



**Rockingham Historical Commission (CLG) Meeting  
Thursday, February 25, 2015 @ 3:30pm  
Development Office, Town Hall**

*The Commission will meet at the Robertson Paper Mill at 2:30 pm to walk through the building with architectural Historian Paula Sagerman prior to the 3:30 meeting*

*The purpose of this meeting is for the Commission—having reviewed the Section 106 Review for the Robertson Paper Mill—to discuss their responsibilities in mitigating the adverse effects of the demolition of the Robertson Paper Mill. The priorities for the mitigation of adverse effects are clearly explained in the Section 106 Review compiled by historic preservation consultant Paula Sagerman and summarized by the CLG Coordinator in a separate document. Both the Section 106 Review and the mitigation summary are attached to this agenda.*

**AGENDA**

1. Call to Order
2. Approve Meeting Minutes of October 8, 2015
3. Discuss the Commission's priorities for the Mitigation of Adverse Effects of the Robertson Paper Mill Section 106 Review
4. Other Business
5. Adjourn

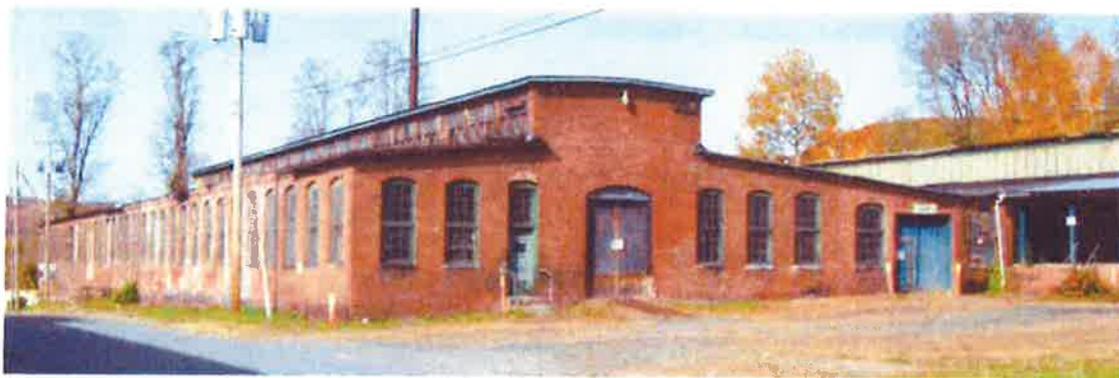
**Attachments:**

- *Section 106 Review: The Robertson Paper Mill* prepared by Paula Sagerman
- Mitigation of Adverse Effect Priorities

***DRAFT***

# **Section 106 Review Report Robertson Paper Mill**

**21 Island Street  
Bellows Falls Village, Town of Rockingham  
Windham County, Vermont**



**Prepared for:  
Town of Rockingham  
Bellows Falls Area Redevelopment Corporation  
Windham Regional Commission  
Environmental Protection Agency**

**Prepared by:  
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**January 2016**

***DRAFT***

**Section 106 Review**

**Demolition of Robertson Paper Mill**

**Rockingham, Windham County, Vermont**

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## I. Introduction

This Section 106 Review report addresses an undertaking involving the demolition of the historic Robertson Paper Mill in the Village of Bellows Falls, Town of Rockingham, Vermont. The 45,550 square foot building complex and 1.67 acre property have been owned by the Town of Rockingham since 2014, and the project will be overseen by the Bellows Falls Area Development Corporation (BFADC). The purpose of the undertaking is to remove the mill complex, which has been deemed in poor condition and unmarketable, to make way for a new industrial enterprise. The Environmental Protection Agency (EPA)'s Targeted Brownfields Assessment Program has provided funding for a site assessment.

The Robertson Paper Mill is a contributing resource in the Bellows Falls Island Multiple Resource Area, a historic district listed in the National Register of Historic Places. The undertaking's Area of Potential Effects (APE) includes the 1.67 subject property as well as the rest of the historic district. As a historic resource will be demolished, this undertaking will cause adverse effect to the Robertson property as well as the setting of the historic district.

Section 106 of the National Historic Preservation Act (1966) requires that Federal agencies take into account the effects of their undertakings on historic properties. Procedures for complying with Section 106 are set forth in the Advisory Council on Historic Preservation's "Protection of Historic Properties" [36 CFR Part 800, 1986].

This report was completed by Paula Sagerman, Historic Preservation Consultant, of Brattleboro, Vermont, for the Town of Rockingham/BFADC. The report will assist the Vermont Division for Historic Preservation (DHP), the BFADC, and the EPA with compliance under Section 106. Other completed reports include a 2011 Preservation Trust of Vermont-funded conditions assessment, a 2013 Phase I Environmental Site Assessment (ESA), and a 2014 initial Phase II ESA. No archaeological testing has been conducted as of yet.

