with the Cocheco mill yard. This includes the remains of the former boiler house,

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which retains an intact brick smokestack, although only the foundation and lower portion of the boiler house walls remain. A former machine/repair shop for the complex has been excluded from the boundaries due to a loss of integrity. The building was constructed as part of the early 19th century mill yard but was sold around 1940 to a furniture company who constructed a retail store on one end (fronting on Central Avenue). In addition, the original gable roof was removed, as were several bays at the east end of the building. Fenestration was also modified when the building was converted to a restaurant. Given the level of alteration and many years of use as a retail property, the building appears to attain greater significance for its associations with commercial development in downtown Dover.

Narrative Description

District Resources

Mill #1 (1908; Photo 1): Mill #1 is located on the south side of Washington Street, where the river makes a hairpin turn to flank the building. The building was constructed on the site of its predecessor (an earlier Mill #1), which was destroyed by fire in 1907. Historic photographs indicate that the mill was reconstructed using the surviving brick walls and towers of the earlier mill building. Mill #1 is a five-story red brick building with a rectangular main block (44 bays wide and five bays deep) facing Washington Street (north) and a large five-story rear wing (24 bays by six bays) projecting from the center of the rear elevation. Elevations of both the main block and rear wing have similar detailing, consisting of narrow window bays separated by shallow brick piers, deep eaves with wood brackets, and segmental arched windows with rough-cut granite sills and brick heads. Window openings in the towers and on the end walls of the main block hold paired sash, while the remainder of the openings have single sash. Many of the original wood double-hung 12/12 sash were replaced by modern aluminum units, although some examples of the historic sash survive. The main block has four symmetrical six-story brick stair towers (two at the north elevation and two on the south face). The taller northern towers on the Washington Street façade feature Palladian windows with granite keystones in the upper level. Principal entrances to the building are located at the base of the two northern towers. These entries, like most others across the building, hold modern aluminum-frame doors. Historic paneled wood doors remain in a few secondary entries. A single-story brick addition was constructed off the northwest corner of the building between 1905 and 1925. This small structure has a shallow pitched roof, paired segmental arched windows, and two modified loading bays (see Photo 1).

Mill #2 (1880; Photo 2): Mill #2 is located between Main Street and Central Avenue at the northern tip of the complex and adjoins Mill #3 to the south. Mill #2 was constructed in 1880 to replace the earlier Mill #2, which stood just south of the dam. The current four-story red brick rectangular structure is 35 bays long and five bays deep. As is typical of manufacturing buildings in the complex, exposed elevations have similar detailing, consisting of narrow window bays separated by shallow brick piers, deep eaves with wood brackets, and segmental arched windows with rough-cut granite sills and brick heads. Window openings in the towers and on the north elevation of the main block hold paired sash, while the remainder of the openings have single sash. All of the historic wood double-hung sash were replaced by modern aluminum windows that are consistent with the historic character of the building. The building has two matching brick stair towers set toward the north end of the building (one on the west elevations and another on the east face). The east tower features a principal entrance at its third floor (to compensate for a higher grade along Main Street). This entry is set beneath a segmental brick arch with a granite keystone and holds modern double doors. The west stair tower has an entry at the lowest level, consisting of an arched doorway with a granite keystone and the historic fanlight above modern double doors. There are several secondary entrances around the building, all of which hold modern doors.

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Mill #3 (1881; 1909; Photo 3): Mill #3 runs along the western bank of the Cochecho River, extending across the river to join the south side of Mill #2. The building was constructed in three sections that include the original main block, an L-shaped extension off the south end, and a small connector at the north end that bridges the river and joins Mill #2. All sections of the building are constructed of red brick and have similar detailing, consisting of narrow window bays separated by shallow brick piers, deep eaves with wood brackets, and segmental arched windows with rough-cut granite sills and brick heads. Window openings in the tower hold paired sash, while the remainder of the openings have single sash. Nearly all of the historic wood double-hung sash were replaced by modern aluminum windows that are consistent with the historic character of the building. Historic windows remain in the stair tower.

Main Block - The main block is rectangular in plan (28 bays by nine bays) and was constructed in 1881 to replace the earlier Mill #3 in the same location. The grade is such that there are six exposed floors facing the river (east elevation) and only four floors visible at the west elevation. The west elevation features a single five-story stair tower that matches the adjacent tower on Mill #2. The entry at the base of the Mill #3 tower was modified (date unknown) with the addition of an arched brick entry enclosure. The east elevation rises from a rusticated granite ashlar foundation. A steel-frame pedestrian bridge extends across the river from the south end of Mill #3 to a parking area in the location of the former Boiler House. The bridge was constructed to link Mill #3 to the Boiler House (appears to have been c. 1881) but was enclosed with modern materials more recently (c. 1985).

South Extension - In 1909 an L-shape extension (20 bays long and 12 bays wide) was constructed off the south end of the main block of Mill #3, replacing the earlier Mill #4 on the same site. Like the main block, there are four exposed floors at the west elevation and six floors visible at the east and south (Washington Street) elevations; the design and detailing of the extension match the main block, although the exposed foundation at the east elevation is constructed of brick rather than granite (may have reused the foundation of the earlier Mill #4). The Washington Street façade has been modified over the years, adding a vehicle entrance, loading bay, and pedestrian entry to the elevation (dates unknown - Photo 66). There is one original entry at this façade, a wide arched opening with a simple segmental arch formed by three rows of header bricks.

North Connector - As early as 1887 Mill #3 was connected to Mill #2 by a narrow four-story enclosed bridge spanning the Cochecho River. Between 1905 and 1925 this bridge was replaced by the existing brick connector (eight bays long and nine bays wide), which sits atop a broad brick arch spanning the river. The design and detailing of the connector match those of the main block.

The only major addition to Mill #3 that was constructed outside the period of significance is a modern single-story enclosed concrete loading dock with three bays located at the south end of the west elevation.

