NPS Form 10-900
United States Department of the Interior
National Park Service

OMB No. 1024-0018

156

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.

RECEIVED 2280
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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: Woodbury Mill
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: 1 Dover Street
City or town: Dover State: New Hampshire County: Strafford
Not For Publication: N/A Vicinity: N/A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

E. H. Murphy 1/28/13

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

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:) _____

for Edson H. Beall 3.25.13

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		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.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER/Late 19th 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 Woodbury Mill is located at the corner of Park and Dover Streets at the periphery of downtown Dover, New Hampshire. Woodbury Mill is situated in a residential neighborhood dominated by single and two-family residences from the late 19th and early 20th centuries. The L-shaped lot on which the building sits includes just under an acre of land (.98 acres) and is made up of several small parcels that were acquired between 1885 and 1891. The site slopes gradually upward from west to east, so that the building has five fully exposed floors at the west end and four exposed floors at the east end. The building sits close to the bordering streets, being set back approximately 20 feet from either street. A narrow paved strip separates the mill from Dover Street. A paved driveway runs along the east side of the building and leads to a small paved parking/loading area at the rear. There is also a small paved area off the northwest corner of the building. The west elevation is separated from Park Street by a narrow strip of land bordered by a cyclone fence. The mill building consists of the main block from 1885, an original boiler room ell projecting from the center of the rear elevation, two small mid-20th century additions off the boiler room, and a two-story wood-frame structure joined to the west end of the main block at the rear. The Woodbury Mill is an excellent example of typical late 19th century mill construction. Its red brick exterior, segmental arched windows, deep overhanging eaves with brackets, and bays separated by brick piers are characteristic of the building type.

Narrative Description

Main Block

Constructed as a shoe factory, the Woodbury Mill is five-stories, constructed of red brick with a granite foundation, and is rectangular in plan (29 bays wide and 5 bays deep). A firewall runs through the building just west of center, roughly dividing it in half. Window bays are separated by wide brick piers and window openings have segmental arched heads and wood sills. Roughly one-third of the window openings retain the original 12/12 wood double-hung sash. All of the windows at ground level were infilled (date unknown) with concrete block, as were those adjacent to the rear fire escapes The building's low-pitched roof is finished with a rubber membrane and has deep overhanging eaves with wide-set wooden brackets set above brick corbelling. Historic photos show a square cupola (no longer extant) in the center of the main block as late as 1890 (exact date of removal is unknown). The central brick firewall projects above the roof plane approximately four feet. Those sections of the wall closest to the side wall of building are capped by rough-cut granite. A short section of the wall was replaced with CMU (date unknown).

The primary façade of the building faces Dover Street and was originally designed with principal entries flanking the brick party wall near the center of the building at the second floor. Access to the entries was by means of wooden staircases (as shown in the attached historic photographs). Both entries were sheltered by a single hood supported on large wooden brackets. Today, the easternmost entry is infilled with concrete block and the west entry holds a modern door. Half the hood was removed and the original double stairs were replaced by a single set of wood stair (c. 1970s). Historic photos show that there was another similar entry at the west end of this façade at the second floor. Today the western doorway is partially bricked in and holds a small window. A fourth doorway, now filled with concrete block, can be seen at the east end of the Dover Street facade. The granite sill for this entry is still in place, although it is set several inches above grade, indicating that this may have been a loading door.

The east and west elevations are similar; both are five bays wide and there are no entrances. Due to the slope of the site, the west elevation (facing Park Street) is five stories tall, while the east elevation rises just four stories. Ground level windows at the Park Street façade have been filled in with concrete block and painted, along with the surrounding brick at the lower level. Between the second and third floors is a modern aluminum sign. An 1885 granite date block is located in the center of this elevation between the third and fourth floors.

The rear elevation of the main block features two metal fire escapes, each with landings at the third, fourth and fifth floors. These fire escapes were not part of the original construction but appear to date to the early 20th century. Six window openings were converted to use as doorways to provide access to the fire escapes. Today, these doorways hold modern flush aluminum doors. A window at the west end of the rear elevation was infilled with CMU and a doorway was installed beneath it (date unknown). The entry holds a modern metal door and hood.