This report satisfies the obligations of the involved federal agencies pursuant to Section 106 of the National Historic Preservation Act (NHPA). The Vermont Division for Historic Preservation has the authority to review the project under Section 106 for the other federal agencies.

## II. Description and Evaluation of Resources

### Area of Potential Effects

The area of a particular undertaking's potential effects on historic properties is "the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist" [36 CFR § 800.2(c)]. It is within the area(s) of potential effects of a particular undertaking that an agency is responsible for identifying historic properties under Section 106 [36 CFR § 800.4(a)(1)]. The Area of Potential Effects (APE) is the 1.67 acre Robertson Paper Mill property, on Island Street in Bellows Falls, as well as the surrounding thirty acre historic district.

### Description

The Robertson Paper Mill is located at 21 Island Street. The 45,550 square foot complex – larger than an acre – encompasses 60% of the parcel. The complex includes several one-story mostly brick attached buildings that have an internal numbering system of Buildings 1-8 (see Building Plan on page 14). Together, they create a footprint consisting of two long, adjacent, offset rectangles that are parallel to the street. There is also a level open area in the southwest corner of the property that is used for parking and loading dock access.

Building 1 is the original structure, and dates to 1891. It is 278 x 61 feet and 33 x 7 bays, with its long west elevation fronting Island Street. The building has a fieldstone foundation, six-course American bond brick walls, a segmental-arched roof topped by a longitudinal monitor roof at the southern two-thirds of the building, and segmental-arched window and door openings. There is an exposed finished basement at the north end, where the parcel's grade descends toward the railroad station. Entries to the building are at the exposed basement and at the south elevation, facing the parking area. There are two adjacent basement-level doorway openings at the left end of the west elevation containing historic double-leaf paneled wood doors with upper lights. The south elevation has a centered truck bay containing plywood doors, and an added five-panel wood door under a nine-pane transom in the third bay (that was originally a nine-over-nine window). The east elevation is concealed by later additions, and the other elevations have regularly-spaced window openings with stone sills. The west elevation has mostly twelve-over-twelve wood windows, the south elevation has nine-over-nine wood units, and the north elevation has two-over-two wood units. The twenty-bay monitor has continuous triplets of two-over-two wood windows. The west elevation of the exposed basement also contains four three-pane horizontal windows. Most of the building was used as manufacturing space, which remains a large open area with wood flooring and exposed brick walls, and the north end, at the main level and basement, is divided into finished offices.

Building 2 is east of Building 1 and offset to the south. It was constructed ca. 1900 (sometime between 1896 and 1901) and is 158 x 50 feet. It was originally detached from Building 1, and was connected to it with an infill structure known as the "Connector" ca. 1915 (sometime between 1912 and 1920). Building 2 has a full-length monitor roof, a two-story shallow projection centered on the east elevation, and segmental-arched window openings with stone sills. To the right of the projection, the east elevation is concealed by a shallow wood-framed ca. 1960 addition. Spanning most of the eight bays of the exposed west elevation is a late twentieth century shed-roofed porch with square posts, which covers a half-length concrete block raised loading dock. The west elevation has irregularly-spaced openings including an added truck bay, which has been boarded up, a historic doorway, which has been boarded up, and five twelve-over-twelve wood windows. The symmetrical south elevation has a centered exterior brick chimney flanked by covered twelve-over-twelve wood windows at the first story and nine-pane windows at the monitor level. The right end of the projection has a large doorway at each level; the first story doorway is boarded up and the second story doorway contains a five-panel wood door. The projection also has one small window at the first story and two small windows at the second story; two are boarded up and one contains a one-over-one window. To the left of the projection, the four bays of the east elevation contain a large doorway with a five-panel wood

door and three large window openings; one is boarded up and the other two have multi-pane casement windows. Most of the monitor windows have been removed and the openings have been covered by corrugated Lexan. There are some surviving paired twelve-pane monitor windows at the east elevation. Building 2 was initially used as a foundry, and then for manufacturing and storage. The interior does not appear to have been altered. The unfinished space includes a concrete floor, exposed brick walls, and timber-frame posts with cast iron bases supporting the monitor. The interior of the projection has cast iron columns, brick ceiling arches, and corbeled projections at the second story level which appear to have been used to support a now-missing feature.

