

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources  
State Historic Preservation Office  
Attention: Review & Compliance  
19 Pillsbury Street, Concord, NH 03301-3570

DHR Use Only	
R&C #	_____
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

## Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal  
 This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION	
Project Title	Central Falls Retaining Wall
Project Location	2 Central Ave
City/Town	Dover
Tax Map	2
Lot #	36
NH State Plane - Feet Geographic Coordinates:	Easting 1195685.94      Northing 254674.176
<i>(See RPR Instructions and R&amp;C FAQs for guidance.)</i>	
Lead Federal Agency and Contact <i>(if applicable)</i> <i>(Agency providing funds, licenses, or permits)</i>	
Permit Type and Permit or Job Reference #	
State Agency and Contact <i>(if applicable)</i>	
Permit Type and Permit or Job Reference #	
APPLICANT INFORMATION	
Applicant Name	City of Dover (c/o John Storer)
Mailing Address	217 Mast Road
Phone Number	603-516-6450
City	Dover
State	NH
Zip	03820
Email	j.storer@dover.nh.gov
CONTACT PERSON TO RECEIVE RESPONSE	
Name/Company	Julia Kallmerten/ Tighe & Bond, Inc.
Mailing Address	177 Corporate Drive
Phone Number	6034338818
City	Portsmouth
State	NH
Zip	03801
Email	Jakallmerten@tighebond.com

*This form is updated periodically. Please download the current form at [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review). Please refer to the Request for Project Review Instructions for direction on completing this form.* Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review) or contact the R&C Specialist at [christina.st.louis@nh.gov](mailto:christina.st.louis@nh.gov) or 603.271.3558.

Project Boundaries and Description

- Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) **indicating the defined project boundaries.**
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of concern).
- A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1.** (Blank table forms are available on the DHR website.)  
File review conducted on 06/04/2018.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area?  
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): 100+

- Photographs of **each** resource or streetscape located within the project area, with captions, along with a mapped project area.
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide a description of the work.

Archaeology

Does the proposed undertaking involve ground-disturbing activity?  Yes  No  
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as site location, extent, and significance).

**Please note that for many projects an archaeological survey is required.**

**DHR Comment/Finding Recommendation** *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.**  Additional information is needed in order to complete review.
- No Potential to cause Effects  No Historic Properties Affected  No Adverse Effect  Adverse Effect

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources.*

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Central Falls Retaining Wall

**To:** Nadine Miller, NHDHR  
**FROM:** Kenneth Mavrogeorge, P.E. ; Tighe & Bond, Inc.  
**COPY:** Duncan Mellor, P.E. and Julia Kallmerten; Tighe & Bond, Inc.  
**DATE:** July 19, 2018

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The purpose of this memo is to accompany the Request for Project Review (RPR) application form.

### 1.1 Project Boundaries and Description

#### 1.1.1 USGS Map:

Please see Appendix A for a 7.5' USGS map indicating the defined project boundary.

#### 1.1.2 Narrative:

A retaining wall located along the Central Falls in downtown Dover, NH has signs of movement, cracks and opening joints to the point where significant potential for collapse exists. Due to the proximity of the wall to private property, surface parking, and a public park, the City of Dover is seeking temporary and permanent recommendations to stabilize the wall and areas immediately behind.

After conducting research for the Cocheco Mills, we have determined that the retaining wall in question is likely the original foundation for Mill Building #2, renamed Picker Mill #2 built in 1822 and torn down in 1909. The corner stone for the original mill building is located on the #4 Mill building on Washington Street. The location of most prominent failure on the wall aligns with the location of the Picker Mill's chimney. It is likely that this wall was never intended as a retaining wall, and thus is not adequately sized to withstand the pressures currently acting on it. Please see our attached report of the history of the Cocheco Mills in Appendix B.

Our goal is to stabilize the area with a new concrete retaining wall, stabilize/restore the granite retaining wall with guidance from the NHDHR, and recreate a visually appealing park in the location of the current Fish Ladder Park. To do so, a substantial amount of earth will need to be excavated.

#### 1.1.3 Site Plan

A conceptual site plan has been included in this application. This project is currently in the conceptual stage. The plans submitted are for the temporary stabilization of the area behind the wall. Please see Appendix C for the site plan sheet C-101 and the conceptual details sheet C-502.

#### 1.1.4 Photos of the project area:

Please see Appendix D for the photo log and the RPR photolog form.

### **1.1.5 DHR Table 1**

Please see Appendix E for the DHR Table 1

## **1.2 Architecture**

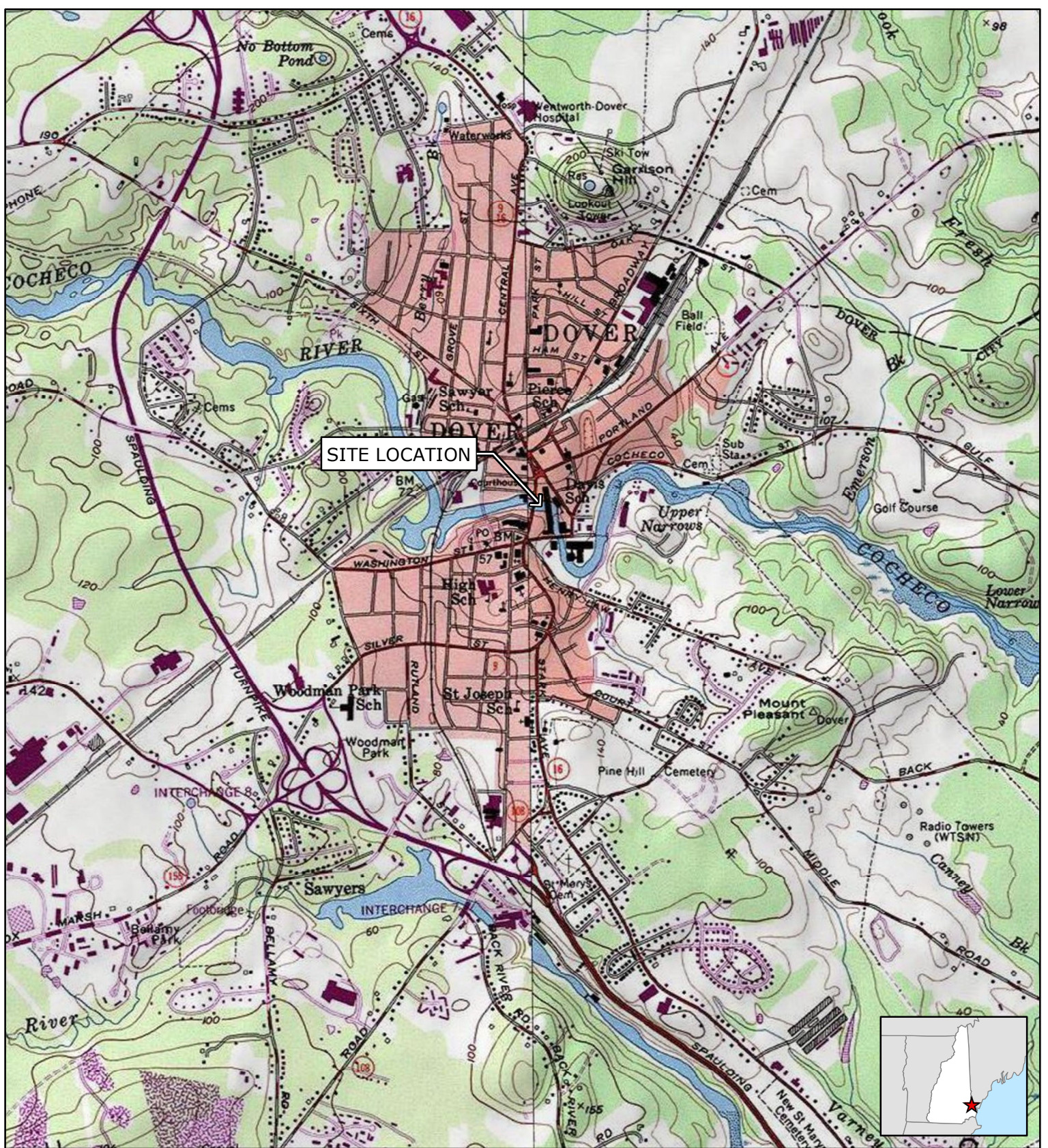
The failing retaining wall is directly adjacent and may have, at one point, been part of the historic Cocheco Mills. The original building was constructed in 1822 and was torn down in 1909. Please see our attached report of the history of the Cocheco Mills in Appendix B. The proposed project will impact the current structure, the fish ladder park, and the parking spaces/ drive aisle immediately east of the project. The historic Mill buildings and dam in the vicinity will not be impacted.

## **1.3 Archaeology**

We anticipate ground disturbance during the excavation of the soils below Fish Ladder Park and the construction of a new retaining wall. The owner of the retaining wall (the City of Dover) the parking lot owner (Chinburg Properties) met on July 11<sup>th</sup> to discuss this project. They are all aware of the implications of this project, and they are both aware that this is may be adjacent a historic site and will need approval and guidance from the NHDHR before proceeding towards a final design. We do not anticipate impacting the Central Falls Dam but will be contacting the operators so they are aware, as a failure of this structure would negatively affect their property as well.