The main block of the mill has five levels, each divided into two large spaces by a brick firewall near the center of the building. The original floor plan is not known but it appears that each floor was identical except the first, where there is only sufficient height for a crawl space at the east end. Each floor is typical of late 19th century mill construction, with exposed brick walls (painted) and exposed framing/decking at the ceiling. There are wood floors throughout. A single row of wood columns runs down the center of the building. Partitions were added (appear to be post-1960s) in the western half of the second floor to create several offices, bathrooms, and storage rooms. There are historic sliding metal-clad doors hanging in the wide firewall openings at each floor.

Boiler Room Ell and Rear Additions

An original two-story brick boiler room ell is attached to the rear of the main block. There are additions at all sides of the boiler room, so little of the original ell is currently visible from the exterior, with the notable exception of a tall brick chimneystack. The square stack rises approximately 10 feet above the roof of the main block and featuers brick corbelling at the top. A concrete block addition was constructed off the north side of the boiler room, obscuring the elevation entirely. This was not the first addition in this location; a coal shed was added off this face (between 1898 and 1905) and enlarged later (between 1912 and 1925). The existing CMU addition was built after 1946 to replace the earlier additions, likely closer to 1960 based on its construction. The CMU addition is two-stories and enclosed by a flat roof with overhanging eaves resting on simple wood brackets. The only fenestration is a low doorway at the north elevation. A wood-frame addition (c. 1970s) covers most of the east elevation of the boiler room. The east addition is a utilitarian structure with plywood siding and a poured concrete foundation. A narrow strip of the original east wall of the boiler room remains visible, showing evidence of an original segmental arched doorway that was infilled with brick when the east addition was constructed. There is evidence of former window openings at both the north and east elevations of the boiler room but all are infilled. The interior of the boiler room ell has exposed brick walls (painted), a poured concrete floor, and exposed framing and decking at the ceiling. The first floor level of the ell is set approximately 3 ½ feet below the floor level of the main block. The western half of the ell is a two-story space holding the boiler, while the eastern half is divided into two floors.

West of the boiler room is a two-story wood-frame building that is attached to the main block by a two-story enclosed pedestrian bridge. The building was joined to the factory at some time between 1951 and 1974, although it appears to be a late 19th century structure that was moved here (possibly the former box factory that one stood in the northwest corner of this lot, but confirmation of this has not been found). The wood-frame building has a flat roof with deep overhanging eaves and wooden brackets. It is nine bays deep and four bays wide; all of the sash on the building have been removed and replaced with painted plywood. A former doorway on the north elevation was also infilled with plywood. Fenestration at the west elevation has clearly been modified. Near the center of the elevation is an infilled window with the scarring of a pediment above; below the window is a large granite step. An enclosed loading dock was added at the north end of this elevation, while the south end was altered to create another wide entry with a modern concrete and wood ramp.

Buildings No Longer Extant

Historical maps indicate that two small one-story freestanding outbuildings were added along the rear (north) lot line between 1912 and 1925. It is not known when these outbuildings were removed and there is no physical evidence of them today.

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.)

- [x] 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.
- [x] 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

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
INDUSTRY

Period of Significance

1885-1962

Significant Dates

1885

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

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 Woodbury Mill 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 property possesses integrity of location, design, materials, workmanship, feeling, and association. The mill meets Criterion A for its association with the shoemaking industry in Dover, New Hampshire in the late 19th and early 20th centuries. The building was used as a shoe factory, occupied by multiple companies, for nearly 90 years. Although textile manufacturing dominated the local industrial economy in the late 19th and early 20th centuries, largely through the operations of the Sawyer Woolen Mill and Cocheco Manufacturing Company (cotton mill), shoe manufacturing had a significant impact as the second largest industry in Dover. The Woodbury Mill meets Criterion C as a well-preserved example of a late 19th century industrial building of slow-burning construction. The design of Woodbury Mill follows a model that emerged after about 1860 in response to the development of heavy manufacturing machinery and efforts to limit loss due to fire. Despite several additions at the rear the building, the Woodbury Mill retains 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 Shoemaking Industry

