

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name CHASE, AMOS, HOUSE AND MILL

other names/site number none

### 2. Location

street & number Route 114, west side, 1/8 ml S of Rts 114 & 77 juncture  not for publication

city, town Weare  vicinity

state New Hampshire code NH county Hillsborough code NH011 zip code 03281

### 3. Classification

#### Ownership of Property

- private
- public-local
- public-State
- public-Federal

#### Category of Property

- building(s)
- district
- site
- structure
- object

#### Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>2</u>	_____ Total

Name of related multiple property listing:  
n/a

Number of contributing resources previously listed in the National Register 0

### 4. 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.  See continuation sheet.

William C. Miller

February 6, 1992

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.

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. 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): \_\_\_\_\_

entered in the  
National Register

Alfred Byers

3/12/92

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

INDUSTRY/manufacturing facility

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Current Functions (enter categories from instructions)

COMMERCE/TRADE/professional

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Greek Revival

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Other: wooden mill

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Materials (enter categories from instructions)

foundation granite

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walls WOOD/weatherboard

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roof ASPHALT

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other n/a

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**Describe present and historic physical appearance.**

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The Amos Chase House and Mill are located on the west side of Route 114, approximately 1/8 mile south of the intersection of Routes 114 and 77 in North Weare. The property includes two contributing detached buildings: a two-story Greek Revival frame mill building constructed around 1849 and a 2-1/2 story frame, two-family residence constructed around 1836. The house, which faces east, faces the road; the mill is located behind it, adjacent to the Piscataquog River from which it derived its power. Both the mill and house are virtually unaltered and retain integrity of location, design, setting, materials, workmanship, feeling and association. The nominated property comprises 2.37 acres. The site is wooded along the river and around the mill; to the north of the house there is a sandy parking area and lawn beyond leading to the river whose course forms the west and northern boundaries of the property. Remains of a granite and concrete dam and millrace are visible at the river bank.

### Chase Mill

The Chase Mill is a two-story, flat-roof building built circa 1849.<sup>1</sup> It is rectangular in plan, save a slight projection along the south wall. The building sits on a granite foundation, which provides a cellar along the east and north sides. The southern wall is supported by three granite posts, with a shallow crawl space underneath. The building is clad with clapboards and terminates in a flat roof with a broad overhang. Two brick chimneys rise from the roof. The one at the southeast corner has a corbeled cap and exists only above the roofline, the lower section having been removed at an unknown date; the other is on the north side. Two metal stove pipes also rise from the roof. Fenestration is regularly spaced, and primary window sash is mid-nineteenth century six-over-six double-hung spring sash. Aluminum combination storm/screen windows with a dark brown anodized finish were

<sup>1</sup> The actual construction date of the mill is unknown, but historical evidence, corroborated by its physical characteristics, places it circa 1849. See also Statement of Significance.

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mounted on the exterior in 1989. Window openings have flat casings, simple wooden sills and a projecting flat cap. The corners and fascia of the building are defined by flat trim boards.

The east (front) elevation, which faces Route 114, has four regularly-spaced windows on each floor and a fully exposed cellar whose outer wall is covered with clapboards. Two wide openings in the center of the cellar level contain overhead wood paneled garage doors installed circa 1960. The doors are flanked by a single window with eight-over-eight double-hung sash.

The south elevation jogs outward near the southeast corner; the primary entrance is set into the east side of the jog.<sup>2</sup> The main entry door has six vertical recessed panels--three above and three below--and a grained knob. It is reached via six wooden steps (recently rebuilt) that terminate in a simple landing. An aluminum storm door was recently added. The main wall of the south elevation contains a single twelve-light window in the second story, set horizontally. The inset section of the wall (southeast corner) contains a window on each floor which match the primary sash.