**Tighe&Bond**

**APPENDIX A**

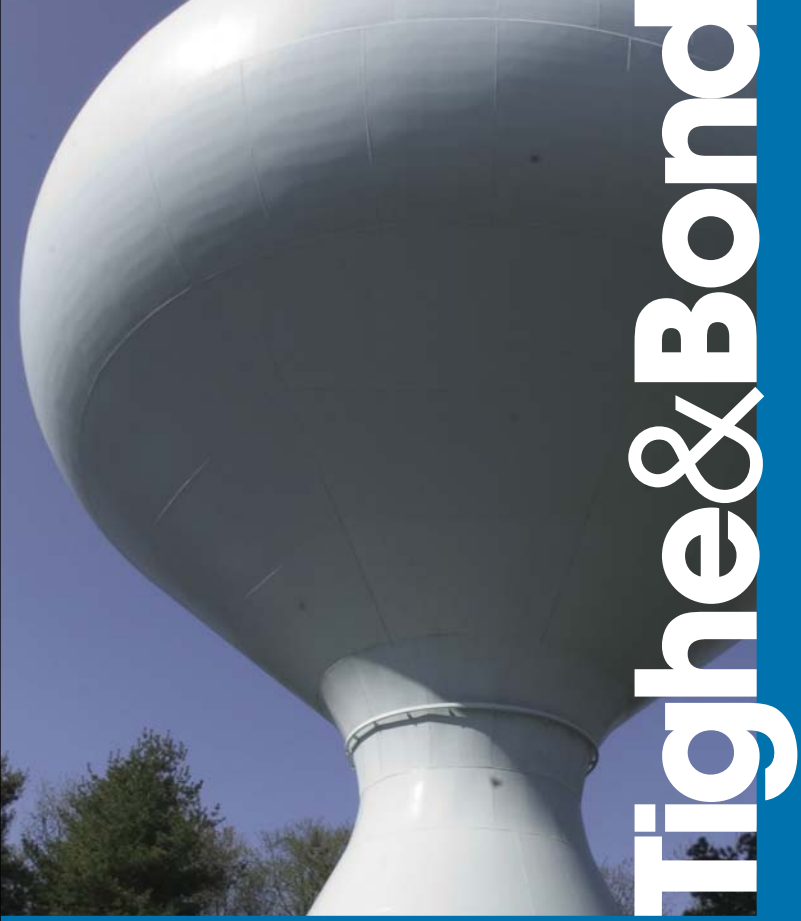


**FIGURE 1  
SITE LOCUS MAP**

Central Falls Retaining Wall  
Dover, New Hampshire

**Tighe&Bond**

**APPENDIX B**



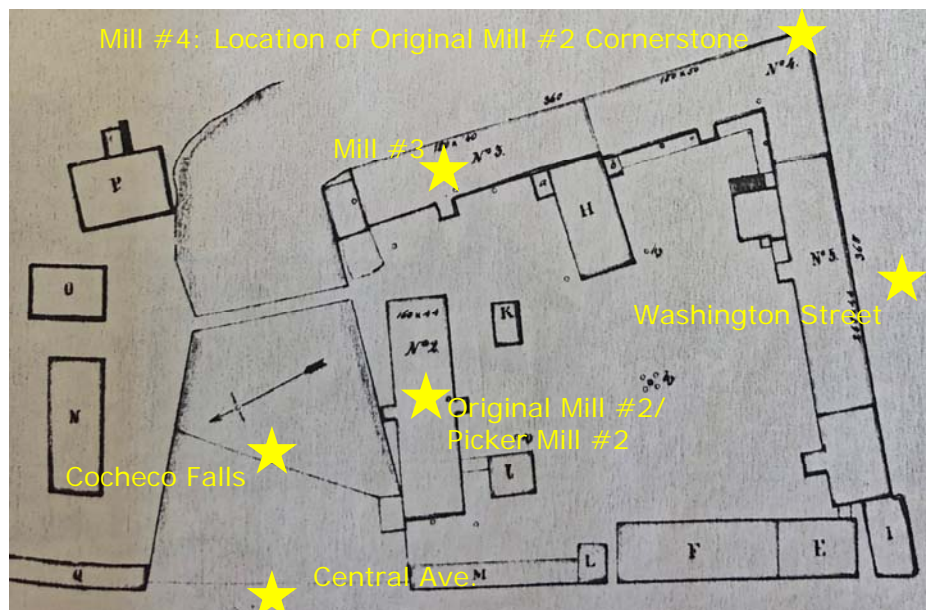
# Tighe & Bond

## Cocheco Mills – Historical Summary

**To:** Nadiene Miller, NHDHR  
**FROM:** Kenneth Mavrogeorge, P.E.; Tighe & Bond, Inc.  
**COPY:** Duncan Mellor, P.E. and Julia Kallmerten; Tighe & Bond, Inc.  
David White, P.E. and John Storer, P.E.; City of Dover  
**DATE:** July 19, 2018

The purpose of this memo is to outline the history of the City of Dover granite retaining wall located at the south end of Central Falls and adjacent to Central Avenue. The wall's history is directly tied to the Cocheco Mill complex whose history is documented at the Dover Public and Harvard College libraries. The following summary was prepared to support the NHDHR Request for Project Review (RPR) for replacement of the failing retaining wall. Please see Appendix A for supporting documents, figures, and photos.

The Cocheco Mills are located on Central Avenue in Downtown Dover, NH and are eligible for the National Register of Historic Places. Surviving elements of the mill complex include five brick mill buildings, the Central Falls Dam, a steel bridge, and the portions of the complex's boiler house. The specific interest of the RPR is of the first building constructed in this location known as Mill #2 (see image below). This building is also referred to as Picker Mill or Picker #2 in the various documents reviewed as part of this RPR. Based on records reviewed at the Dover, NH Public Library, Mill building No. 2 was constructed in 1822 and torn down in 1909. It appears that a portion of the building's foundation currently serves as an earth retaining wall along the southern side of the Central Falls Dam. As this wall was likely designed just as a building wall and not as a gravity retaining wall, it has bowed outward and is showing signs of failure.

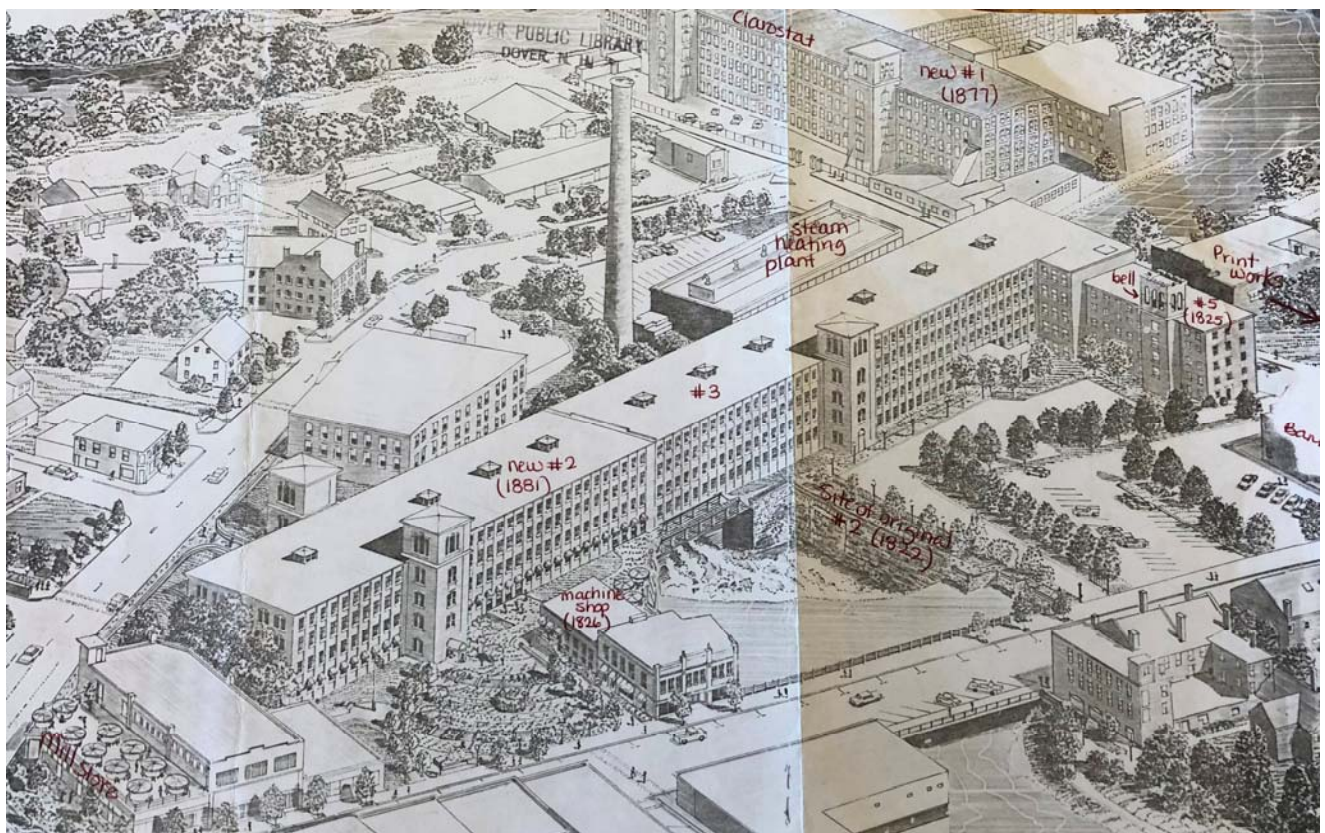


**PHOTO 1: Mill Layout circa 1860-1875 from "The Great Factory at Dover, New Hampshire" located in the Dover Public Library.**

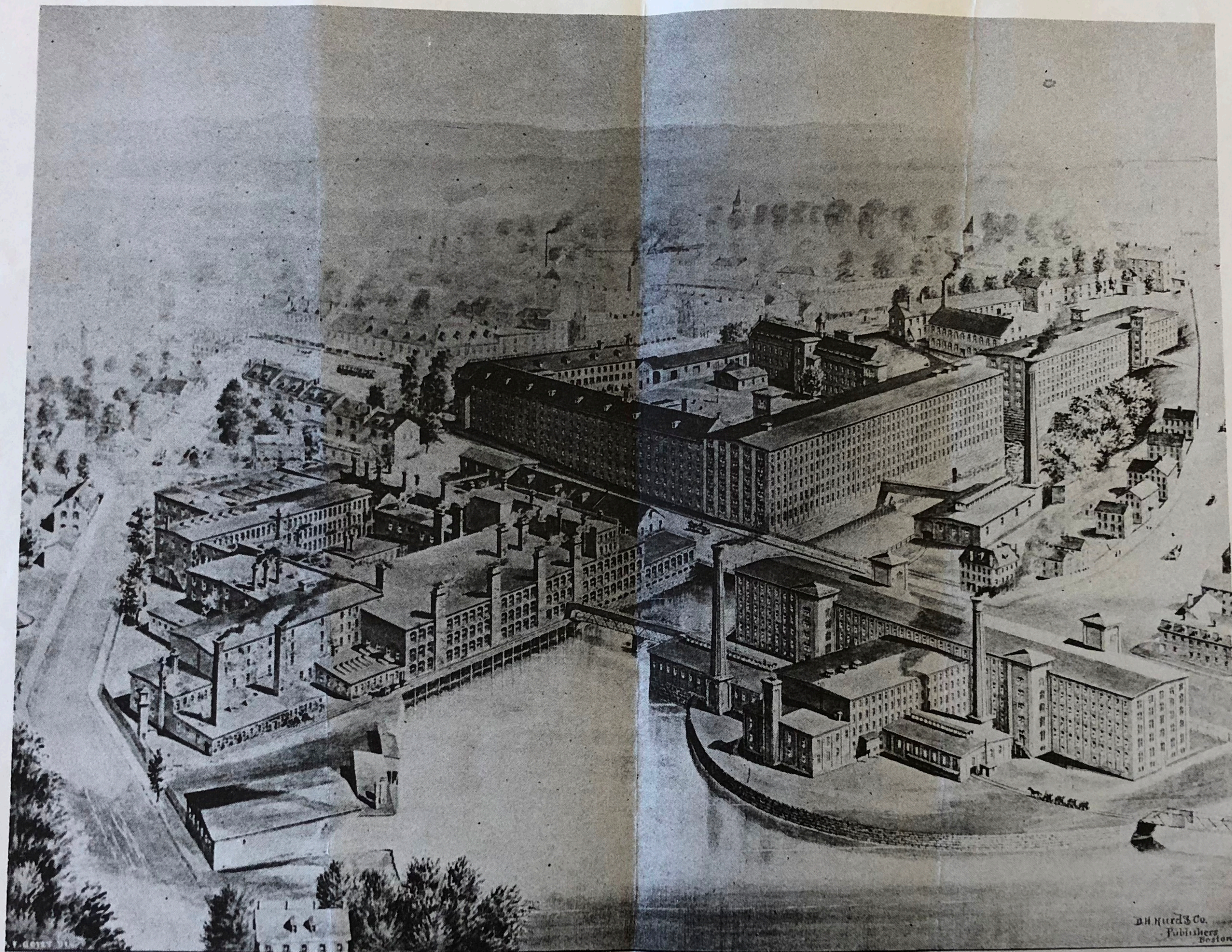
The following lists events and dates in the history of the mill complex that have been collected from the archives at the Dover Public and the Harvard College libraries.