Prior to the mid-19th century and the advent of shoemaking machinery, shoes and boots were handmade by local cordwainers. By the early 19th century, Colonial era itinerant shoemakers were supplanted by small shops where shoes were made by hand, often with two or more shoemakers with apprentices alongside them. Subdivision of labor inherent in a factory system was introduced in these small shops, with one man occupied in cutting, another stitching, and another attaching the sole. It was also common for larger shops to prepare the leather stock that was then sent out to local cordwainers or smaller shops to be assembled into the finished shoe. It is believed that the first shoe "factory" of this type in New Hampshire was established in Weare in 1823, followed by those in Farmington (1835), Rochester (1843), then Dover (1847). Brothers Cyrus E. and Samuel C. Hayes opened the factory in Dover in 1847 on the corner of Chestnut and Sixth Streets where they engaged in the production of shoes for Southern markets. By 1859 there were six boot/shoe manufacturers listed in the Dover city directory. During the Civil War many companies had to stop production but advances in shoemaking machinery post war allowed for major expansion of the shoemaking industry in Dover and elsewhere. The Dover city directory indicates that there were only three boot/shoe manufacturers in business in 1865 (all in the downtown area). Later that year John E. Goodwin established the first factory in Dover to produce machine-made footwear. The number of boot and shoe manufacturers in Dover remained fairly steady in the 1860s and 1870s, with about a half dozen active factories at any one time, most in the area on the western edge of downtown between Third and Sixth Streets. Local shoe manufacturers moved around quite a bit and changed company names as partners split and new affiliations were formed. It was not uncommon for two competing shoe manufacturers to share the same building. By 1874 there were eight boot/shoe manufacturers operating in Dover.

After 1880 there was a notable increase in the number of boot and shoe manufacturers in Dover and throughout the state. This was due in large part to improvements in shoe-making machinery, which made the manufacturing process far more efficient and thus more profitable. Increased activity in Dover could also be attributed in part to efforts of the Dover Improvement Association, which was organized in 1885 with a capital of $50,000 by several of the city's prominent businessmen for the purpose of promoting the "welfare and prosperity of the city by bringing to it valuable industries which can not fail to be of inestimable value in building up its commercial supremacy."[1] Founding members of the Dover Improvement Association included James Elbridge Lothrop, successful clothier; Elisha Rhodes Brown, a banker with the Strafford National Bank; Thomas Berry Garland, treasurer of the Dover Gas Works; and Hiram F. Snow, a local roofer and builder. The group focused their efforts on promoting the shoe/boot manufacturing industry and were responsible for construction of the two largest shoe factories in Dover. Built in 1885, the Woodbury Mill was the first of the two mills erected by the Dover Improvement Association and was located at the intersection of Park and Dover Streets, not far from the earlier shoe factories in town. Land on which the Woodbury Mill was constructed was formerly part of a larger parcel of land belonging to John T. W. Ham. Ham's property, roughly bounded by Park, Dover, East, Baker and Hough Streets, was subdivided into small house lots in 1878. A number of the lots, including those on which the Woodbury Mill was later erected, were purchased by B. Frank Neally and associated investors in 1878. A prominent businessman in Dover, Neally was associated with the Dover Navigation Company and operated a successful dry goods store. He also served as mayor of Dover in the late 19th century. The Dover Improvement Association purchased six small adjacent lots from Neally in 1885 as the site for the Woodbury Mill. A number of houses had already been constructed in the neighborhood by then and today the mill stands out in contrast to the surrounding residential buildings from the late 19th and early 20th centuries.