The west elevation is similar to the east with the exception of an entrance located on the first floor in lieu of the second window from the left and the offset position of the window opening south of the doorway. (It is not known if the entrance is original, but the door matches that on the front elevation.) A flight of wooden steps that terminates in a small landing and has a simple iron railing dates from 1989. The granite block foundation is exposed at the northwest corner; at the southwest corner, granite posts reveal a shallow crawl space. Small eight-light cellar windows are located beneath three of the first story window openings. A fourth and wider opening, located beneath the entrance, marked the entrypoint of the millrace; it is now filled in with cinderblocks.

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<sup>2</sup> The jog is apparently original; during the late 1980s rehabilitation when the walls were opened up, there was no sign of any window openings in the inner south wall.

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The north elevation contains two windows on each floor, situated toward the outer corners. The granite foundation is visible for a height of around two-and-a-half feet.

Interior: The interior of the mill is largely open. A partition at the north end of the first floor appears original. Four square wooden posts support the ceiling. The second floor is accessible by a functional wooden stairway at the south end of the building. Completely open, it lacks any supporting posts. The only alteration to the historic floor plan is the addition of a bathroom on each floor along the east wall (added in 1989). Walls and ceilings are covered with sheetrock; the original plaster was removed at an unknown date. Floor boards are narrow, unpainted pine planks. Window and door casings are flat. Interior doors are mid-nineteenth century and have four recessed panels and grained knobs. The unfinished cellar contains an early stone forge at the north end. Along the west wall the masonry arch of the millrace is visible. A frame partition separates the two garage openings.

### Chase House

Standing just east of the mill and fronting onto Route 114 is the two-and-half story, two-family Chase House. The Greek Revival house was built circa 1836 and survives with few exterior changes.<sup>3</sup> The house rests on a granite foundation, is rectangular in plan, and has a gable roof. Two interior brick chimneys painted white and two pedimented dormers with six-over-six sash rise from each roof slope. Decorative lightning rods rise from the ridge and each of the dormers. The roof is clad with asphalt shingles and has an aluminum snowbelt along the eaves. The building's walls are sheathed in clapboards. Window openings have flat casings, molded caps, and plain sills. Sash is mid-nineteenth century double-hung six-over-six, and wooden blinds are found on the two primary (northeast and northwest) elevations. Aluminum combination storm/screen windows are mounted on the

<sup>3</sup> Its actual construction date is unknown, but it was built between 1831, when Amos Chase made his first land purchase, and 1837 when the house is described in Book 189, Page 497 at the Hillsborough County Registry of Deeds.

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exterior. The building's four corners are defined by pilasters with molded caps. The building has two identical entrances with granite steps, one on each of the two primary elevations. Each entrance is framed with a classical architrave that includes paneled side pilasters. The original four-paneled wooden doors are flanked by five-light sidelights and protected by an aluminum storm door.

The southeast (street-facing) elevation is five bays wide, with a pedimented gable and centrally-positioned entrance. Two windows fill the gable, and an aluminum louver is located in the peak.

The northeast elevation echoes the southeast in its architectural treatment. It is divided into a two-bay section at the east end and a five-bay section at the west end, reflecting the internal two-family division.

The northwest elevation, which faces the mill, is more simply detailed than the preceding two. The gable is not pedimented, and the wall surface is broken by only two windows on each of the two lower floors. Two additional windows are found in the third floor, one of which has a new iron fire escape balcony and ladder projecting from it. A small window opening in the gable peak contains an aluminum louver.

The southwest (rear) elevation has two nineteenth century one-story ells projecting from it, both of which sit on granite foundations. Each has an exterior entrance at the northwest corner, flat trim and is sheathed in clapboards. The western ell, which is the longer, has an exterior brick chimney and, on the northwest side, a picture window. The primary sash on the rear elevation is double-hung six-over-six; smaller window openings appear over each dormer, and a casement window is found on the first floor between the ells.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Industry  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