- **1812:** A charter is obtained from the New Hampshire state legislature for the manufacture of cotton under the name "Dover Cotton Factory". The first mill constructed by the Dover Cotton Factory's owner's, John Williams and Isaac Wendell (W&W), is located at the 4<sup>th</sup> falls of the Cocheco River (also known as Kimball's Falls or the Upper Factory Falls) located approximately 2 miles above the 3<sup>rd</sup> falls (Pike's Falls). Mill #1 as it was called is often referred to as the Upper Factory. Construction completed in 1815 and factory production began, the Upper factory was approximately 70' by 55'.
- **1819-1821:** Daniel Waldron's business at the first falls (also known as the Cocheco Falls) failed and in 1821 Strafford Bank sold the property rights to W&W. The Waldron mill on the banks of the Cocheco Falls was demolished and the construction of Mill #2 commenced.
- **1821-1822:** The corner stone of Mill #2 (Picker Mill) is laid on July 4, 1821 during a Masonic Ceremony. Construction of Mill #2 is completed in 1822. Mill #2 is approximately 154' by 43' consisted of four stories and originally contained over four thousand spindles and over two hundred looms.
- **1823:** Dover Cotton Factory name changed to Dover Manufacturing Company. Mill #3 is constructed east of Mill #2. Mill #3 is approximately 154' by 43' and 5 stories tall. Sanborn maps prepared in the late 1800s show Mill #3 and Mill #2 connected by a pedestrian bridge.
- **1825:** Mill #4 is constructed in an "L" shape along Washington Street. Mill #4 is 6 stories tall and the approximately 167' by 47' on the river and 110' by 45' on Washington Street.
- **1825:** Mill #5 is constructed and is 6 stories tall and approximately 125' by 45' along Washington Street.
- **1829:** The Dover Manufacturing company is sold to the Cocheco Manufacturing Company.
- **1850:** A belfry is constructed at Mill #5 with a new bell that was larger than the bell which hung in the Original Mill #2 on the shore of the Cocheco Falls.
- **1857:** The Cocheco Manufacturing Company re-constructed the dam at the Cocheco Falls.
- **1880:** Original Mill #2 is renamed as Picker Mill #2 as the Cocheco Manufacturing Company constructed a new Mill #2 adjacent to Mill #3 on the northern side of the Cocheco River.
- **1881:** Mill #3 is reconstructed.
- **1909:** Picker Mill #2 (Original Mill #2) is demolished. Mill #4 is rebuilt. The original corner stones of the mills were placed at the corner at the Washington Street Bridge in the newly reconstructed Mill #4. The Cocheco Manufacturing Company is purchased by Pacific Mill Works.

- **1905-1925:** The Cocheco Falls Dam is reconstructed in a broad arc shape out of rough granite ashlar. It stands roughly 9 feet tall and 1500 long between two abutments of random ashlar granite.
- **1937:** The Pacific Mill Works halts production in 1937 as a result of the Great Depression.
- **1940:** The mill complex is purchased in auction in 1940 by the City of Dover.
- **Present Day:** The buildings now owned by Chinburg Properties are home to a number of business and apartments.



**PHOTO 2: The above photo shows the current layout of the Mill Buildings with notes of each building courtesy of the Dover Public Library.**



D.H. Reed & Co.  
Publishers  
Boston

COCHECO MANUFACTURING CO.,

LAWRENCE & CO., SELLING AGENTS,

DOVER, N. H.

BARN FURNITURE CO.

400 CENTRAL AVE.

DOVER, N. H.

Cochecho Mills  
Name of Property

Strafford Co., NH  
County and State

**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).

Criteria Considerations

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

A. Owned by a religious institution or used for religious purposes

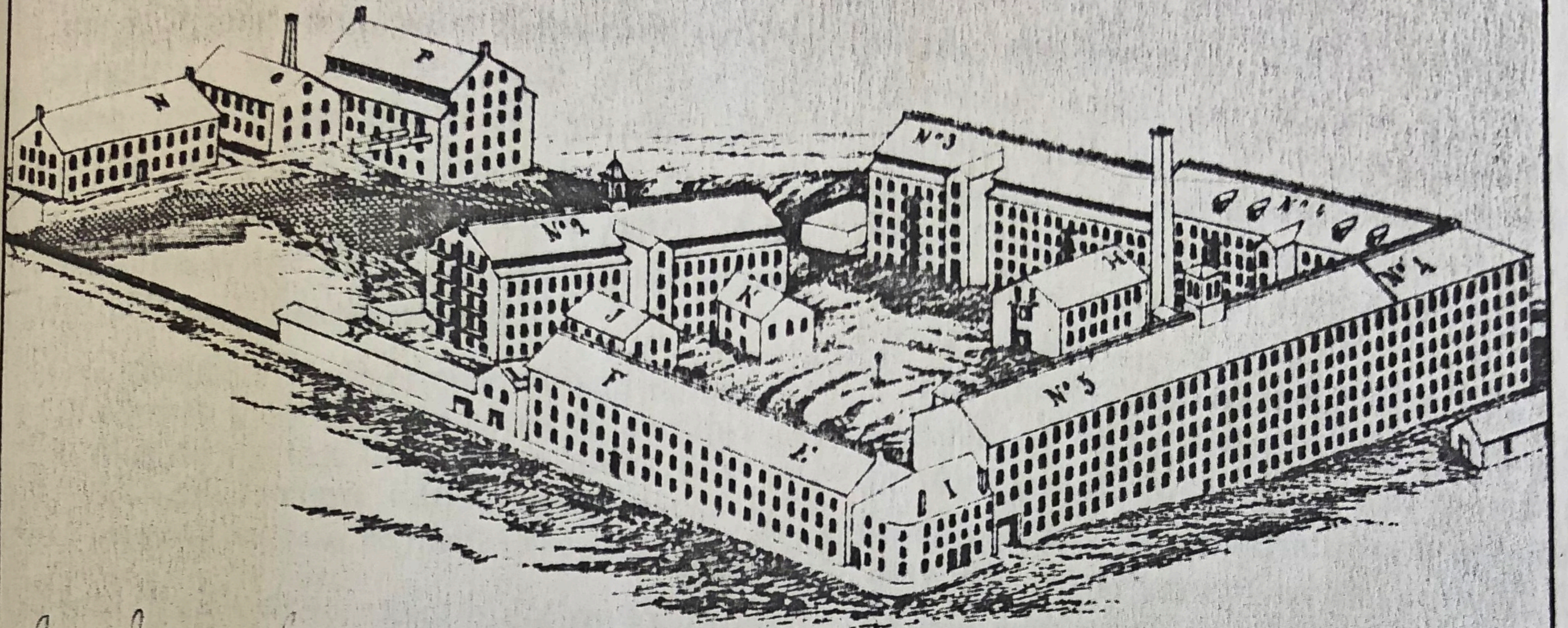
B. Removed from its original location

C. A birthplace or grave

D. A cemetery

E. A reconstructed building, object, or structure

F. A prehistoric property



Cochecho Cotton Mills  
Dover N.H.

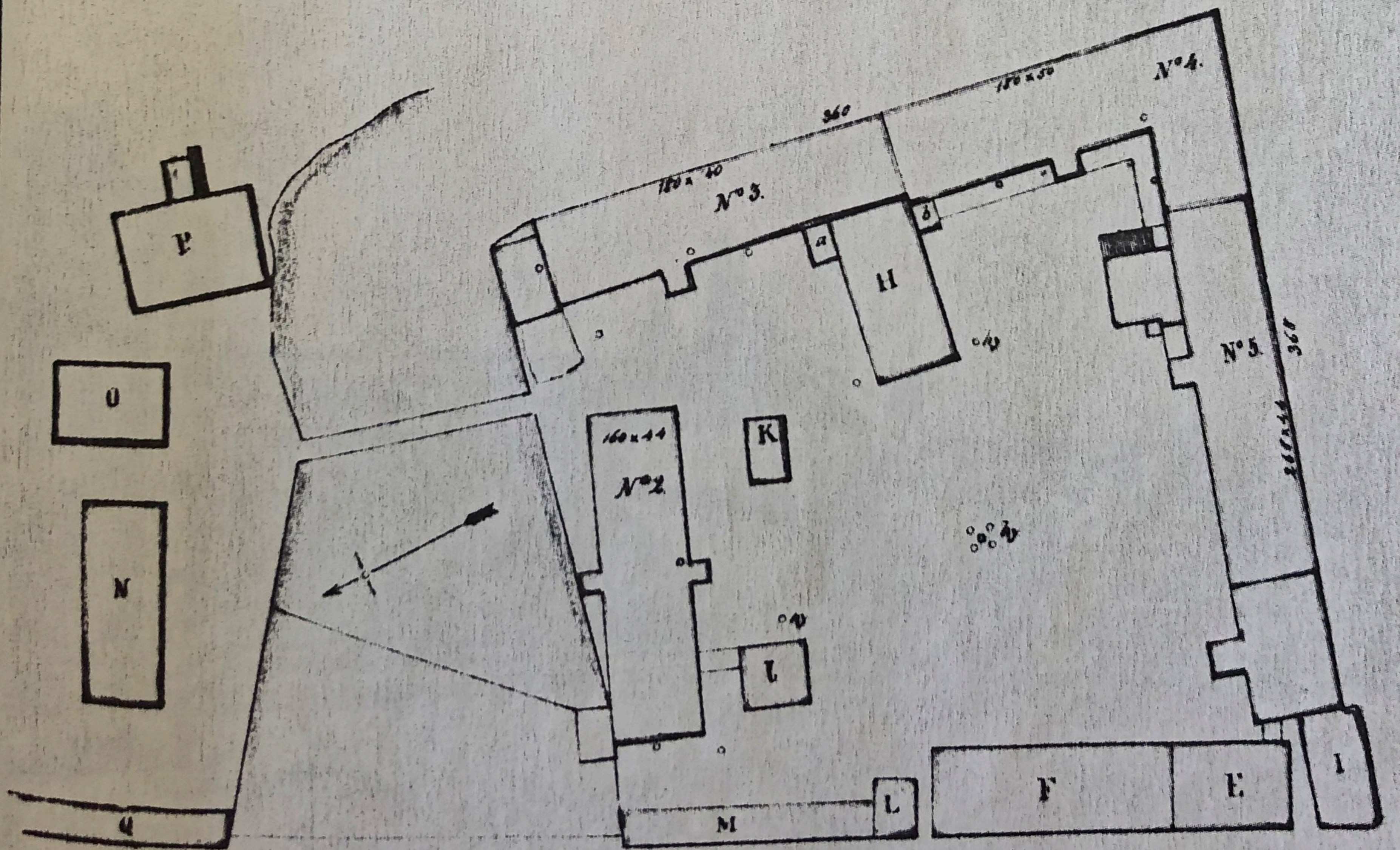


FIG. 7. DOVER MANUFACTURING COMPANY (LATER COCHECO MILLS), DOVER, N.H. from c. 1860-75 Insurance survey owned by Factory Mutual Engineering Co., Norwood, Mass. (photo Randolph Langenbach)

FACTORY CORNER STONES.