Mill #5 (1825; Photo 4): While most of the existing complex represents the late nineteenth/early twentieth century reconstruction of the mill yard, Mill #5 is the only surviving building from the early nineteenth century. The existing building is roughly one-third of its original length, which included an additional 27 bays along Washington Street. The western portion of Mill #5 was demolished at some point between 1925 and 1946, leaving the existing 10 bays. The building was originally constructed with a more steeply pitched gable roof but the roof of this mill was reconstructed at a lower pitch around 1880 to reduce the threat of fire. Mill #5 is constructed of red brick and has six exposed stories at the Washington Street (south) elevation, five stories at the west elevation, and four visible stories at the north elevation. Internal tie rods run through the width of the building, as evidenced by the diamond-shaped anchor plates located at regular intervals on the north and south elevations. The building is utilitarian in its design, with little in the way of architectural ornamentation, aside from simple brick corbeling beneath the eaves. The deep eaves of the roofline feature simple widely-spaced wood brackets. Nearly all the historic wood double-hung sash throughout were replaced by modern aluminum windows that are consistent with the

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historic character of the building. Some historic windows remain in the stair tower on the north elevation.

The Washington Street elevation and west elevation have plain window openings with smooth limestone lintels and wood sills. A storefront at the east end of the Washington Street facade is defined by wood pilasters and door surrounds that appear to be recent additions, as does the door itself. The west elevation is three bays wide and features a central entry with an elliptical arched head. The paneled wood entry door with sidelights, paneled pilasters, dentil molding, and segmental arched transom was likely installed when Mill #5 was reduced to its current size between 1925 and 1946. The north elevation is dominated by a four-story brick stair tower (that appears to have been part of the original construction). The stair tower is topped by an added brick belfry (c. 1850s), with Gothic arches, crenellation, and brick corbeling.

The only major addition to Mill #5 that was constructed outside the period of significance is a modern single-story enclosed loading dock with two bays, located at the base of the stair tower.

Picker House #1 (built between 1905 and 1925; Photo 5): Picker House #1 is located adjacent to Mill #1 on the east bank of the Cochecho River at the south end of the complex. It is joined to Mill #1 by two two-story enclosed bridges (original features), one at the north elevation and another at the east elevation. The three-story red brick Picker House #1 has an irregular footprint that is roughly 12 bays wide and eight bays deep. It is enclosed by a shallow-pitched roof. Elevations have similar detailing, consisting of shallow eaves above brick corbeling and segmental arched window openings with brick heads and rough-cut granite sills. There are a variety of window sizes and arrangements. Window openings at the north and south elevations hold paired sash, while those at the east and west side elevations have single windows of varying heights. Most of the original wood windows were replaced by modern aluminum windows, although a few of the original sash remain in scattered locations. The east elevation retains the historic glazed and paneled wood double loading doors.

Picker House #2 (built between 1905 and 1925; Photo 6): Picker House #2 is located on the east side of the Cochecho River, bordering Main Street near the northern tip of the complex. Until about 1940 Picker House #2 was connected to Mill #2 by a single-story enclosed bridge, which is no longer extant. Picker #2 has a trapezoidal footprint that is 12 bays long, eight bays deep at its north end, and nine bays at its south end. This red brick building has two exposed stories at the east elevation and three visible stories at all other elevations. The building rises from a rough-cut granite ashlar foundation and is enclosed by a shallow-pitched roof. Elevations have similar detailing, consisting of corbeled brickwork beneath the eaves and segmental arched windows with rough-cut granite sills and brick heads. The original multi-pane wood double-hung windows were replaced by modern aluminum units that are consistent with the historic character of the building. Window openings at the Main Street (east) elevation hold paired sash, while all other elevations have single sash. The Main Street elevation was modified (date unknown) with the addition of Colonial Revival style detailing near the center (pediment, pilasters, and entry surrounds). The south elevation features a two-story center pavilion with a side entry porch. Historic maps show a dust flue in this location in 1925 but it had disappeared by 1946. The existing pavilion and porch were constructed more recently (date unknown).

Wheel House (built between 1905 and 1925; Photo 7): The Wheel House is a small single-story brick structure that adjoins the east elevation of Mill #2 and rests on a concrete arch spanning between Mill #2 and the east bank of the Cochecho River. The structure has just two exposed elevations (south and east) and is enclosed by a flat roof. The brick walls have little in the way of architectural ornamentation, aside from segmental arched window openings with rough-cut granite sills and brick corbeling beneath what appears to be an added parapet level. Window openings hold unglazed multi-light paired wood sash that appear to be historic features.

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Former Boiler House (c. 1880; 1905; Photo 8) A free-standing boiler house was constructed around 1880 opposite Mill #3 near the center of the complex. The structure was enlarged in 1905 and was demolished sometime after 1974, leaving only portions of the walls and a large smokestack standing. Portions of the brick walls remain at what were the south, west and north elevations (Photo 20). Granite and concrete foundation walls remain along the north and east sides of the building footprint. The smokestack remains intact.

Dam (built between 1905 and 1925; Photo 9) The dam is located on the west side of Mills #2 and #3 and stretches across the Cochecho River in a broad arc. It is constructed of rough-cut granite ashlar and stands about 9 feet tall and 150 feet long between tall abutments of random ashlar granite. A recent poured concrete fishway extends along the south end of the dam. Map research indicates that the current dam replaced an earlier dam between 1905 and 1925.

Bridge (c. 1880s; Photo 10) The bridge spans the Cochecho River on the west side of Mill #3. It is a steel truss bridge with wood decking and decorative balustrades running along the lower portion of the trusses to ensure pedestrian safety.

Stone Retaining Wall (likely c. 1875; Photo 11) The stone retaining wall lines much of the short peninsula on which Mill #1 was constructed. The wall was likely constructed about 1875, just before the first Mill #1 was constructed on the site. The wall is a combination of random ashlar and rubble. Its northernmost stretch is topped by a poured concrete cap, while the southern portion serves as the foundation for Picker House #1. Atop the concrete cap are a series of brick piers, between which extend metal balustrades (piers and balustrades appear to be historic features).