ca. 1836-ca. 1910  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

ca. 1836  
ca. 1849-ca. 1890  
\_\_\_\_\_

Cultural Affiliation

n/a  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

n/a  
\_\_\_\_\_

Architect/Builder

unknown  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Amos Chase House and Mill in Weare, New Hampshire meets Criteria A of the National Register of Historic Places. The mill is the sole surviving water-powered mill in Weare, a community that once sustained dozens of small mills along its rivers. The mill and the house are dually associated with a local rural industrial tradition: for over one hundred years, the house was the home of the Chase family who operated the mill. The mill is an excellent example of vernacular frame industrial architecture that survives virtually unaltered. The house is an intact example of a rural Greek Revival residence. The setting of the two buildings is also unchanged: the relationship between the owner's house, the mill, and the river is preserved, and the surrounding land remains undeveloped. The mill has been altered only by the addition of two overhead garage doors that lead into the cellar. The building's interior was rehabilitated in 1988, but the open plan and all surviving architectural detail were retained. The 1938 hurricane, a storm that destroyed all of the town's remaining mills save this one, washed out its waterwheel, but the entrypoint of the millrace is still visible. The house has been altered only by the installation of exterior aluminum windows and doors, the addition of a casement window in the rear, and a fire escape on the northwest elevation. The period of significance for the property, circa 1836-circa 1910, coincides with the period during which the complex was industrially active. The significant dates, ca. 1836 and ca. 1849-ca. 1890, reflect the respective construction dates of the house and mill. The date ca. 1849 reflects the earliest possible construction date of the mill, based on local histories, census records and physical evidence. (The mill replaced an earlier mill built on the site in 1836.) As with most mid-late 19th century mills, actual construction dates are difficult to pinpoint, due to the delayed changes in mill structural technology. New Hampshire lacks a mill inventory, making comparative judgements difficult. However, a review of a number of

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historic photographs in a private collection of mills built in Weare in the late 19th century revealed strong physical similarities to the Amos Chase Mill. Features such as six-over-six window sash, low-pitched roofs, and flat cornerboards, some with simple, molded caps, were common to other mills dating from the 1880s through the 1910s. Although there is no record of the Chase Mill being reconstructed in the late 19th century, in the absence of more concrete data, the significant date needs to reflect a broad period.<sup>1</sup>

**Industry.** The Amos Chase Mill in North Weare is the sole surviving representative of the small-scale industrial economy that developed along the Piscataguog River and characterized much of the Town of Weare during the nineteenth century.<sup>2</sup> Although agriculture was the chief industry in Weare, industry played an important role: over a period of approximately one-hundred years, sixty-two mills were erected within the town. Of these, twenty-two, including the Chase Mill, were located along the North Branch of the Piscataguog River which flows in an easterly direction across the northern section of Weare.<sup>3</sup> Two villages developed along its course: North Weare and Chase Village. North Weare had the majority of the town's mills, including grist mills, a machine shop (1818), a carding and clothing mill (1800), and a cotton and woolen factory (1812). In later years, there were three shoe factories, a tannery, a hosiery mill, a skiving factory and a wooden handle factory that produced handles for files and chisels.<sup>4</sup> Chase Village, the smaller of the two villages, was located just west of North Weare and settled largely by the Chase family in the early nineteenth century. It included around ten houses and two mills, both operated by Chases. The subject of this nomination, the Chase

<sup>1</sup> Little, William, *The History of Weare, New Hampshire*. Published by the Town of Weare, 1888, p. 538.

<sup>2</sup> Three other shops are known to survive in Weare: two in North Weare and one in South Weare. On the corner of Route 77 and Center Road in North Weare a former shoe shop has been converted into a residence. Farther west on Route 77 stands the Odd Fellows Hall; its lower floors were a shoe shop and the top floor housed the fraternal organization. The shop in South Weare was a tailor shop and is attached to a Federal style house. [George Hollis interview]

<sup>3</sup> Dearborn, Helen E., *Town History of Weare, N.H. from 1888*. Concord: Evans Printing Co., 1959, p. 154.

<sup>4</sup> Little, pp. 528-51; 1858 and 1892 maps of Weare.