At the corner of the new No. 4 mill, at the Washington street bridge, are certain old corner stones of the mills, an explanation of them is here given; they were placed there by the Pacific Mills Company when the old No. 4 was rebuilt in 1909:

D. C. F., July 4, 1822,—this is the corner stone of No. 2 mill, the first that was built by the Dover Cotton Factory, at the lower falls; that which they built at the Upper Factory was called No. One. This mill stood at the south end of the dam, east of where the gates to the penstocks now are. The corner stone was laid July 4, 1822, with elaborate Masonic ceremonies, conducted by the officers of Strafford Lodge, of which John Williams was the first "Worshipful Master." Beneath it is a stone inscribed as follows:

From Old No. 2 (picker) building, torn down 1909. This building was converted into a "picker" by Master Mechanic Roberts, under Captain Wallingford.

D. M. Co., July 4, 1823,—this is the corner stone of old No. 3, and was laid July 4 1823, with Masonic ceremonies. No. 3 extended from the falls about half way to Washington street.

D. M. Co., July 4, 1825,—this is the corner stone of old No. 4 mill, and was placed in this position July 4, 1825, with very elaborate Masonic ceremonies, it being the 50th anniversary of the Declaration of Independence; it is a very elaborately cut stone; beneath it is a stone on which is the inscription:

From old No. 4 mill, torn down and rebuilt in 1909.

Above these stones is a large new stone made by the Pacific Mills Co. on which is inscribed the date of incorporation the Cochecho Company:

Cochecho Manufacturing Co., June 27, 1827.

Above that is a large stone inscribed as follows:

Pacific Mills Co., Jan. 26, 1909,—this is the date of the transfer of the Cochecho plant to the Pacific Mills. The Cochecho owned it seventy nine years, having come into possession of it January 1st, 1830.

The Old Nail Factory is not in this collection on Washington street,

AS the first mill built here after Daniel Waldron sold the falls to  
 Dover Cotton Factory in 1821, in which year it was built by John Wil-  
 liams and Isaac Wendell; it was a large, three-story brick building, and stood  
 where the new No. 2 mill now stands; its corner stone was laid July 4, 1821,  
 by the Masons of Strafford Lodge, in the presence of a large assembly of  
 spectators. When the Old Nail Factory was torn down in 1880; Master Mechanic  
 E. Roberts had the corner stone carefully preserved, and later had it  
 placed on top of the east end of the retaining wall which extends from the  
 north end of the Central avenue bridge to the sluice-way, through the water  
 runs to the wheel on the north side of the dam. It is a granite block four-  
 ty-five inches long, thirty-three inches wide and ten inches thick; the in-  
 scription on it is as follows:

July 4th, A.L. 5821.

W. & W.

"W. & W." means John Williams and Isaac Wendell, who built and owned  
 the factory, and from whom it passed to the possession of the Dover Manu-  
 facturing Company, and from that company to the Cochecho Manufacturing Com-  
 pany, January 1st, 1830, by whom it was used for various purposes, till 1880,  
 when it was torn down and the new No. 2 was built in its place.

The inscription on this stone can be easily read by any one with good  
 eye-sight, when the sun shines on it at mid-day, as you stand about half way  
 across the bridge, on the east side walk. It is an interesting historic  
 corner stone; if it should ever be removed from that spot it ought to be  
 carefully preserved.

# The "Great Factory" at Dover, New Hampshire: The Dover Manufacturing Co. Print Works, 1825

RICHARD CANDEE, OLD STURBRIDGE VILLAGE

Between 1820 and 1825 several companies were in the process of introducing mechanical calico printing into New England. To accomplish this aim three corporations increased the scale of industrial buildings developed for the American cotton industry by erecting or consolidating a number of cotton mills with large print works. These were the Taunton Manufacturing Company, the Merrimack Manufacturing Company, and the Dover Manufacturing Company. Each was financed and governed by Boston investors, although only one was organized by that group of "Cotton Kings" known as the Boston Associates. This was the Merrimack Manufacturing Company in Chelmsford, Massachusetts, the first major corporation in what would soon become the city of Lowell. Formed in 1822 by several stockholders of the Boston Manufacturing Company in Waltham, where a complete factory system for the manufacture of cotton cloth had been successfully developed, the Merrimack Company sought to expand into printed cottons by erecting between 1822 and 1826 three factories, each modeled after the third Waltham mill erected in 1820 (Fig. 1 and 2).

In Taunton, Massachusetts a group of local and Boston investors formed the Taunton Manufacturing Company in 1823, which consolidated several existing cotton mills in that town under single corporate ownership to supply cloth to the new print works they erected by 1824.

The earlier cotton mills of Taunton (Fig. 3) were built of stone, and were slightly smaller in size than the brick mills of their competitors in Waltham and Lowell. The new print works was built of brick, but like the Taunton mills, was on a smaller scale than those of other companies.

The third firm to enter the race to manufacture calico prints, Dover Manufacturing Company of Dover, New Hampshire, had also been an established manufacturer of cotton cloth prior to the introduction of calico printing.<sup>1</sup> In 1812 the Dover Cotton Factory was chartered by the New Hampshire legislature and in 1820 was reorganized to permit the local investors to expand from the original forty shares "into as many shares the said proprietors shall think proper."<sup>2</sup> Between 1820 and 1822 the company attracted Boston investors who helped finance new land purchases along the Cocheco River below the site of the original "upper" factory. Known as the Lower Falls, this new water power site was developed for cotton manufacturing by the erection of two brick factories designated Mill Number Two and Three respectively and both modeled after the third mill at Waltham. Like the first Merrimack Company mills at Lowell, these were a standard 155 by 43 feet, the first mill of four stories and the second of five plus an attic. Like the first factory at Waltham, Dover's Mill No. Two held a cupola placed in the center of a clerestory monitor roof which lighted the attic stories. Both factories incorporated an integral tower or "porch" which placed

er 'and.'  
Nooning, Franklin  
received another in-  
bonnets, flowers, rib-  
lace-top lists thread  
is offering at great

s, of the firm of Con-  
has made a contract  
& Whiteber to put Pen-  
paint upon all his new  
orce, Esq., a native of  
or many years a promi-  
here, has done very  
thing by presenting to  
ary Association the sum  
h which to purchase  
Dover has in the past  
few windmills of this  
hope more await our  
in the future.

of cards of the latest  
t been put into the Saw  
much enlarging its pres-  
production.

best time to build, and  
al most desirable house  
e market for sale, as  
by an advertisement in  
n. Hon. E. V. Brewster  
ealley will give all de-  
on in regard to them.

rinton & Son have now  
t desirable stock of hats,  
shing goods, which they  
o offer at great bargains,  
by their advertisement  
anno.

Humboldt, Ben. O. Rey-  
city, Master, has been  
in latitude 25 south, lon-  
Forty days out from  
Shanghai, China.

own, cashier of the Straf-  
Bank, is again at his  
erious illness of over one  
tion. He is slowly and

and responsible men, who will be sure  
to make of it a success. There are to  
be four distinct races, of foot race, and  
a variety of mirth provoking exercises,  
as will be seen by their advertisement.

**MAY 19, 1881**  
**DOVER ENQUIRER**

—No. THREE FACTORY, which is now  
being taken down, was built in 1823,  
and was the second brick factory locat-  
ed at the falls, No Two having been  
built three years before. Its original  
dimensions were 154 feet in length by  
43 in width and 5 stories high, to which  
an addition was made on the upper end  
a few years ago. Its working capacity  
when built was 8,448 spindles and 248  
looms. This, with No. 2, were the  
first large brick factories built in New  
Hampshire, when the cotton manufact-  
uring business was originally started  
on an extensive scale, contemporary  
with its commencement at Lowell. No.  
Three has therefore outlived nearly  
two generations and would doubtless  
have stood a hundred years longer, as  
good as new, for the masons of sixty  
years ago did their work well, had not  
the improvements in machinery re-  
quired buildings of larger dimensions  
for the full exercise of their working  
capacity. No. 2, which is 154 by 43  
feet and 4 stories high, originally con-  
tained 4096 spindles and 216 looms, it  
is understood will serve as a picker  
breaker carding to the new mill when  
completed, while No. 1, built in 1825,  
which is 157 by 45 feet on the river,  
and 110 by 45 feet on Washington  
street, will, in whole or in part, be recon-  
structed on the enlarged dimensions,  
making in all one immense building,  
extending from Franklin Square to the  
bridge, a distance of 739 feet, the width  
of which will be 74 feet, and the height  
five working stories, and a basement,  
containing three turbine wheels and 2  
Steam Engines, each of 250 horse  
power.

Geo. Smith intends building an  
early date in the Ralph Hough field.  
The contract for building the new

of the friendship which prompted the  
Miss Furber is a young lady of r  
qualities, and is regarded with the hi  
est favor by all who know her.

—The barn and out buildings on  
Mary Ann Foss place, near Go  
were set on fire by some unknown  
son Wednesday morning, about 3 o'  
The fire was discovered by the ne  
bors, who alarmed the sleeping  
Foss and assisted her in saving v  
property they could. Carriages,  
stock, seven tons of hay, in fact ev  
thing on the premises but her resid  
was totally destroyed, and the  
was badly scorched. Mrs. Foss  
alone. No insurance.

—During a thunder storm on We  
day evening, a house in Kittery,  
was struck by lightning and  
shattered. There were three pe  
in the house at the time. Mrs. C  
ine Welch received a severe  
which paralyzed her, and at la  
counts she had not recovered.  
was thrown from the bed on the  
but was unhurt. The daughter  
escaped injury.

—The general arrangements fo  
oration day have not been entirel  
pleted, but matters are progressi  
der the direction of Charles W  
yer post. His Hon. Mayor Cha  
Murphy will act as President  
lay, the oration will be delive  
Rev. C. E. Hall of the M. E.  
and Col. A. J. Hough will b  
Marshal of the procession. T  
ver Cornet Band has been e  
to furnish music, and the pro  
will form on Franklin Square  
afternoon.

—The Coheco Manufacturi  
pays a dividend of five per ce  
first.

—Mr. J. T. W. Ham, the f  
ble hatter in Bracewell's Block  
turned from Boston with one  
"completest" stocks of summ  
ever introduced to Dover trac

AY 26, 1881.

atters.

er Post will hold  
Headquarters on  
t, at 7.30 o'clock.  
be the last meet-  
n Day, it is im-  
member should be

in the course at  
given by Rev. J.  
take place on  
ay 26. Subject—

The story is one  
founded on facts,  
occasion cannot  
ms the basis for  
organization, that  
and will prove of  
em.

fire alarm in the  
ected, and is be-

s has purchased a  
ayes, upon which

—Two or three typographical errors occurred in our notice of the demolition of No. 3 Factory, in last week's issue, which should have been corrected. No. 2 Factory, the first built in Dover, at the lower falls, was not built three years before No. 3, but "the year before," as we wrote it, viz. No. 2 in 1822, and No. 3 in 1823. No. 4. (not No. 1 as erroneously printed) was built in 1825, and is the one whose reconstruction is to follow that of No. 3. The new mill on the Landing, built in 1877, is now known as No. 1, while the old No. 2, so called because at the time it was built the company had a mill at the upper falls, long known as the "Upper Factory," is to serve as a picker, breaker and carding room to the new mill on the north side of the river, when completed.