The new brick mill constructed by the Dover Improvement Association in 1885 was five-stories tall, 250 feet long, and 50 feet in width. It was constructed with a central brick firewall roughly dividing the building in half. Separate entrances and staircases were constructed for each half of the mill, allowing for multiple tenants to easily share the building. In February of 1886, a portion of the mill was leased to Rufus H. & Hezekiah O. Woodbury. Woodbury Brothers, as their company was known, advertised themselves as a leading shoe manufacturer in New England with an office in Boston and another factory in Beverly, Massachusetts.[2] Their Beverly mill was used for the production of buckskins and slippers, while the Dover mill was established for manufacturing women's and misses' boots and shoes. One month after the lease to the Woodbury brothers was executed, that portion of the mill "west of the brick division wall" was leased to Martin French & Company of Peabody, Massachusetts, manufacturers of misses' and ladies' shoes.

In 1887 the Dover Improvement Association purchased two additional lots adjoining the original mill parcel; one along Dover Street and another fronting Park Street. The Park Street lot added 45 feet along the road, creating a total frontage of 174 ½ feet along Park Street. The additional land along Dover Street brought the total frontage there to about 295 feet. Shortly following the purchase of the Park Street lot, a two-story wood-frame building was erected on Park Street (shown on 1888 map). A map from 1892 identifies the building as a box factory. It appears that this factory produced boxes solely for use by the adjacent shoe factory, as there is no listing for a box manufacturer in the Dover business directory. Between 1895 and 1898 Irwin W. Tapley began manufacturing paper boxes in the building. Tapley had previously manufactured boxes in Dover on Grove Street, but moved his business to Haverhill, Massachusetts in 1891. He retained his Haverhill factory after returning to Dover to take over operations at the Park Street mill. Tapley continued to operate the Park Street box factory until about 1930. The building was subsequently used as a storage facility for the Woodbury Mill. Historic maps and photographs confirm that the old box factory remained in place until at least 1946 and was removed by 1971. There is some speculation that the box factory may have been moved on the site and that the two-story wood structure adjoining the rear of the brick mill may in fact be the former box factory, but this has

[1] *Dover, New Hampshire, Its History and Industries*, 31-32.

[2] *The Leading Business Men of Dover, 34.*

not been documented. In 1891 the Dover Improvement Association purchased an additional lot adjoining the Woodbury mill property to the east, which added another 60 feet of frontage along Dover Street and brought the lot to its current dimensions. The additional land on Dover Street was never developed and remains open space.

By 1890 Woodbury Brothers employed 250 workers in Dover and had the capacity of producing 2,400 pairs of shoes per day. Martin French & Company ceased production at the mill in 1891, just five years into their ten-year lease. The Sanborn Insurance Atlas of 1892 indicates that the Woodbury Brothers continued to occupy the building and that the Machine Improved Shoe Company had taken over the space formerly occupied by Martin French & Company (although this is the only mention of this company that has been found in historic documentation). Woodbury Brothers remained until 1894 when they closed their operations in Dover but continued manufacturing in Beverly, Massachusetts. Woodbury Brothers were succeeded as tenant of the shoe factory by J.H. Ireland Manufacturing Company, a Massachusetts company who began operations at the mill around 1896. Documentation suggests that Ireland occupied the entire building. The firm was founded in 1894 and run by Jeremiah H. Ireland, Elisha P. Dodge, and Henry B. Little, all residents of Newburyport, Massachusetts. Dodge and Little were partners in the E.P. Dodge Manufacturing Company of Newburyport, Massachusetts, who also made shoes. According to historian Robert Whitehouse, Ireland's Dover mill was equipped with "the latest and best machinery for the manufacture of ladies' and misses' shoes of medium grade."[3] The firm employed roughly 400 workers when at full capacity. The company and its successors (under several different names) enjoyed prosperity in Dover and remained in operation at the site for more than fifty years. In 1900 Harry C. Grafton, a Boston resident, became a partner and the company name was changed to Ireland-Grafton.