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
INDUSTRY

Period of Significance

1822-1937

Significant Dates

1825

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cocheco Mills historic district meets Criteria A and C for listing in the National Register of Historic Places and is significant in the areas of Industry and Architecture at the local level. The district possesses integrity of location, design, materials, workmanship, feeling, and association. The mill meets Criterion A for its association with the textile industry in Dover, New Hampshire in the 19th and early 20th centuries and the development of the community from a remote 17th century fishing settlement to an important industrial center by the late 19th century. The Cocheco Manufacturing Company was the largest and most prosperous business in Dover and was largely responsible for the unprecedented growth in the city in the 19th and early 20th centuries. The complex, which was largely rebuilt in the late 19th and early 20th centuries, meets Criterion C as a cohesive collection of well-preserved industrial buildings that represent nationwide changes in the way mills were constructed in the second half of the 19th century, largely the result of fire-prevention measures. All but one of the extant buildings were constructed following the "slow-burning" method of construction promulgated by the Associated Factory Mutual Insurance Companies. The period of significance for the complex is 1822 to 1937, which documents the earliest construction on the site by the Dover Cotton Factory, who first produced cotton cloth here, through to the closing of the cotton textile production by their successors. Despite modifications over the years, the Cocheco Mills district retains its architectural integrity and serves as a tribute to the city's historic industrial prosperity.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A – Association with Textile Industry

Early 19th Century Industrial Development: Dover Cotton Factory and Dover Manufacturing Company

Following the great success of cotton cloth production by the Boston Manufacturing Company in Waltham, Massachusetts (beginning about 1814), the textile industry in America rapidly expanded. The "Waltham System" of production was adopted throughout New England, transforming the economy and face of the region from one based on agrarian pursuits to one dominated by industry. By the start of the 19th century, Dover was a thriving community of roughly 2,000 residents with an active riverfront and a thriving agricultural economy. In addition, its close proximity to the sea supported a successful trade industry. The potential for large-scale industrial development along the Cochecho River had yet to be explored but there were two principal falls that could provide the waterpower to operate substantial mills. In 1812 a group of local businessmen, led by John Williams and Isaac Wendell, formed the Dover Cotton Factory, introducing cotton cloth production to the town.

The Dover Cotton Factory initially sought to establish their mill on the Cochecho Falls (near the present day Central Avenue) but could not convince the owner to sell. Instead, in 1814 the company acquired a five-acre parcel approximately two miles further upriver at Kimball's Falls where they constructed a three-story wood-frame mill. The company was producing cotton yarn by 1815 and began making cotton cloth in 1816. The business proved so successful that by 1819 they employed about 300

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people. Meanwhile, the property owner at the Cochecho Falls went bankrupt in 1819, paving the way for expansion of the Dover Cotton Factory operations. The company purchased 131 acres and rights to the Cochecho Falls. Rather than relying on the limited resources of local businessmen, partners of the Dover Cotton Factory succeeded in attracting investors from Boston to finance construction of the new mill yard. The Dover Cotton Factory erected their first mill at the Lower Falls (known as Mill #2) in 1822. The following year a second mill was completed (Mill #3) and the company was reorganized and renamed the Dover Manufacturing Company. Subsequent mills were constructed in 1825 (Mill #4 and Mill #5 - Photo 4) and shortly thereafter, Mill #6 was erected, creating a quadrangle consisting of the principal manufacturing buildings. The Dover mills were modeled on the Waltham system of mill construction and operation, whereby all phases of production were done under one roof. Typical of the Waltham system of manufacturing, the mill's workforce were largely young women from New England farm towns who toiled in the mills for 80 hours a week on average and lived in company-owned boarding houses. The girls who worked in Dover largely came from New Hampshire and southern Maine and typically worked in the mills for two to four years. As early as 1830 there were over 100 boarding houses listed in the Dover City Directory.

For those mill workers with families, the Dover Manufacturing Company constructed single-family, duplex, and tenement rental housing, much of it in the neighborhood just northwest of the mill yard, between First and Sixth Streets.

The Natural and Historical Resources section of the Dover Master Plan notes that by 1830 Dover "was one of the largest cloth manufacturing centers in the country." While the Dover Manufacturing Company was a dominating presence in the center of Dover, a second successful textile manufacturer, the Sawyer Mills, was thriving in the southern part of town on the Bellamy River. The Sawyer Mill produced woolen goods and was more self contained than the Dover Manufacturing Company, with mill buildings and workers housing in close proximity. As the cotton mill in Dover prospered and expanded, so did the town. The town's population had grown from 2,871 in 1820 to 5,449 in 1830. In 1827 the Dover Manufacturing Company expanded their production line to include printed calicoes. Printing operations were initially set up in the west end of Mill #5 and were run as a separate business by the Cocheco Manufacturing Company, which was incorporated in 1827 by the same Boston investors who owned a portion of the Dover Manufacturing Company. The two companies existed simultaneously for two years until the Cocheco Manufacturing Company finally absorbed assets of the Dover Manufacturing Company. The Cocheco Manufacturing Company ran into difficulties early on when they reduced wages of their female workers by five cents a day, resulting in the first women's strike in the United States in 1828. Despite this short-lived protest, the company proved to be a great success.

Growth and Expansion in the Second Half of the 19th Century: the Cocheco Manufacturing Company

Under the Cocheco Manufacturing Company, the mill yard underwent a series of changes and improvements in the mid-19th century. In the 1840s and 1850s turbines were brought in to replace the old waterwheels that powered the looms. Manufacturing machinery was replaced or refurbished in all of the mill buildings and a portion of Mill #2 was converted to a machine shop. Expansion of the print department resulted in construction of a large print works complex (named the Cocheco Print Works) on a separate site across from the main mill yard on the opposite side of Washington Street beginning in 1842. A new belfry was constructed atop the stair tower of Mill #5 to hold a new larger factory bell; the old bell had rung from Mill #2. By 1856 the principal mill buildings of the complex formed a quadrangle, a feature common to early cotton cloth manufacturing facilities in this country, according to Richard Candee in his article *The "Great Factory" at Dover, New Hampshire*. In addition to the principal manufacturing buildings (Mills #2, #3, #4, #5 and #6), the Dover complex included a small office building (at the corner of Washing Street and Central Avenue) and about a dozen wood and brick secondary buildings of varying sizes and uses.