—The Kimball House formally opened to the public to-day. All who have visited the house proclaim its merits and dwell upon its numerous attrac-

# Pacific Mills dam attracts hydro dollars

By DOROTHEE E. KOCKS  
Democrat Staff Writer

DOVER — As in many New England towns that may soon be transformed by the Midas touch of hydro-power developers, the blue gold flowing through Dover has an added glint these days.

The location of the city's dam, directly beneath the historic Pacific Mills, has already spawned one developer's dream of fueling restoration of the formidably large and beautiful mill with the financial power of the dam. And city officials acknowledge that more developers have recently been ringing the City Hall bell.

Council members face a crucial decision Wednesday when they must vote on whether to award the rights to develop the dam to John Webster of South Berwick and Lawrence Gleeson of Belfast, Maine, developers who admittedly have no interest in the mill. The pair submitted the low bid when the city sought a developer for the hydroelectric facility last fall.

After the bidding process ended, however, the city postponed awarding the contract when officials were approached by a then-unidentified developer who claimed to have an option on the privately owned mill and wants both the city's dam and the mill.

The Democrat has learned that the developer is South Berwick businessman Tim Flynn. Associated with Flynn in the proposed Pacific Mill development are Dr. Vito J. Molori of Dover and Dr. Bruce S. Samuels of Durham. The group has refused to disclose details of its plans for the mill, and the group has not publicly indicated if it plans to develop the mill without winning the lease for the hydro-power facility.

City Manager Robert Steele confirmed that Flynn's group failed to

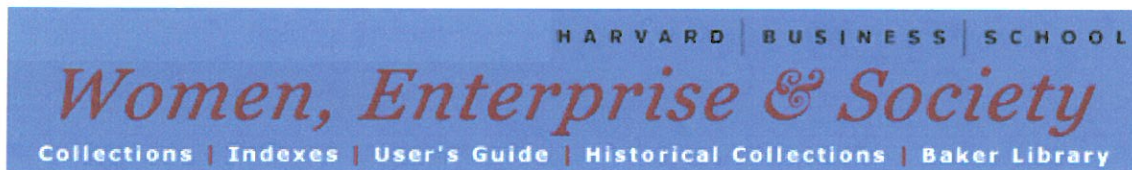


Dover's dam, located directly beneath the historic Pacific Mills, has already spawned one developer's dream of fueling restoration of the formidably large and beautiful mill with the financial power of the dam. And city officials acknowledge that more developers have recently been ringing the City Hall bell.

(Democrat photo — Cole)

☆ *Dover dam*

Please turn to Page 12.



[Home](#) → [Indexes](#) → [Collection Name Index](#) → [Dover-Cocheco Collection](#)

## Dover-Cocheco Collection

[Catalog Record](#)

Mss 442 1821-1879

Dover series A-D; Cocheco series B-D

The Dover-Cocheco Collection contains the records of a New Hampshire cotton textile manufacturer, established as the Dover Cotton Factory in 1821, renamed the Dover Manufacturing Company in 1823, and reorganized in 1827 as the Cocheco Manufacturing Company. Pacific Mills purchased the factory in 1909. The payrolls show that a majority of workers employed in the cotton mills were women. The collection also contains stockholder records that include women.

Two series of payrolls, Dover and Cocheco, have similar numbering. The Dover mill series extends from 1822 to 1829 and the Cocheco Mill series from 1827 to 1845. Both series are organized by departments: carding room, spinning room, weaving room, dressing room. The payrolls record the number of days worked, wages, cost of board and sundries, and the employee's signature.

The collection also includes stockholder records. Over ten per cent of the stockholders in the Dover Mills in 1828 were women.

### Wage and time accounting

Payrolls, time books and employee accounts: Dover Series Volumes B 1 (1823-1826), CA1-3, CB-1, CC 1-3, CD 1, D 1 (1822-1929); Cocheco Series Volumes C1, DA 1, DB 1-4DC 1, DD 1-2 (1836-1845)

### Family and financial records

Dover Series stockholder ledgers (1826-1829): volume A 1  
Cocheco Series stockholder journal (1827-1843): volume B 1

[← \[ Prev \]](#)   [\[ Next \] →](#)

[Home](#) → [Indexes](#) → [Collection Name Index](#) → [Dover-Cocheco Collection](#)

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**Database Name:** Baker Library

**Search Results:** Displaying 1 of 1 entries

 **Basic Info**
 **Detailed Info**
 **MARC Info**

**Author:** [Cocheco Manufacturing Company.](#)

**Title:** Records, 1821-1879 (inclusive).

**Subject(s):** [Dover Cotton Factory Company.](#)

[Dover Manufacturing Company \(Dover, N.H.\)](#)

[Cocheco Manufacturing Company.](#)

[Pacific Mills.](#)

[Cotton manufacture--New Hampshire.](#)

[Textile industry--New Hampshire.](#)

[Manufactures.](#)

[Manufactures--New Hampshire--Dover.](#)

[Ledgers. ftamc](#)

[Account books. ftamc](#)

[Payrolls. ftamc](#)

**Description:** 2 linear ft. (24 v.).

**Other Formats:** Vol. DD-1, Payrolls (Dec. 1928-Apr. 1930 and Jan. 1833-Mar. 1834), is available on microfilm (1 reel, 35mm.) from Historical Collections, Baker Library. Order no. 97-3175.

**Historical Note:** Cotton manufacturer, Dover, N.H. Established as Dover Cotton Factory, name changed to Dover Manufacturing Company in 1823. Reorganized in 1827 as Cocheco Manufacturing Company. Purchased by Pacific Mills in 1909.

**Contents:** Directors' records (1850-1879), stockholders' journal (1827-1843), and payrolls of various mills (1836-1845). Includes ledger, payrolls, and time book of the company's predecessor, Dover Manufacturing Company (1821-1829).

**Provenance:** Gift of Pacific Mills, 1952.

**Indexes:** Unpublished finding aid in repository.

See also: Manuscripts in Baker Library (4th ed., 1978), Entries 170, 181.

**Cite as:** Dover-Cocheco Collection. Baker Library, Harvard Business School.

**LC Number:** ms 60001151

**System Number:** (CStRLIN)MHAQ85A42  
358

**Record Number:** 358

**Linked Resources:** [Included in "Women, Enterprise and Society: A Guide to Resources in the Business Manuscripts Collection at Baker Library."](#)

---

**Location:** Historical Collections - Business Mss Collection (Noncirc)

**Note:** Appointment necessary to consult collection..

**Call number:** \*Mss:442 1821-1879

**Status:** Available

Record Options( <a href="#">EndNote Help</a> )	
Select Download Format:	Full Record <input checked="" type="checkbox"/> <a href="#">Format for Print/Save</a>
<a href="#">Save Search Query</a>	
Enter your email address:	<input type="text"/> <a href="#">Email</a>
Save results for later:	<a href="#">Save To Bookbag</a>

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[Maps](#) [Hours](#) [Other Business Libraries](#) [Harvard Libraries](#)

[Baker Library Home Page](#)

Dover public library - 7/16/18

- Sanborn maps, building identified as building #2, torn down in 1909  
"Picker Mill"
- 1812 - obtained a charter from Legislature of New Hampshire for the manufacture of cotton.  
→ "Dover Cotton factory"
- 1820 - reorganized to permit the local investors to expand from original 40 shares to an amount "proprietors shall think proper"
- 1820-1822 → attracted Boston investors
- 1857 - Cocheco manufacturing re-built ~~the~~ Dover cotton factory, Dam and made it "considerable higher"
- "Upper Factory"
- 1829 → Dover manufacturing company sold to the Cocheco manufacturing company
- 1822-1826 → expand into printed cottons
- It is the business of the picker to take the cotton as it comes from the bales and get the fiber straightened out & properly separated for the next set of machinery.