The Dover Improvement Association developed only one other shoe factory in Dover. This second mill was constructed in 1886 at the corner of Sixth and Grove Streets. It was quite different in its design and layout than their earlier Park Street mill, having two freestanding buildings of wood construction, one two stories and the other four stories with an external stair tower. The Sixth Street mill was first occupied by Lewis W. Nute & Company. Like the Park Street facility, the Sixth Street mill had a number of different tenants in the early years but secured two long-term occupants in the early 20th century, Beckwith Box Toe Company and Farmington Shoe Company. Farmington Shoe operated at the site from 1913 until after WWII, while the Beckwith Company was a tenant from about 1905 until the 1950s. The last shoe company to occupy the site was Weiss-Lawrence Shoe Company, who closed in 1974. Only the four-story building on the property remains standing today, and it has been severely altered and no longer retains architectural integrity.

Despite the longevity of shoemaking in Dover and the success of the two Dover Improvement Association shoe factories, the Dover Improvement Association itself was a short-lived venture. In 1900 the Strafford Savings Bank acquired both the Dover Street and Grove Street mill properties from the Dover Improvement Association. In 1904 the bank sold the Park Street mill property to its occupants, Ireland-Grafton Company. In 1940 operation of the company was taken over by Roy B. Ireland and the business name was changed to R.B. Ireland Shoe Company, one of only four shoe manufacturing companies that survived in Dover into the mid-20th century. According to city directories, R.B. Ireland ceased manufacturing shoes in the early 1950s (by 1953). Roy Ireland sold the factory to W & L Realty in 1953. The building was subsequently occupied by the Weiss-Lawrence Shoe Company, who also leased the Dover Improvement Association's Sixth Street mill. Closing of the Weiss-Lawrence operations in 1974 marked the end of an 89 years shoe-making era for the Woodbury Mill building. The property was sold in 1976 to Robbins Realty Inc. and subsequently occupied by Robbins Auto Parts. The mill was recently vacated and sale of the property from the Sidney Robbins Family Trust to The Housing Partnership of Portsmouth, New Hampshire is pending. The Housing Partnership intends to rehabilitate the building using historic tax credits.

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[3] *Whitehouse, 14.*

Criterion C – Architectural Significance

The Woodbury Mill is representative of typical late 19th century industrial construction. Despite the fact that circumstances of construction were somewhat unusual, having been erected as a speculative venture for multiple tenants rather than being built by a particular mill company for its own use, the Woodbury Mill 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 and to reduce the threat of loss due to fire. 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 transfered weight to concentrated bearing points. Loss due to fire was minimized by employing what became known as slow-burning construction, 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. 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. The central brick fire walls with sliding metal-clad doors at the Woodbury Mill are typical features used to contain the spread of fire. 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 Woodbury Mill into the 20th century. The level of architectural detailing displayed on the mill exteriors varied, with some mills being far more decorative than others. The Woodbury Mill represents the most utilitarian of designs, with little architectural detailing other than its corbelled cornice. This may be due to the fact that it was constructed as a speculative mill, rather than by a manufacturing company who built it for their own use. It is curious that the Dover Improvement Association constructed the Sixth Street mill in 1886 (one year after the Woodbury Mill) in an entirely different manner than was the norm. The Sixth Street mill features wood siding and bands of tightly spaced windows. The reason for this is unknown but may have been a cost-saving measure or the desire for a greater number of window openings, which would have been more difficult in a brick structure.

There are several other examples of industrial buildings in Dover that follow the late 19th century model, most notably three major mills (built 1880, 1881, and 1908) at the Cocheco cotton mill complex. The Sawyer Woolen Mill (NR 1989) buildings were largely constructed in the early 1870s and generally follow 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).