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Mill, was built by Amos Chase (1809-1884), replacing a 1836 mill on the site also erected by Amos. His brother John W., who lived in the other half of the Chase House at the outset, manufactured skivving machines at a nearby site. Another member of the family ran the village's general store.<sup>5</sup>

Although the history of Amos Chase's mill is sketchy, a series of deed transactions indicate that between 1831 and 1837 Chase purchased several contiguous tracts of land abutting the Piscataquog River, with water privileges to build a dam. In 1837 the nominated property is described: two acres of land and "water privileges, with a dwelling house, barn, Blacksmith Shop, Saddler and Harness maker's shop, Paint shop, Wheelwright's shop, Wood shop and other outbuildings."<sup>6</sup> Amos Chase himself is described in deeds throughout the 1830s as a wheelwright; he apparently leased portions of the site and/or mill for other purposes. In 1844 his mill burned.<sup>7</sup> The precise date of the rebuilt (existing) mill is not known, though it is assumed that it was built by 1850 when the site is known to have been industrially active, and its industrial real estate was valued at \$1,000. Furthermore, physical evidence corroborates a mid-nineteenth century construction date. In 1850, Chase is described as a mechanic with a large supply of steel and iron and in 1860 as a tool manufacturer. Ten years later both he and his son John H. are identified as mechanics and wheelwrights.<sup>8</sup> Chase's blacksmith shop apparently was in the basement level where a forge remains. Between 1850 and 1870 Moses F. Currier manufactured screw plates, hollow augers and other tools here. An early account book of Chase's suggests he and Currier were partners. Although the products of the Chase Mill were not unique to Weare, Amos Chase was described as a "man of great ingenuity and skill, who did much to build up the section of the town where he lived."<sup>9</sup>

In 1878, Chase's son purchased the mill and house for \$1500. Under John Chase's management, the mill began producing ash baskets. A portion of it was later leased

<sup>5</sup> Little, pp. 761-62.

<sup>6</sup> Hillsborough County Registry of Deeds, Book 189, Page 497.

<sup>7</sup> Little, p. 538.

<sup>8</sup> US Industrial Census records, 1850-1880

<sup>9</sup> Little, pp. 543, 762.



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to a carriage painting shop operated by Albert Sawyer. John continued manufacturing baskets, one of several shops in town, on the site until around 1910.<sup>10</sup>

**Historical background.** Amos Chase (1809-1884) moved to Weare from Deering around 1831 with his parents and ten brothers. His mother, Sarah Hanson Chase, was from Weare; his father John was a farmer and shoemaker. The extended Chase family in Weare included five of his father's siblings and numerous cousins who arrived here in the late eighteenth/early nineteenth century.<sup>11</sup>

After the mill ceased industrial production circa 1910, it served as the Grange Hall and later as an Odd Fellows Hall for short periods. Following John Chase's death, the building was jointly owned by his wife, Jeanette A. Chase, and Albert E. Timson, who kept chickens and cows in it during the 1930s. The water wheel generated electricity to operate the electric lights for the chickens. From the mid-1940s until the late 1980s, the mill stood vacant.<sup>12</sup> In 1988 it was rehabilitated as a certified historic rehabilitation for use as studio space.

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<sup>10</sup> Ibid, p. 539; Interview: George Sawyer.

<sup>11</sup> Little, p. 761.

<sup>12</sup> Interviews: Mildred Chase, Harold Hall, and George Sawyer; Dearborn, p. 174; Hillsborough County Registry of Deeds.

**9. Major Bibliographical References**

See continuation sheet

 See continuation sheet

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**Acreage of property 2.37

## UTM References

A 19 27 6 2 0 5 4 7 7 6 3 5 5  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

 See continuation sheet

Verbal Boundary Description

See continuation sheet

 See continuation sheet

Boundary Justification

See continuation sheet

 See continuation sheet**11. Form Prepared By**

name/title Elizabeth Durfee Hengen, Preservation Consultant with Karen Ricky

organization \_\_\_\_\_ date October 14, 1991

street & number 25 Ridge Road telephone 603-225-7977

city or town Concord state NH zip code 03301

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### Books, articles and manuscripts

"Account Book of Amos Chase, 1854-1863" (Weare Historical Society collection)

Dearborn, Helen E., *Town History of Weare, N.H. From 1888*. Concord: Evans Printing Co., 1959.