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The mid-19th century also brought a change in the makeup of the mill workforce. The Yankee girls were gradually replaced by Irish immigrant workers, who began to arrive in New England in the late 1840s and found employment in the major mill cities throughout the region. The mill companies welcomed this new workforce that was willing to work for lower wages and take on added responsibility. Production at the Cocheco Mills was up roughly 26% between 1840 and 1860, while wages increased only 2% during the same period.

The population of Dover as a whole increased from 6,458 in 1840 to 8,502 in 1860.

The years between 1865 and 1895 marked an era of great expansion and prosperity for the Cocheco Manufacturing Company and their successor Pacific Mills. The company became known for their excellent grades of lawn (lightweight sheer cloth) and organdies, which supplanted fine imported fabrics in the American market. It was during this period that most of the existing mill buildings were constructed to replace the aging building stock from the early 19th century and the mill complex took on the character it retains today. A new Mill #1 was constructed on the south side of Washington Street in 1876, (the earlier Mill #1 at the Kimball's Falls having been abandoned by the company many years prior and demolished c. 1849). This new six-story Mill #1 was far larger than anything the company had built in the past, the main block measuring 400' x 74' and the rear wing being 165' x 74'. In 1880 a new more extensive Mill #2 (Photo 2) was erected on the north side of the Cochecho River opposite Mill #3. The older Mill #2 remained and was converted to use as a Picker House. The year 1881 saw construction of a new Mill #3 (Photo 3) to replace the earlier one in the same location. At about the same time, a large free-standing boiler house holding 26 boilers was built opposite Mill #3 at the corner of Main and Washington Streets. Prior to that the mills were powered by a much smaller boiler house attached to the east end of Mill #5. At some point between 1887 and 1905 a large one-story warehouse was constructed at the center of the quadrangle. The secondary buildings along Central Avenue appear not to have been impacted by the late 19th century construction on the site. By the end of the 19th century the company employed roughly 2,000 workers and had approximately 30 acres of manufacturing space. The last major construction on the site were two picker houses erected between 1905 and 1925. One was adjacent to Mill #1, while the other was built along Main Street, adjoining Mill #2.

20th Century Decline: Cocheco Division of Pacific Mills

By the turn of the century the Cocheco Manufacturing Company was beginning to feel pressure from competing cotton mills in the South, who could manufacturing cotton cloth more cost effectively without the high transportation expenses. A disastrous fire in 1907 resulted in the destruction of Mill #1. Despite the fact that it was reconstructed almost immediately, giving us the Mill #1 that stands today (Photo 1), the company was not able to recover financially. In 1909 the Cocheco Manufacturing Company assets were purchased by the Pacific Mills of Lawrence, Massachusetts and the Dover mill complex was renamed the Cocheco Division of the Pacific Mills. Under the ownership of Pacific Mills, operations were consolidated and a number of the secondary structures were removed from the mill yard, including the warehouse in the quadrangle and several outbuildings along Central Avenue. Between 1909 and 1925 the Pacific Mills improved and expanded the infrastructure of the complex, including enlargement of the boiler house next to Mill #3 (only the smoke stack remains intact - Photo 8), and construction of Picker House #1 (Photo 5) and Picker House #2 (Photo 6). The insurance atlases also indicate that the dam (Photo 9) was reconstructed and the Wheel House (Photo 7) was built between 1905 and 1925. The original Mill #2 was removed during this same time period. The mill workforce continued to be dominated by immigrant populations in the early 20th century, the largest group being French Canadians, followed by those from Ireland and Greece. By 1921 the mill employed roughly 1,200 people (640 men and 560 women).

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Although under the same ownership, the Cocheco Print Works was operated independently. Under the direction of Superintendent John Bracewell (until 1880) and later Washington Anderton, the Print Works expanded and prospered in the late 19th century. Major fires at the facility in 1887 and 1906, together with growing competition in the Southern states, eventually forced the closure of the Cocheco Print Works. The Print Works was shut down and operations moved to Lawrence, Massachusetts in 1913. Pacific Mills cleared the print works site of all factory buildings by 1915.

The Great Depression in the 1930s proved insurmountable for the Cocheco Division to overcome financially and production at the Dover mills was halted in 1937. The property and mill buildings were purchased by the City of Dover at auction in 1940. The city subsequently leased the principal factory buildings out to various small manufacturers. By 1946 the buildings housed a shoe factory, blanket mill, canning facility, leather belting manufacturer, and a company producing chair seats. Nearly all the buildings along Central Avenue had been removed and the land had been sold off from the complex; many of the lots already had new commercial buildings on them by 1946. The western portion of Mill #5 had been demolished and Picker House #2 had been converted to use as a public vocational school. The city continued to lease out the factory buildings in through the 1950s, eventually selling the buildings to several different owners, including Eastern Air Devices, Miller Shoe, and Clarostat. In 1984 the entire complex was purchased by Timothy Pearson and Joseph Sawtelle, of the Dover Mills Partnership, and a major renovation was undertaken to convert the space from industrial use to commercial and office use. The buildings have since been occupied by a number of small businesses. The interiors of all the mills are similar and include a combination of historic finishes and 1980s office treatments. The principal mill buildings (Mills #1, #2, #3, #5) together with Picker House #1 and the former Boiler House site were recently acquired by a single owner who intends to rehabilitate portions of Mill #1 and Mill #3 using federal historic tax credits.