603 205 2026

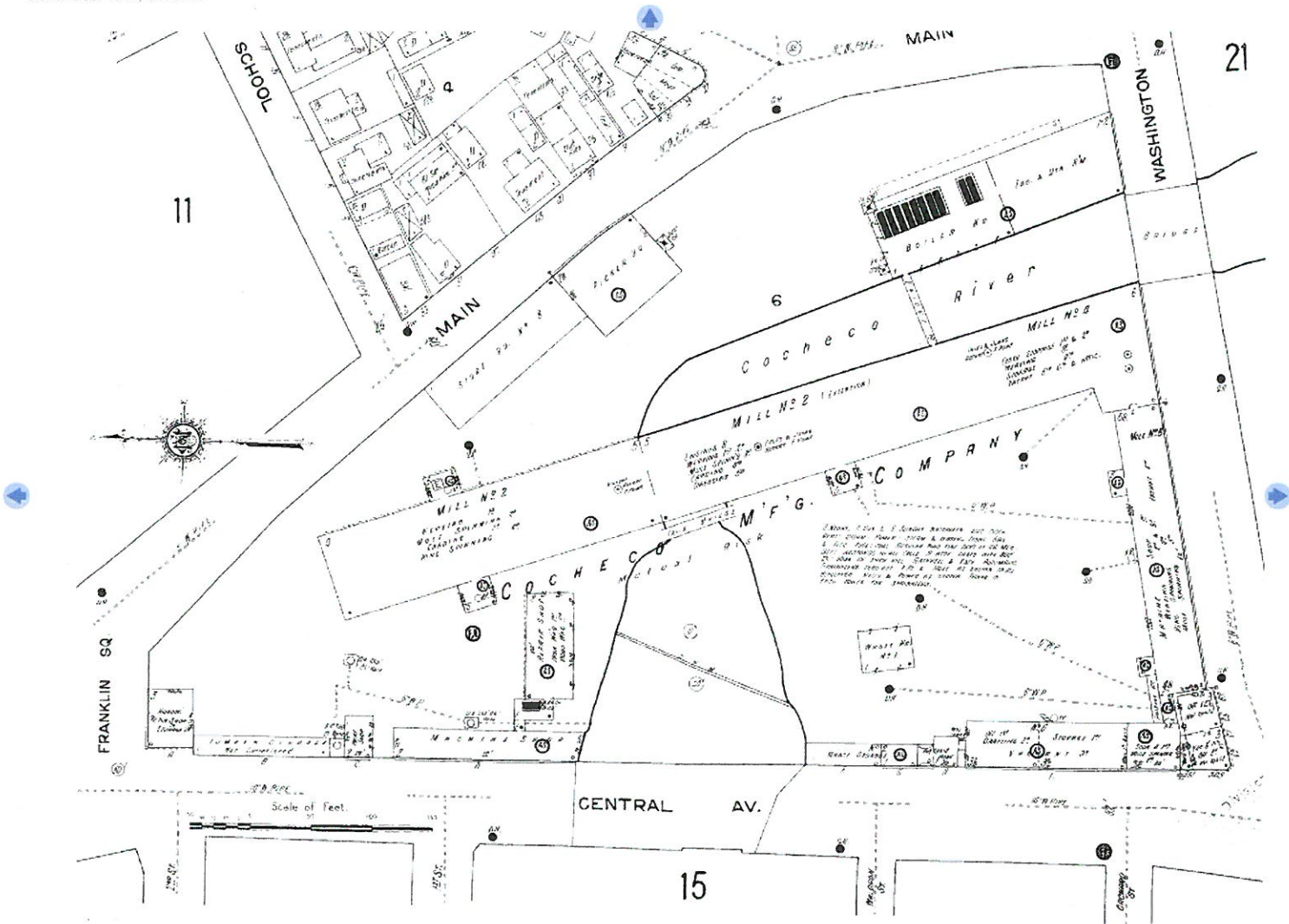


X CLOSE WINDOW    ▶ DOWNLOAD MAP    ▶ PRINT CURRENT VIEW

Click on map to:    ● zoom in    ○ re-center    Zoom: 100%

Select window size for viewing: □ □ □ □ □

Dover Dec. 1912, Sheet 16



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Dec. 1912

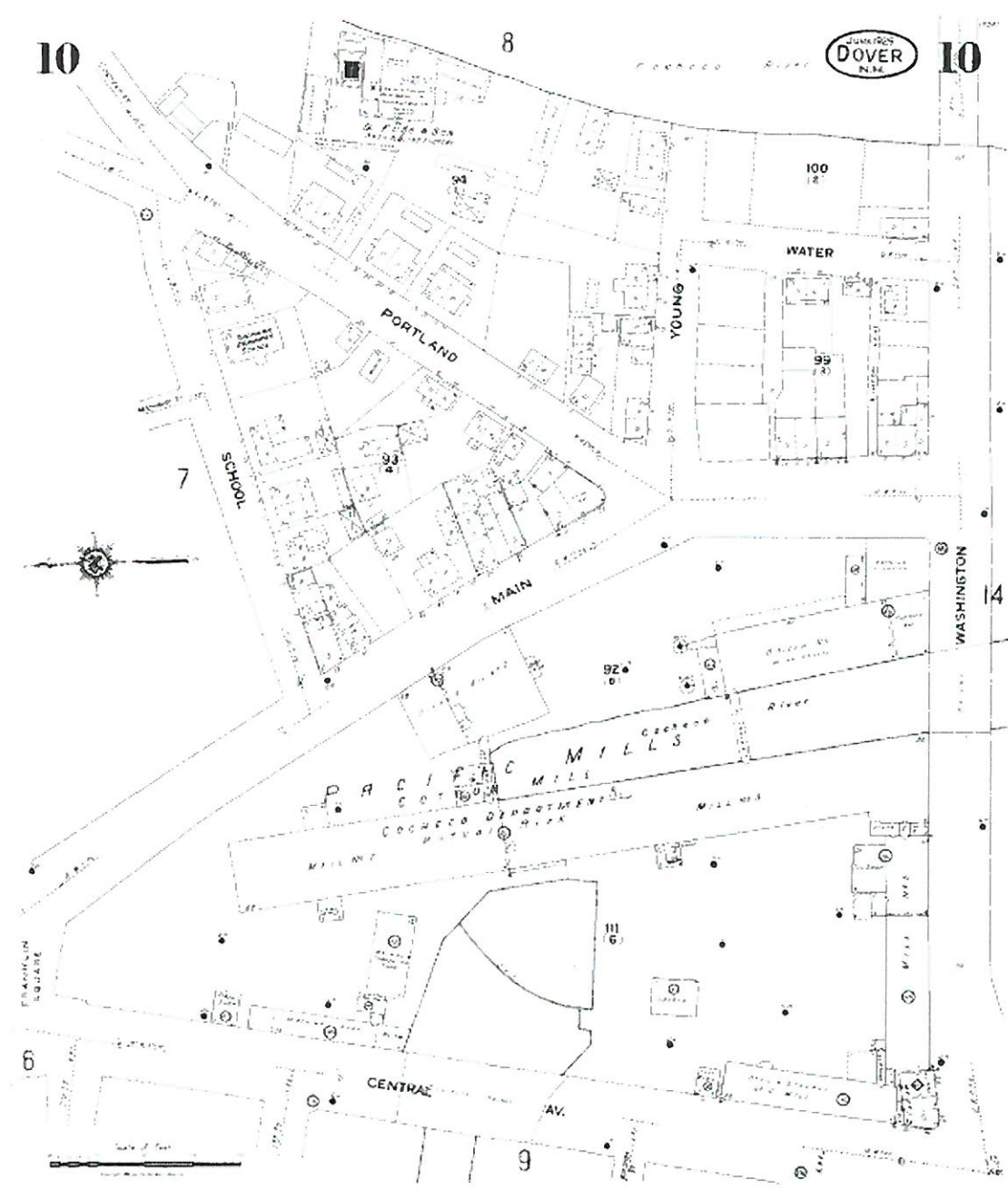
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Click on map to:    ● zoom in    ○ re-center

Zoom: Fit to window ▼

Select window size for viewing: □ □ □ □ □

Dover June 1925, Sheet 10



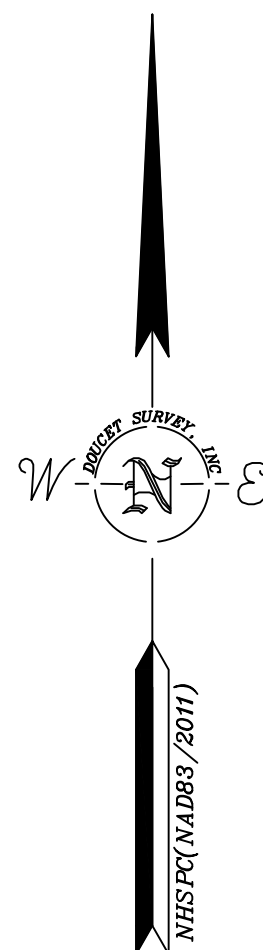
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June 1925

**Tighe&Bond**

**APPENDIX C**



CBR 1502  
RIM ELEV.=40.7'  
(A) 10" PVC INV.=35.1'  
(TO TOP OF PIPE)  
(B) 12" PVC INV.=36.3'  
(C) 10" PVC INV.=33.9'

CBR 1504  
RIM ELEV.=41.4'  
TOP OF DEBRIS=39.8'  
NO VISIBLE PIPES

CB 1534  
RIM ELEV.=46.3'  
NO VISIBLE PIPES

CB 1535  
RIM ELEV.=46.1'  
(A) 12" RCP INV.=41.5'

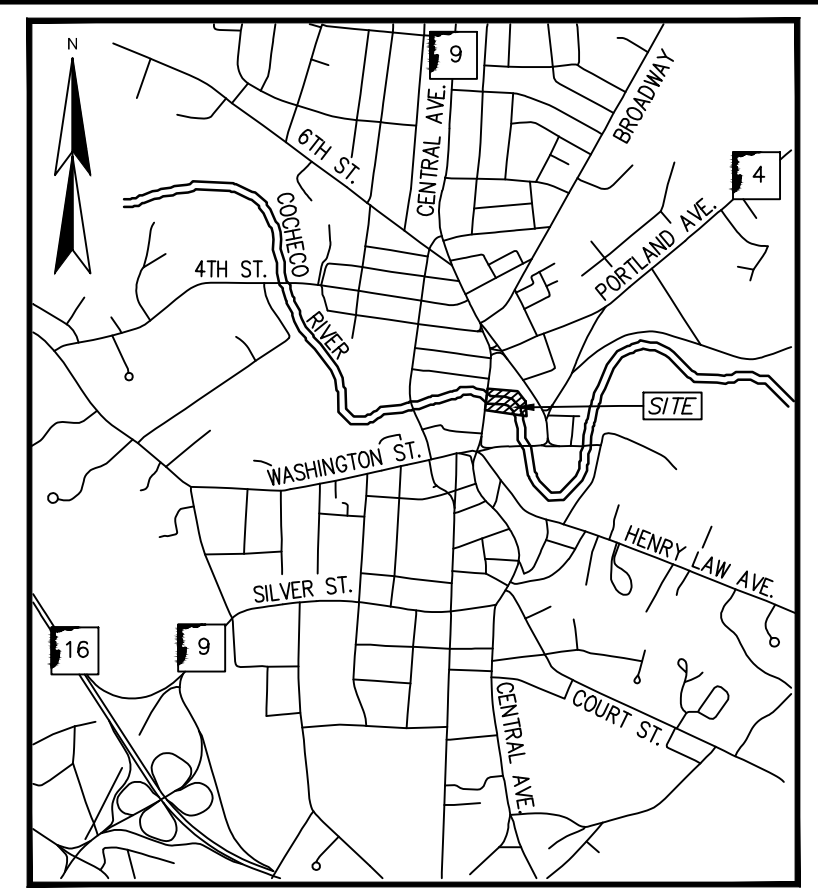
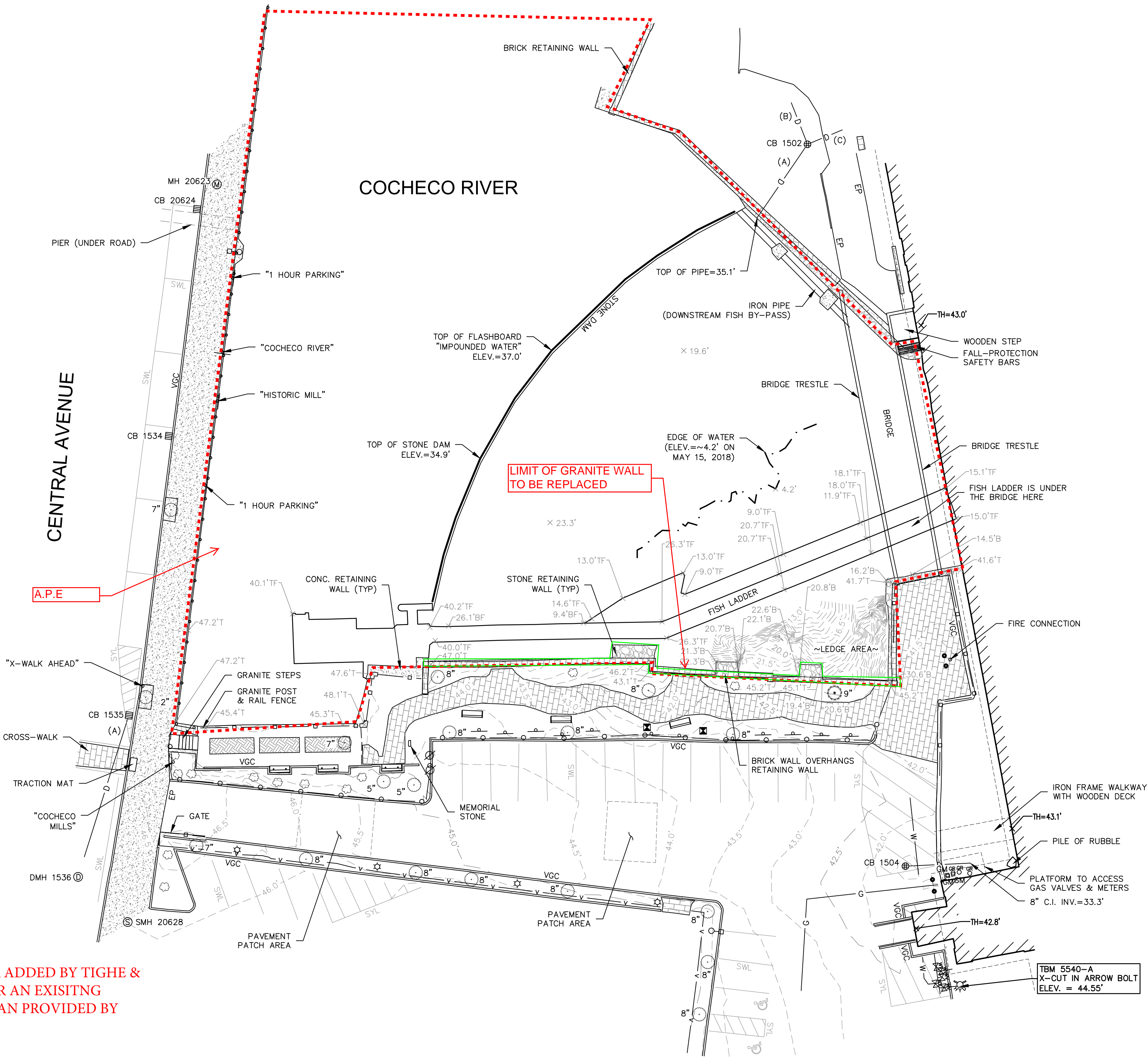
DMH 1536  
RIM ELEV.=45.5'  
COULD NOT OPEN