Hambourg, Serge; Breisch, Ken; and Perrin, Noel, *Mills and Factories of New England*. New York: Harry N. Abrams, Inc., 1988.

Hillsborough County Registry of Deeds (deed and probate records)

Little, William, *The History of Weare, New Hampshire*. Published by the Town of Weare, 1888.

Photograph files, New Hampshire Historical Society

United States Industrial Census Records, 1850-1880

### Maps and atlases

1858 *Map of Hillsborough County*. Surveyed by J. Chace Jr. Published by Smith, Mason & Co.

1888 *Map of Weare, NH*. Compiled by Messrs. Collins, Peaslee & Dearborn. Drawn by G.C. Patten.

1892 *Atlas of the State of New Hampshire*. Compiled by D.H. Hurd & Co., Boston.

### Interviews

Harold Hall, August 1988, (Weare native and employee of former owner Albert Timson)

Gerald Hight, June 1991 (Weare local historian)

George Hollis, August 1988 (Weare native and local historian)

Nelly Perrigo, July 1988 (daughter of former owners Joseph & Grace Malfet)

George Sawyer, August 1988 (Weare native and grandson of tenant Albert Sawyer)

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### 10. Geographical Data

#### Verbal Boundary description

The nominated property includes the house lot of the property owned by Geoffrey Katz, as shown on the Current Use Assessment Map prepared by Robert B. Todd on March 19, 1985 on file at the Weare Assessors' Office and described in Book 3183, Page 729 at the Hillsborough County Registry of Deeds. The boundary begins at the northeast corner of the property where the Piscataquog River crosses Route 114, just south of its intersection with Route 77. It continues south along the west side of Route 114 for 279 feet where it continues due south for 110 feet. The boundary then runs in a straight line west for 325 feet where it crosses the Piscataquog River. The boundary follows the northern bank of the river (the small island is included with the property) in an easterly, then northerly direction to the starting point. The property contains 2.37 acres and is part of Lot 75 on Map 201 of the Weare Assessors' Maps. Boundaries for the property are indicated by a dashed line on the attached sketch map.