Developmental history/additional historic context information (if appropriate)

Dover, the oldest continuous settlement 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 sufficient to support substantial industrial development. Principal settlement in Dover shifted to what is today downtown once the economic potential of the Cochecho Falls was realized. Although the town's early economy was based on farming, shipbuilding, and fishing, the direction began to shift toward

manufacturing with construction of the Dover Cotton Factory (later the Cocheco Manufacturing Company) mill at the Cochecho Falls in 1821. This event spurred residential and commercial expansion in downtown Dover. The town population grew from under 3,000 residents in 1820 to 5,449 just ten years later. The cotton mill expanded to such an extent that Dover became a significant cotton cloth producing center by the late 19th century. At about the same time, a major woolen mill, Sawyer Woolen Mills, was established in Dover on the Bellamy River (1824), roughly one mile from the Cochecho Falls. The Sawyer and Cocheco mills laid the groundwork for a thriving textile manufacturing industry in Dover. Although textiles dominated the local economy, as it did in so many New Hampshire mill towns, shoe manufacturing was also recognized as a leading industry in Dover by the late 19th century, second only to textiles. In 1929 shoe manufacturing surpassed the failing textile industry as the leading manufacturing industry in Dover.

9. Major Bibliographical References

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

Allen, Frederick J. *Shoe, The Industry*. New York: Henry Holt & Company, 1922.

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

Bird's Eye View of Dover, Strafford County, New Hampshire. Milwaukee: D. Bremner & Company, 1877.
Dover, New Hampshire. Bird's Eye View. Boston: Interstate Art Publishing Company, 1888.

City of Dover, A Series of Comprehensive Sketches. Biddeford, Maine: The Historical Publishing Company, 1901.

Dover City Directories (various years)

Dover Public Library – online resources
http://images.dover.lib.nh.us/DoverHistory/woodbury_brothers_shoe_factory.htm
http://images.dover.lib.nh.us/DoverHistory/dover_improvemetn_association.htm
http://images.dover.lib.nh.us/DoverHistory/hayes_shoe_factory.htm

Leading Manufacturers and Merchants of New Hampshire. New York: International Publishing Company, c.1887.

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

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 # _____

Primary location of additional data:

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

10. Geographical Data

Acreage of Property Less than 1 acre

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: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 19 Easting: 347696 Northing: 4784753
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

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

The nominated property occupies Dover city lot 27-20 and is delineated on the attached city GIS map.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries include all land that was historically associated with the nominated property.

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: November, 2012

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.)