Criterion C – Architectural Significance

The Cocheco Mills complex is representative of typical late 19th/early 20th century American industrial construction. was built following a model that emerged in the 1870s and 1880s to serve as the standard for mill design into the early 20th century. Characteristic elements of the building type include the red brick exterior, very shallow pitched roof with deep overhanging eaves resting on wide-space brackets, segmental arched windows with wood double-hung sash, shallow brick piers separating window bays, and corbelled brick cornices. This basic building form was used for mills of varying sizes and configurations. Although some modifications were made to accommodate the type of goods being produced, the basic form remained largely unchanged in the last three decades of the 19th century. The design was driven in large part by the need to accommodate advances in manufacturing machinery. With increasing amounts of assembly work being undertaken by machinery after about 1860, it became necessary to provide industrial buildings that could not only support the weight of heavy machinery but that were also engineered to withstand the vibration of machinery. Thick load-bearing walls were supplemented with pilasters and offset sections of wall (such as pavilions or stair towers) to more effectively diffuse the effects of vibration and oscillation. Vibration was further reduced by the roof and framing design, which transferred weight to concentrated bearing points.

The trend toward upgrading and replacing mill buildings with more up-to-date facilities was common among manufactures throughout the country in the second half of the 19th century. The form and design of the new factories was not only influenced by the need to accommodate advances in machinery technology and the desire for increased manufacturing capacity. Perhaps the most significant factor influencing the way mills were constructed in the second half of the 19th century was the desire to minimize financial loss and property damage in the event of fire in the mills. After about 1840 manufacturers joined together to create their own mutual insurance companies that would only underwrite manufacturers with low risk of loss, an approach that would result in lower premiums and reduced loss of

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assts. By making property improvements that would prevent fire or minimize damage in case of fire, factories insured by the mutual insurance companies were able to yield an average of 50% reduction in their premiums in addition to preserving more of their mill yard in the event of fire. After 1850 the number of mutual insurance companies rapidly increased and allied themselves, becoming known as the Associated Factory Mutual Fire Insurance Companies, or Factory Mutuals, for short. The Factory Mutuals developed a set of standards for mill construction that became the model for factory design throughout the country. Known as "slow-burning" construction, the new standards were characterized by the use of heavy timbers and planks and compartmentalizing the building so that fire could be contained to one floor or one portion of the building. Among the guidelines were the following recommended treatments:

- Buildings to be constructed of brick or stone with walls plastered or white washed on the interior
- Stone sills and lintels
- Brick, stone or metal cornices
- Slate or metal roofing material
- Sufficient lightning rods
- Multi-layers of plank flooring, preferably with mortar between floors
- Flat roofs with attics finished in whitewash on the inside boards and rafters
- Stairs enclosed in fire-proof shafts or towers
- Floors without openings or openings that could be sealed over by fireproof covers
- Effective sprinkler systems

The Factory Mutuals further recommended that boiler houses be free standing with smokestacks disengaged from the walls of the building. Picker rooms were also to be constructed as separate buildings because they were particularly vulnerable to fire.

Typically, the plank flooring would be laid directly onto beams without the use of joists, which were quicker to burn. Flat or very shallow pitched roofs were known to burn more slowly than steeply pitched gables with attic spaces where fire could smolder and spread without detection. Internal brick fire walls with sliding metal-clad doors were typical features used to contain the spread of fire. It was not uncommon for the mills to have their own fire suppression equipment, including large water tanks to supply sprinkler systems, stand pipes, and fire hoses, as was the case at the Cocheco mills. It is known that at least two of the mills at the Cocheco complex (Mill #1 and Mill #3) had water storage tanks and designs for slow-burning construction were widely circulated in the late 19th century through engineering and architectural treatises, illustrating the type of construction that became standard practice for industrial buildings like the Cocheco Mills into the 20th century.

There are several other examples of industrial buildings in Dover that follow the late 19th century model, most notably the Sawyer Woolen Mill complex (NR 1989), which was largely constructed in the early 1870s and generally follows the earlier pattern of construction, with flat brick walls (free of piers) and gable roofs, although one example was built following the later slow-burning construction model (Mill #1 Addition – 1879). Another example in downtown Dover is the Woodbury Mill (NR 2012), a small shoe factory from 1885.

Developmental history/additional historic context information (if appropriate)

Dover, the oldest community in New Hampshire, was first settled in 1623 when Edward and William Hilton established a fishery along the Pascataqua River (in the area known today as Dover Neck or Dover Point). The Cochecho River, which snakes its way through the center of Dover, includes falls that proved

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sufficient to support industrial development. Principal settlement in Dover shifted to what is today downtown once the economic potential of the Cochecho Falls was realized. In c. 1635 Maj. Richard Waldron erected saw and grist mills at the Cochecho Falls in what is today downtown Dover. Growth of the town in the 17th and 18th century was slow but steady. By 1767 the community had only 1,614 inhabitants, increasing to only 2,062 by 1800.

Cocheco Mills
Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Atlas of Strafford County, New Hampshire. Philadelphia: Sanford & Everts, 1871.

Atlas of the State of New Hampshire. New York: Comstock & Cline, 1877.

Bird's Eye View of Dover, Strafford County, New Hampshire. Milwaukee: D. Bremner & Company, 1877.

Beaudoin, Cathleen. "A Yarn to Follow." Dover Public Library.
http://dovernh.org/index.php?option=com_content&view=article&... (accessed on 3/8/12).

Candee, Richard, "The 'Great Factory' at Dover, New Hampshire: The Dover Manufacturing Co. Print Works, 1825," *Old-Time New England* 66, nos. 1-2 (Summer-Fall 1975).

City of Dover, Strafford County, New Hampshire. D.H. Hurd & Company, 1892.

Dover, New Hampshire. Bird's Eye View. Boston: Interstate Art Publishing Company, 1888.

French, Edward V. *Arkwright Mutual Fire Insurance Company.* Boston: Arkwright Mutual Fire Insurance Company, 1912.

Nye, A.E.G. *Dover, New Hampshire, Its History and Industries.* Dover, New Hampshire: George J. Foster & Company, 1898.

Sanborn Insurance Atlases (1887, 1905, 1925, 1946)

Scales, John. "One Hundred Years of Cotton Manufacturing in Dover," *Cocheco Chats*, 1921. Dover Public Library. http://www.dover.lib.nh.us/DoverHistory/cotton_manu.htm (accessed on 5/10/12).