#### Boundary justification

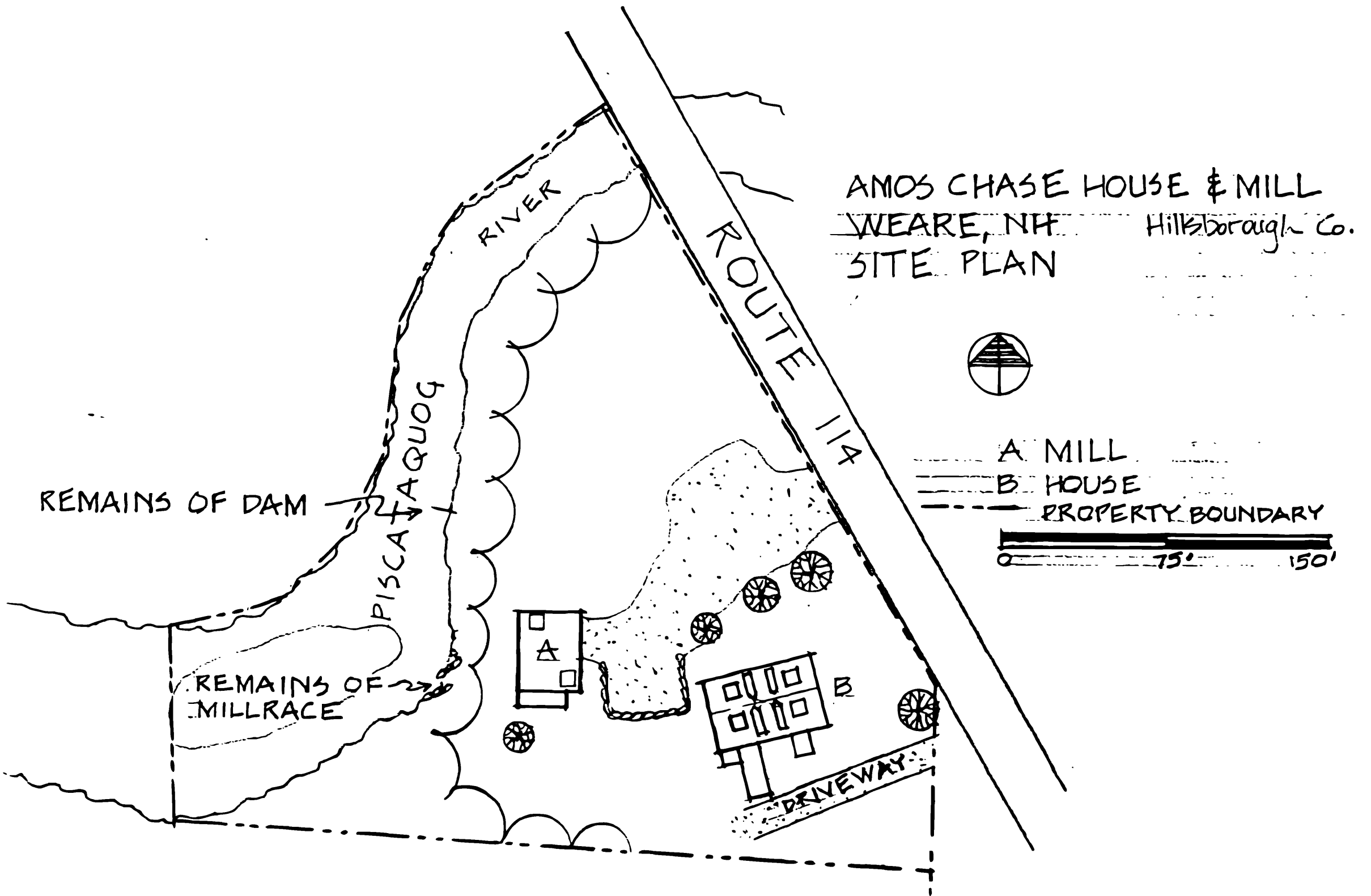
The nominated property includes the entire parcel that originally accompanied the Chase House and Mill. The boundary includes both of the contributing buildings, as well as the adjacent riverbank. The additional land of Geoffrey Katz--woodland located to the south and west--though part of the same deed reference, is not included because it has no historical or visual associations with the nominated property.