**TIDE DATA**

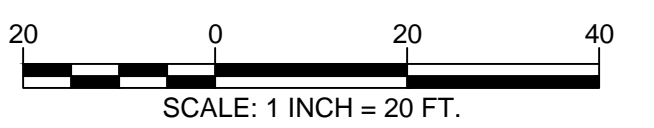
2018 HOTL = 5.01'  
MHW = 3.37'  
NAVD88 = 0.00'  
MLLW = -3.93'  
NGVD29 = 0.73'

- LEGEND**
- GRANITE POST & RAIL FENCE
  - CHAIN LINK FENCE
  - ORNAMENTAL FENCE
  - v GUARDRAIL
  - D DRAIN LINE
  - G GAS LINE
  - W WATER LINE
  - 100- MAJOR CONTOUR LINE
  - 98- MINOR CONTOUR LINE
  - - - EDGE OF WATER
  - - - BUILDING OVER HANG
  - - - PIER UNDER CENTRAL AVE
  - - - PAVEMENT PATCH
  - - - CONCRETE
  - - - STONE RETAINING WALL
  - - - LANDSCAPED AREA
  - - - BRICK
  - ☆ LIGHT POST
  - LIGHT POLE W/ARM
  - FIRE HYDRANT
  - CGR
  - WATER GATE VALVE
  - GAS REGULATOR
  - BOLLARD
  - SIGN
  - FENCE POST
  - POST
  - BENCH
  - CATCH BASIN
  - DRAIN MANHOLE
  - MANHOLE
  - SEWER MANHOLE
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - DECIDUOUS BUSH
  - ACCESSIBLE PARKING SPACE
  - VGC VERTICAL GRANITE CURB
  - SWL SINGLE WHITE LINE
  - SYL SINGLE YELLOW LINE
  - GM GAS METER
  - TH THRESHOLD FLOOR
  - EP EDGE OF PAVEMENT
  - TYP TYPICAL
  - CONC. CONCRETE
  - 14.0'B SPOT GRADE (BOTTOM)
  - 47.0'T SPOT GRADE (TOP)
  - 14.0'BF SPOT GRADE (BOTTOM OF FISH LADDER)
  - 47.0'TF SPOT GRADE (TOP OF FISH LADDER)

**ITEMS IN COLOR ADDED BY TIGHE & BOND, INC. OVER AN EXISTING CONDITIONS PLAN PROVIDED BY DOUCET.**



- NOTES:**
- REFERENCE: DOWNSTREAM OF THE COCHECO FALLS  
CENTRAL AVENUE  
DOVER, NEW HAMPSHIRE  
D.S.I. PROJECT NO. 5540
  - FIELD SURVEY PERFORMED BY S.N.F. & L.P.S. DURING MAY, 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR, A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - FIELD SURVEY PERFORMED BY W.J.D. ON APRIL 24, 2018 AND BY M.J.C. ON MAY 15, 2018 USING A LEICA HD5 SCANNER. REGISTRATION ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
  - VERTICAL DATUM IS BASED ON NGVD29 AND TIED TO NHDOT CONTROL DISK "D 50 RESET 1977", ELEVATION = 23.33 FT.
  - PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 0.5' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
  - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
  - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
  - ALL ELECTRIC, GAS, TEL, WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.



**TOPOGRAPHIC PLAN**  
FOR  
**TIGHE & BOND**  
OF  
**DOWNSTREAM OF COCHECO FALLS**  
CENTRAL AVE  
DOVER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

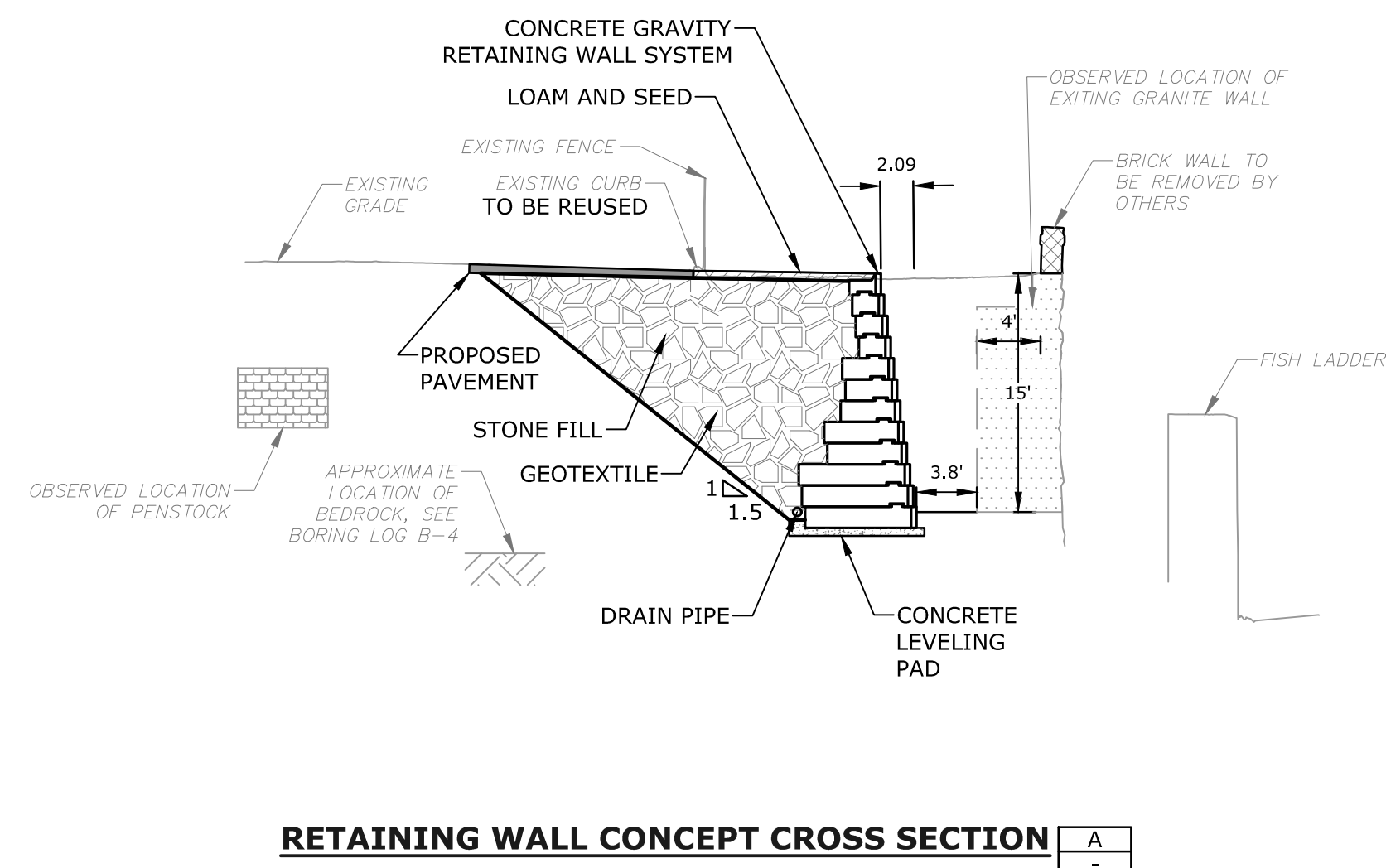
DRAWN BY:	P.J.S.	DATE:	JUNE 1, 2018
CHECKED BY:	W.J.D.	DRAWING NO.:	5540A
JOB NO.:	5540	SHEET	1 OF 1

**DOUCET SURVEY INC.**

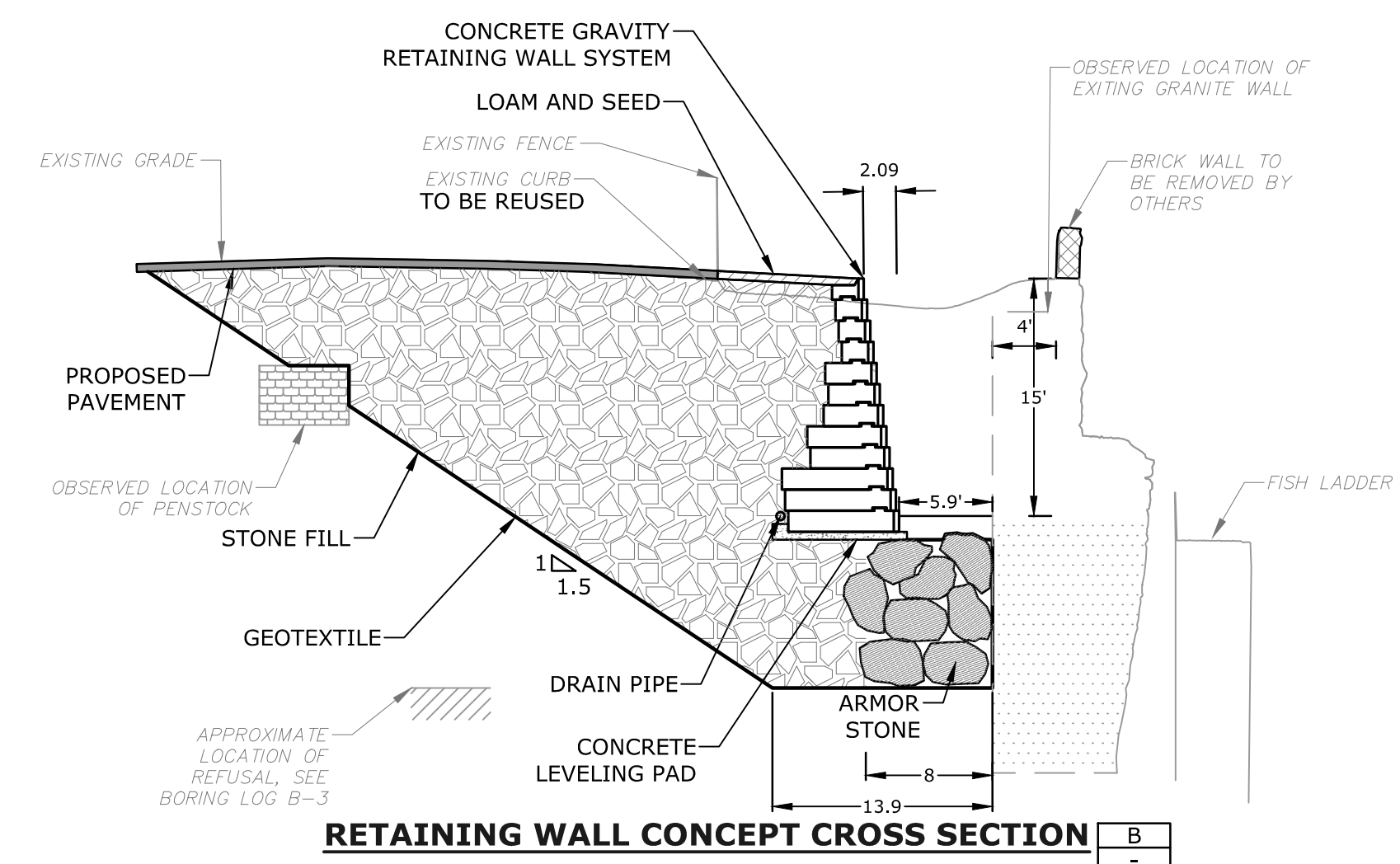
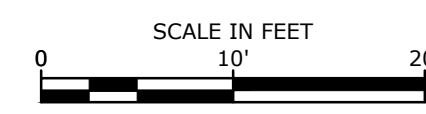
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2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
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<http://www.doucetsurvey.com>