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 # _____
 recorded by Historic American Landscape Survey # _____

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Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: New Hampshire Division of Historical Resources

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Approx. 11.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 43.197368 | Longitude: -70.873171 |
| 2. Latitude: 43.197362 | Longitude: -70.873529 |
| 3. Latitude: 43.197269 | Longitude: -70.873608 |
| 4. Latitude: 43.197274 | Longitude: -70.873951 |
| 5. Latitude: 43.196936 | Longitude: -70.874014 |
| 6. Latitude: 43.196881 | Longitude: -70.873585 |
| 7. Latitude: 43.196623 | Longitude: -70.873510 |
| 8. Latitude: 43.196701 | Longitude: -70.874046 |
| 9. Latitude: 43.196101 | Longitude: -70.874166 |
| 10. Latitude: 43.196028 | Longitude: -70.873529 |

Cocheco Mills
Name of Property

Strafford Co., NH
County and State

- | | |
|-------------------------|-----------------------|
| 11. Latitude: 43.195209 | Longitude: -70.873708 |
| 12. Latitude: 43.197209 | Longitude: -70.872392 |
| 13. Latitude: 43.193791 | Longitude: -70.871877 |
| 14. Latitude: 43.193796 | Longitude: -70.871347 |
| 15. Latitude: 43.194625 | Longitude: -70.870539 |
| 16. Latitude: 43.195131 | Longitude: -70.870511 |
| 17. Latitude: 43.195125 | Longitude: -70.871955 |
| 18. Latitude: 43.196033 | Longitude: -70.872027 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated district occupies Dover city lots 2-36, 2-37, 2-37A, 3-63, 3-63A, 3-63B, 3-66, and 23-16. Boundaries are on delineated on attached city assessors maps 1-6 and 23.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries of the Cocheco Mills historic district have been drawn to include all surviving buildings historically associated with the Cocheco millyard.

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11. Form Prepared By

name/title: Christine Beard/Consultant
organization: Tremont Preservation Services
street & number: 21 Market Street
city or town: Ipswich state: MA zip code: 01938
e-mail chris@tremontpreservation.com
telephone: 978-356-0322
date: October, 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Cocheco Mills
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cocheco Mills

City or Vicinity: Dover

County: Strafford

State: NH

Photographer: Christine Beard

Date Photographed: 4/2/12

Description of Photograph(s) and number, include description of view indicating direction of camera:

<u>Photo #</u>	<u>Image Name</u>	<u>Description</u>
1 of 11	NH_Strafford County_Cocheco Mills_001.tif	View southeast showing facade (north elevation) of Mill #1
2 of 11	NH_Strafford County_Cocheco Mills_002.tif	View southeast showing west elevation of Mill #2
3 of 11	NH_Strafford County_Cocheco Mills_003.tif	View southeast showing west elevation of Mill #3
4 of 11	NH_Strafford County_Cocheco Mills_004.tif	View northeast showing south elevation of Mill #5
5 of 11	NH_Strafford County_Cocheco Mills_005.tif	View southeast showing north elevation of Picker House #1
6 of 11	NH_Strafford County_Cocheco Mills_006.tif	View northeast showing west elevation of Picker House #2
7 of 11	NH_Strafford County_Cocheco Mills_007.tif	View north showing south elevation of Wheel House
8 of 11	NH_Strafford County_Cocheco Mills_008.tif	View northwest showing north foundation wall of Former Boiler House
9 of 11	NH_Strafford County_Cocheco Mills_009.tif	View southwest showing Dam
10 of 11	NH_Strafford County_Cocheco Mills_010.tif	View east showing Bridge
11 of 11	NH_Strafford County_Cocheco Mills_011.tif	View southeast showing Stone Retaining Wall

Cocheco Mills
Name of Property

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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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Cocheco Mills
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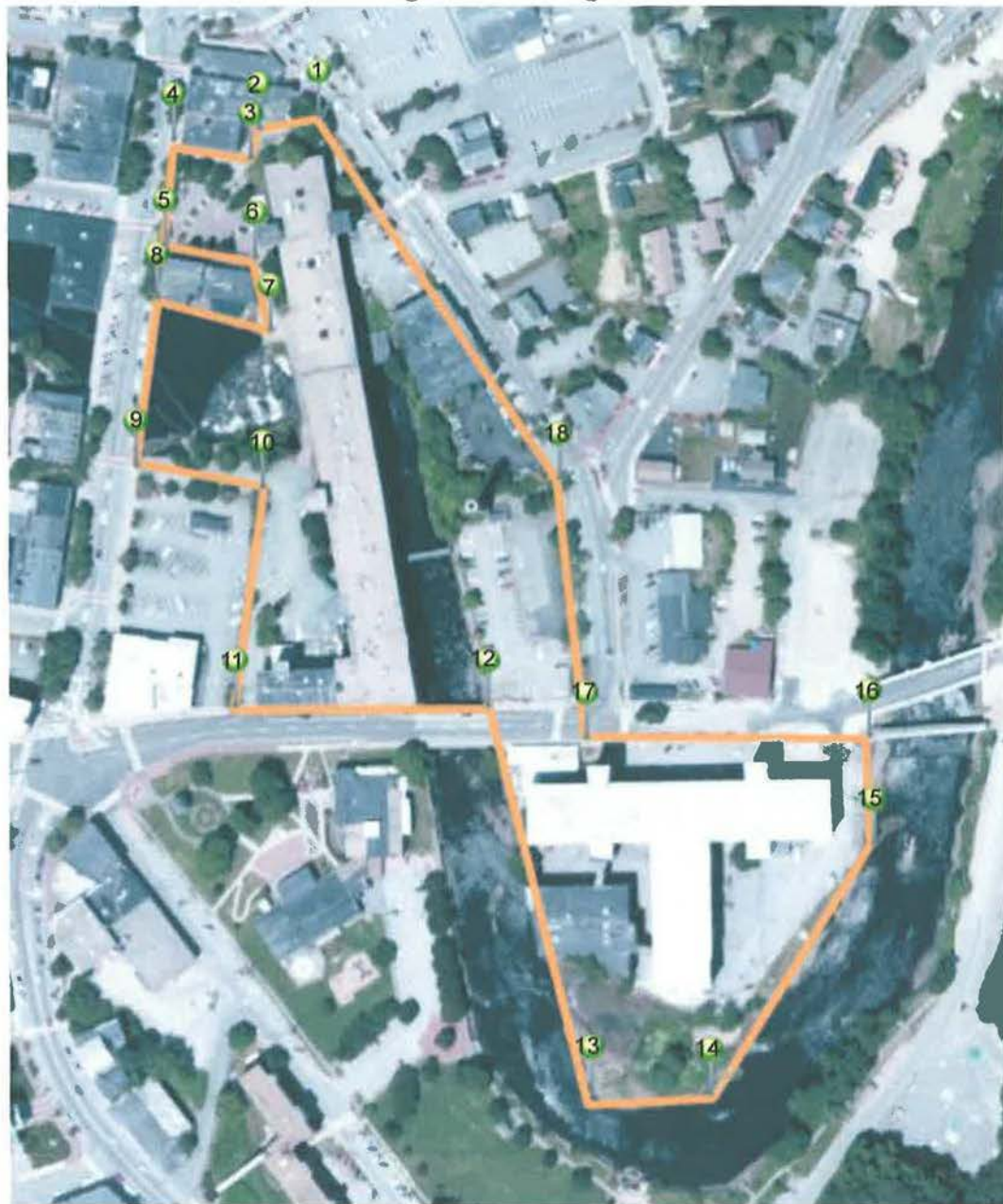
Sketch Map
Showing Photo Numbers