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: Woodbury Mill

City or Vicinity: Dover

County: Strafford State: NH

Photographer: Christine Beard

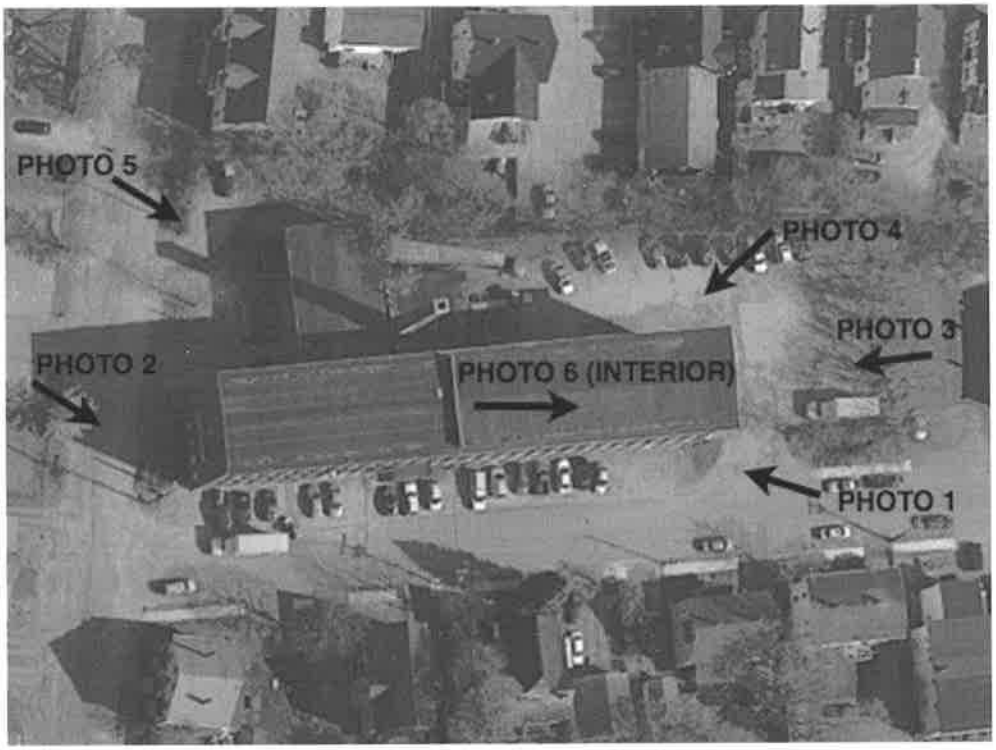
Date Photographed: January 18, 2012

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

Photo #	Image Name	Description
1 of 6	NH_Dover (Strafford County)_Woodbury Mill_0001.tif	View northwest showing façade (south elevation - left)
2 of 6	NH_Dover (Strafford County)_Woodbury Mill_0002.tif	View southeast showing west elevation
3 of 6	NH_Dover (Strafford County)_Woodbury Mill_0003.tif	View west showing east elevation
4 of 6	NH_Dover (Strafford County)_Woodbury Mill_0004.tif	View southwest at east end of building showing rear (north) elevation
5 of 6	NH_Dover (Strafford County)_Woodbury Mill_0005.tif	View southeast at west end of building showing rear (north) elevation of main block (right) and wood addition (left)
6 of 6	NH_Dover (Strafford County)_Woodbury Mill_0006.tif	View east on second floor showing eastern half of building

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.



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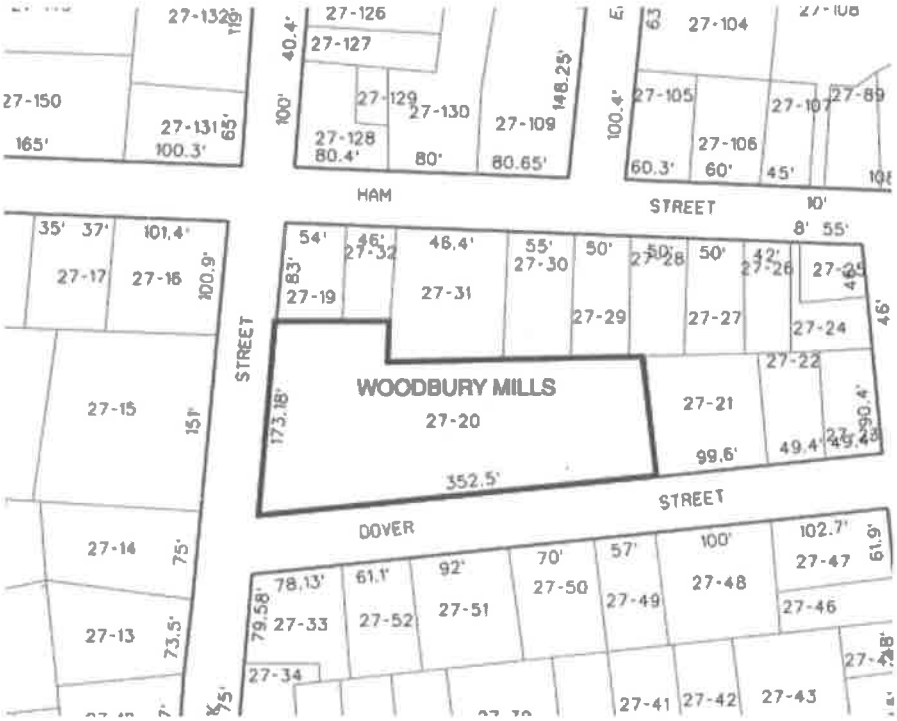
WOODBURY MILL
1 DOVER STREET
DOVER, NH

PHOTO KEY

bing Maps

Woodbury Mill

1. **Woodbury Mill - 1 Dover Street - Dover, NH**
   43.193459 -70.874184



CITY OF DOVER
STRAFFORD COUNTY, NEW HAMPSHIRE
TAX ASSESSOR'S MAP
MAP 27

RASCO
PARTS WHSE

SHIPPING AND DELIVERIES