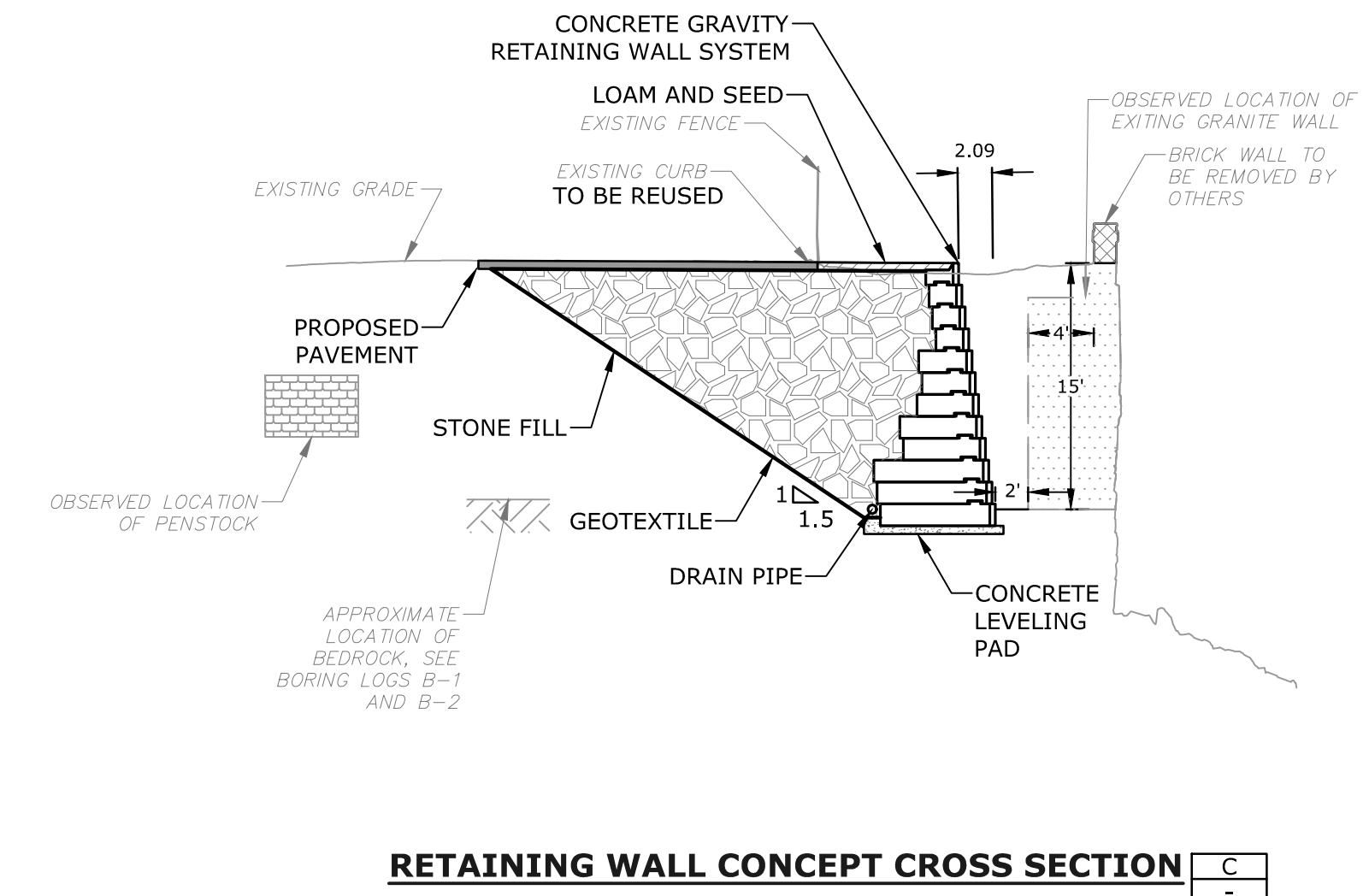
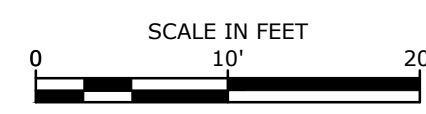
**DRAFT**



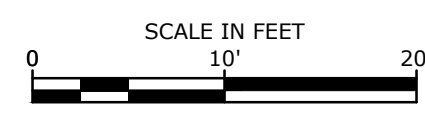
**RETAINING WALL CONCEPT CROSS SECTION A**



**RETAINING WALL CONCEPT CROSS SECTION B**



**RETAINING WALL CONCEPT CROSS SECTION C**



**NOTES:**

1. CONTRACTOR SHALL COORDINATE BOTTOM OF EXCAVATION DEPTH WITH ENGINEER.
2. LIMITS OF EXCAVATION SHOWN ON SHEET C-101 ARE APPROXIMATE AND BASED ON AN ASSUMED EXCAVATION
3. CONTRACTOR TO EXPOSE LEDGE PROFILE ALONG RETAINING WALL BASE PRIOR TO CONSTRUCTING WALL.
4. RETAINING WALL SHALL BE BY RECON OR APPROVED EQUAL.
5. THE CONTRACTOR SHALL SUBMIT DESIGN AND CALCULATIONS FOR THE RETAINING WALL THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
6. MINIMUM DESIGN PARAMETERS:
  - GLOBAL STABILITY FACTOR OF SAFETY = 1.3
  - OVERTURNING FACTOR OF SAFETY = 2.0
  - SLIDING FACTOR OF SAFETY = 1.5
  - GEOGRID PULLOUT FACTOR OF SAFETY = 1.5
  - SEISMIC FACTOR OF SAFETY = 1.1
7. WALL DESIGNS SHALL CONSIDER EFFECTS OF SLOPE, CONSTRUCTION LOADS, TRAFFIC LOADS, BUILDING LOADS, GUARDRAIL AND/OR FENCING AS REQUIRED.
8. WALL DESIGN ENGINEER SHALL CONSIDER HEIGHT AND SPECIFY SAFETY RAIL WHERE REQUIRED
9. ALL INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL AND THE WALL DESIGN ENGINEER'S DESIGN PLANS AND SPECIFICATIONS.
10. THE WALL DESIGN ENGINEER SHALL COMPLETE SUFFICIENT INSPECTIONS DURING CONSTRUCTION TO CERTIFY WORK IS COMPLETED IN ACCORDANCE WITH DESIGN.
11. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF WALL WITH WALL DESIGNER'S CERTIFICATION TO OWNER.
12. CONTRACTOR SHALL DIRECT SURFACE RUNOFF AWAY FROM THE WALL DURING CONSTRUCTION.
13. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT OR OTHER SURFACE TREATMENT SHALL BE INSTALLED IN THE AREA OF THE WALL IMMEDIATELY AFTER THE WALL IS COMPLETE OR OTHER MEASURES SHALL BE TAKEN TO PROTECT THE WALL FROM RUNOFF.
14. CONTRACTOR SHALL SUPPLY SAMPLE TO THE OWNER FOR APPROVAL PRIOR TO WALL CONSTRUCTION.
15. CONTRACTOR TO APPLY MIN 3/4" PLYWOOD OVER FISH LADDER FOR PROTECTION (COORDINATE W/ FISH AND GAME)

CONCEPTUAL PLANS  
NOT FOR CONSTRUCTION

**Central Falls  
Retaining Wall**

City of Dover

Dover,  
New Hampshire

MARK	DATE	DESCRIPTION

PROJECT NO:	D-0249-006
DATE:	July 2, 2018
FILE:	D-0249-006-C-DTLS.DWG
DRAWN BY:	JAK
CHECKED:	DCM
APPROVED:	DAM

CROSS  
SECTIONS

SCALE: AS SHOWN

C-502

Last Saved: 7/13/2018 8:54:47pm By: jakalmersten  
Plotted On: 7/13/2018 8:54:47pm By: jakalmersten  
Tighe & Bond: 2100249-006-C-DTLS.dwg - Central Falls Drawings - Figures/AutoCAD/Sheet/D-0249-006-C-DTLS.dwg

**Tighe&Bond**

**APPENDIX D**

NH DOT Name and Number and/or Project Title:		DHR R&C #:
RPR Form RPR PHOTO LOG		
Photo #	NH DHR Inventory # and/or locational information; Include a brief description of the photograph if necessary.	
1	Failing Retaining, cracks apparent, bowing out.	
2	View from Central Avenue of failing retaining wall, dam, and Mill Buildings in background.	
3	View from Central Ave of Fish ladder platform and location of seepage.	
4	Buried Penstock uncovered in test pits.	
5	View of cracking of original chimney from the fish ladder.	
6	View of dam from the fish ladder.	
7	View of sinkholes behind the wall indicating the wall is failing.	
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
	**Add rows as necessary.	
	<i>Informative photo captions can be used in place of a photo log.</i>	

**DRAFT**

CONCEPTUAL PLANS  
 NOT FOR CONSTRUCTION

**Central Falls  
 Retaining Wall**

City of Dover

Dover,  
 New Hampshire

TBM 5540-A  
 X-CUT IN ARR  
 ELEV. = 44.55

MARK	DATE	DESCRIPTION
PROJECT NO:	D-0249-006	
DATE:	July 2, 2018	
FILE:	D-0249-006-C-DSGN.DWG	
DRAWN BY:	JAK	
CHECKED:	KAM	
APPROVED:	DAM	

PHOTOLOCATION PLAN

SCALE: AS SHOWN





**PHOTO 1**



PHOTO 2



**PHOTO 3**



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

**Tighe&Bond**

**APPENDIX E**

NH DOT Project and Number and/or Project Title:	DHR R&C #:
-------------------------------------------------	------------

**RPR Table 1: PREVIOUSLY SURVEYED OR LISTED PROPERTIES**

NH DHR Property Name / Historic District Name	NH DHR Inventory #	National Register-listed, Eligible, or Not Eligible	Date of Determination (mm/dd/yy)	National Register Criteria of Significance (if applicable)
Pacific Mill Heating Plant	DOV0175	NR Eligible	09/13/95	Manufacturing Architecture
**Add rows as necessary				