Cocheco Mills
Name of Property

Strafford Co., NH
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Location Map
Showing Latitude/Longitude Points



USA Imagery Map

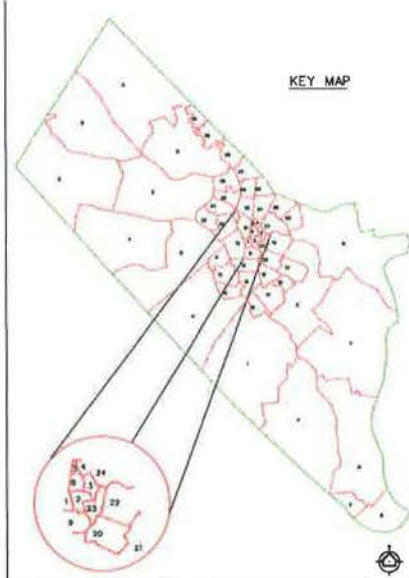
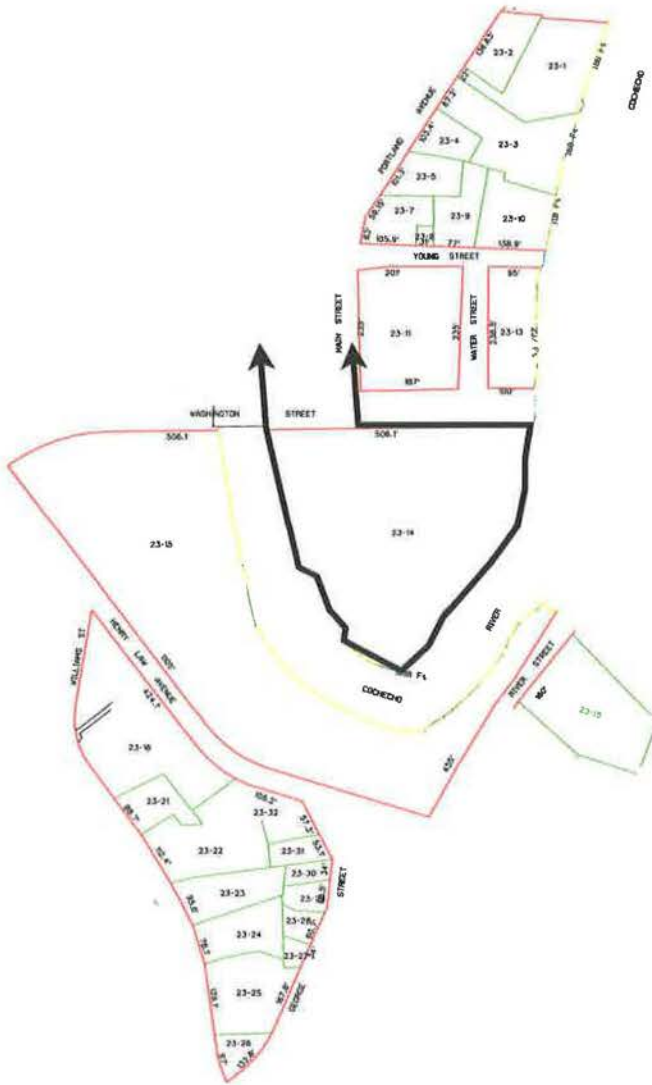
This map presents nationwide imagery for the United States down to 1m or better resolution assembled from a variety of governmental and commercial sources.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Cocheco Mills
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Strafford Co., NH
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Assessors Map



LEGEND

CITY BOUNDARY	RAILROAD	WETLANDS
MAP BOUNDARY	STREAM/RIVER	WATER BOUNDARY
R.O.W. LINE	LAKE/POND	WATERFRONTAGE (APPROXIMATE) 400.00 FT
PROPERTY LINE	WETLANDS	
MAP-PARCEL NUMBER 2-34		
FRONTAGE (APPROXIMATE) 400.00'		

SCALE: 1 INCH = 500 FEET

COMMENTS

ZONE LEGEND

SINGLE-FAMILY RESIDENTIAL	NON-RESIDENTIAL
R-10 MEDIUM DENSITY	B-1 NEIGHBORHOOD BUSINESS
R-20 LOW DENSITY	B-2 CENTRAL BUSINESS
R-40 RURAL RESIDENTIAL	B-3 THROUGHFARE BUSINESS
	B-4 HOTEL/RESTAURANT
MULTI-FAMILY RESIDENTIAL	B-6 RURAL COMMERCIAL/PETROL DISTRICT
MW-20 SUBURBAN MULTI-RESIDENTIAL	I-1 RESTRICTED INDUSTRIAL
MW-15 LOW DENSITY MULTI-RESIDENTIAL	I-2 INDUSTRIAL
MW-10 MEDIUM DENSITY MULTI-RESIDENTIAL	I-4 ASSEMBLY AND OFFICE
MW-5 HIGH DENSITY MULTI-RESIDENTIAL	O OFFICE
MW-4 URBAN DENSITY MULTI-RESIDENTIAL	CWD COCHECO WATERFRONT DISTRICT
	UARD URBAN MULTIPLE USE
	ETP EXECUTIVE AND TECHNOLOGY PARK