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SITE PLAN

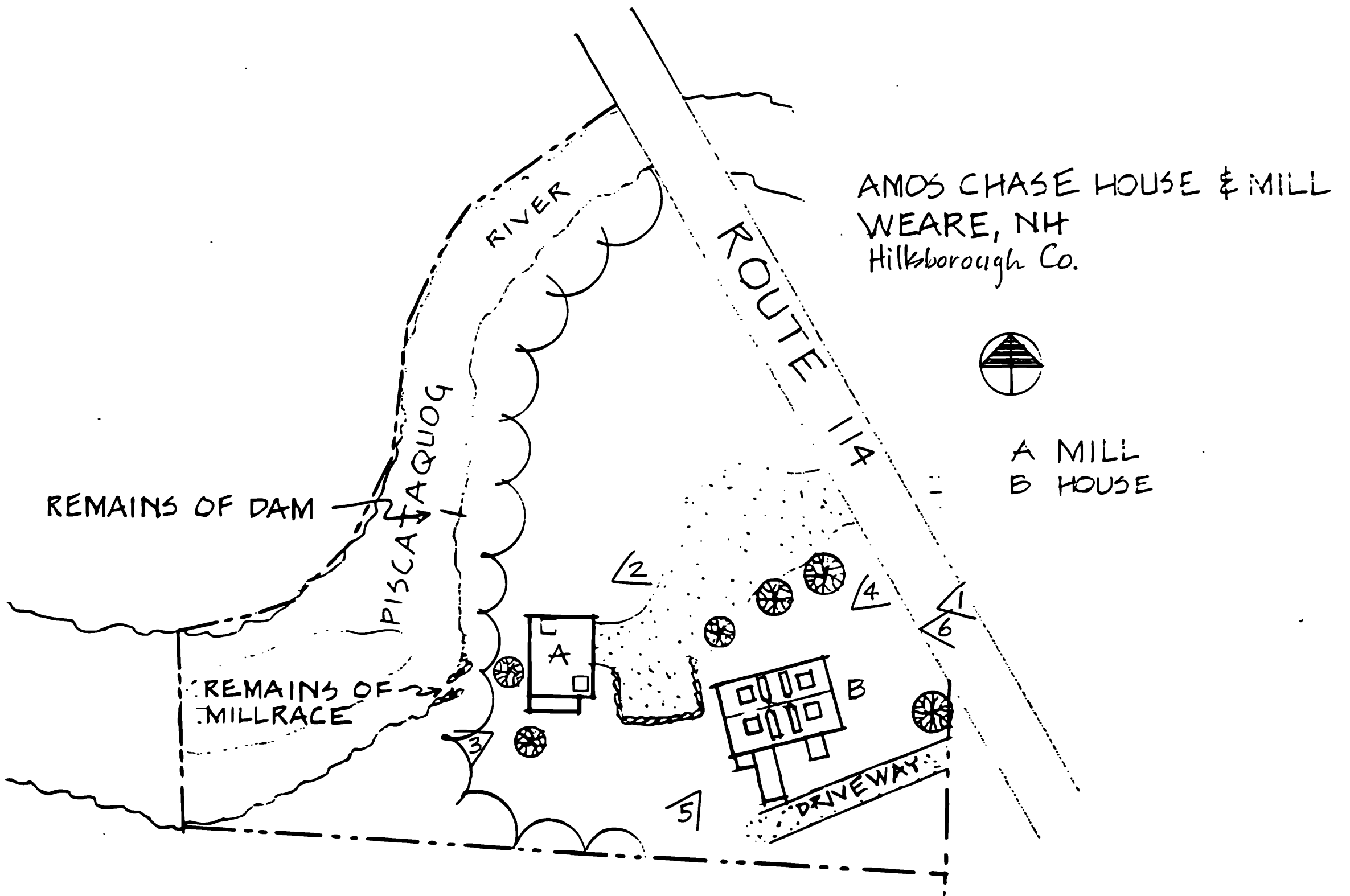


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PHOTOGRAPH KEY



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This certifies that the appearance has not changed since these photographs were taken.

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### PHOTOGRAPHS

The following information is the same for all photographs:

**Name of property:** CHASE MILL  
**Town/state:** Weare, New Hampshire  
**Photographer:** Geoffrey Katz  
**Date of photograph:** May 1990  
**Location of negative:** 5 Central Square, New Boston, NH

#### Photo #1

**Description of view:** Looking southwest at southeast elevation of Chase House and east elevation of Chase Mill.

#### Photo #2

**Description of view:** Looking southwest at east (front) and north elevations of mill.

#### Photo #3

**Description of view:** Looking northeast at west (rear) and south elevations of mill.

#### Photo #4

**Description of view:** Looking southwest at northeast and southeast elevations of house.

#### Photo #5

**Description of view:** Looking northeast at southwest and northwest (rear) elevations of house.

#### Photo #6

**Description of view:** Looking west at east elevation of mill. Photograph taken in the 1920s.



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## **OWNER NAME AND ADDRESS**

Geoffrey Katz  
5 Central Square  
New Boston, NH 03070