PLANIMETRIC MAPPING PREPARED BY:
GEOD CORPORATION
 10-24 KINGSDALE ROAD, NEWFORDLAND, N.H. 03455
 FROM AERIAL PHOTOGRAPHY, DATED APRIL, 1987

NOTES:
 THIS MAP IS MAINTAINED FOR TAX ASSESSMENT PURPOSES ONLY
 NO OTHER USE IS AUTHORIZED.
 GRID IS BASED UPON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM

CITY OF DOVER
 STRAFFORD COUNTY, NEW HAMPSHIRE
 TAX ASSESSOR'S MAP
MAP 23

APPROVED BY: _____ PLAT DATE: _____ REVISION NO.: _____
 FEBRUARY 1, 2007

CITY OF DOVER GEOGRAPHIC INFORMATION SYSTEM
 280 CENTRAL AVENUE, DOVER, NEW HAMPSHIRE

Cocheco Mills
Name of Property

Strafford Co., NH
County and State

Assessors Map

KEY MAP

LEGEND

- CITY BOUNDARY
- STATE-ROUTE
- LOT BOUNDARY
- LANE, DRIVE
- WATER BOUNDARY
- ROAD BOUNDARY
- PROPERTY INTEREST
- UNDEVELOPED LAND
- IMPROVED LAND
- UNDEVELOPED LAND
- IMPROVED LAND

SCALE: 1" = 100 FEET

COMMENTS

NO.	DESCRIPTION
1	SEE COMMENTARY
2	SEE COMMENTARY
3	SEE COMMENTARY
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38	SEE COMMENTARY
39	SEE COMMENTARY
40	SEE COMMENTARY

PLANNING MAPS PROVIDED BY:
GEOCORPORATION
7000 HIGHWAY 103, SUITE 100, WEST
BRIDGE, NEW HAMPSHIRE 03091

NOTED:
THIS MAP IS MAINTAINED FOR THE ASSESSMENT PURPOSES ONLY.
IT DOES NOT REPRESENT THE OFFICIAL RECORD OF THE
CITY OF DOVER TAX ASSESSOR'S MAP.
MAP 1-6

CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
TAX ASSESSOR'S MAP
MAP 1-6













RIVERMILL
EST. 1850













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cocheco Mills

MULTIPLE NAME:

STATE & COUNTY: NEW HAMPSHIRE, Strafford

DATE RECEIVED: 2/07/14 DATE OF PENDING LIST: 2/27/14
DATE OF 16TH DAY: 3/14/14 DATE OF 45TH DAY: 3/26/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000081

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/26/14 DATE

ABSTRACT/SUMMARY COMMENTS:

*Historic mill district - local level.
Industry & architecture sense of design 1825-1937.*

RECOM./CRITERIA A+C

REVIEWER W. Delaney

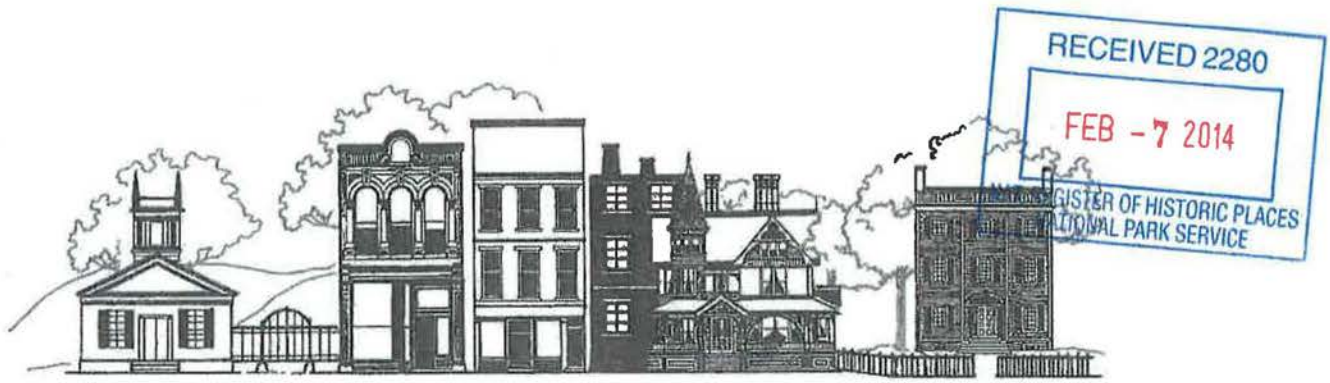
DISCIPLINE Historic

TELEPHONE _____

DATE 3/26/14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

MEMORANDUM

To: Lisa Deline
From: Peter Michaud
Subject: NR Nomination from NH
Date: February 4, 2014

Dear Lisa,

Enclosed are two National Register forms.

The first is a nomination for the Cocheco Mills in Dover, NH. Two of the mills are being rehabilitated using the 20% credit and the complex has been reviewed by NPS for eligibility to the National Register with an earlier submission of a Part 1.

The second is a reevaluation of eligible resources within the NR listed Wiswall Falls Mill Site in Durham, NH. The form was submitted to our office as mitigation for a 106 review project that occurred on the site.

I hope you are well, please feel free to call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Michaud", is written over a light blue circular stamp.

Peter Michaud
National Register, Preservation Tax Incentives,
& Easements Coordinator
19 Pillsbury Street
Concord, NH 03301
(603) 271 3583 fax (603) 271 3433
Peter.michaud@dcr.nh.gov