Building 3 projects north from Building 2 and was constructed ca. 1915 (between 1912 and 1920). It is 115 x 50 feet, and its east elevation is concealed by a shallow ca. 1960 wood-framed shed-roofed addition. The north elevation is the only exposed wall, and contains two twelve-over-twelve wood windows. The addition has a concrete block foundation and a hodgepodge of wall coverings including faux-brick pressed-tin, plywood, and rolled asphalt. All of these materials are in poor condition. The interior of Building 3 has a concrete floor, exposed brick walls, and a timber-frame structure. It served as a paper box shop.

The ca. 1915 Connector infills the area between Buildings 1, 2 and 3. Its south elevation, the only exposed wall, is contiguous with the south elevation of Building 1, and its north wall meets Building 8. The Connector was likely constructed in two phases in between 1912 and 1920 as it has a double-sloped roof that creates a shallow valley, and seams in the wall under the valley. The south elevation has two truck bays, one on each side of the valley. One contains a double-leaf rough wood door with vertical panels and an inset five-panel pedestrian door, and the other contains a double-leaf wood door with diagonal matchboard panels. The former has a modified square door frame that is an enlargement of the original smaller segmental-arched opening. There are also two eight-over-twelve wood windows at this elevation. The interior of the connector has a concrete floor, exposed brick walls (of Buildings 1, 2 and 3), and a timber-frame structure. It has two spaces, a large entrance area at the south end, and a large room that was used as a "sheeter" room.

Building 5 is 30 x 38 feet and is at the right end of the east wall of Building 1. It was constructed ca. 1910 (between 1909 and 1912), and is not exposed at the exterior as it is concealed at the north and east by a wood-framed c. 1960 structure, and at the south by Buildings 6 and 7. Building 5 replaced a smaller structure that was used for storing iron. It was originally a box shop and finishing area with paper-cutting equipment, as well as a shipping and receiving area that accessed the freight elevator to Building 4, which stood at the bottom of the hill at the north end of the property, near the railroad station.

Building 6 is enclosed by Buildings 3, 5 and 7. It is 46 x 20 feet and was constructed ca. 1915 (between 1912 and 1920) as a boiler house, with a coal-fired boiler. Building 7 is enclosed by Buildings 1, 5, 6 and 8, and is contemporaneous with Building 1. It is 30 x 18 feet and was the original boiler or engine room. Building 8 was constructed ca. 1910 (between 1906 and 1912), and is enclosed by Buildings 1, 7 and 3, and the Connector. It is the Tank House and contains three large riveted steel aboveground storage tanks that sit on concrete saddles.

Three detached buildings at the Robertson Paper Mill have been removed since the National Register nomination was completed in 1988. These include Building 4, a ca. 1910 shipping shed north of Building 1, which was located near the railroad station and connected to Building 5 via an inclined freight elevator/conveyor, Building 9, a ca. 1898 pattern/machine shop that stood in the open area south of Building 1, and Building 11, a one bay ca. 1917 garage that stood near the southeast corner of Building 2. All of the buildings were removed prior to 2000. Building 10, another small detached building, was removed prior to the National Register listing.

The connected complex of buildings is in poor to fair condition, as documented in the conditions assessment report and as illustrated in the photographs in the Appendix of this report. Most of the damage is caused by moisture infiltration and decades of deferred maintenance by previous owners. Conditions include brick loss, brick spalling, mortar loss, mortar joints improperly repointed with Portland cement, and algae growth; deteriorated roof surfaces, sill plates, and sections of roof collapse, water-damaged and rotted timber framing, rotted and worn wood elements such as windows, doors, and flooring, and lack of protective coatings on exterior wood surfaces.

#### Statement of Significance and Historic Status Evaluation

The Robertson Paper Mill is a contributing resource in the Bellows Falls Island Multiple Resource Area, a historic district listed in the National Register of Historic Places (NRHP). According to the NRHP nomination, the complex constitutes “an important representative of late 19<sup>th</sup> and early 20<sup>th</sup> century industrial complexes in the state,” and the “parallel roof monitors and the rhythmic fenestration of the factory’s elongated Island Street façade give special distinction to the vernacular design.” The roof monitor is a hallmark of late nineteenth and early twentieth century American industrial design and depicts the use of natural light during the eras of expensive gas lighting and early electric lighting.

The property is significant under Criterion A of the NRHP for its contribution to the industrial history of Bellows Falls as well as the state of Vermont. Paper making is considered to have been the largest industry in Bellows Falls during the late nineteenth and early twentieth centuries, and the history of paper-making dates back to 1802, when the first local paper mill was constructed. From the 1870s to the 1920s, Bellows Falls was one of Vermont’s largest industrial centers and known for its paper-making concerns, and Robertson Paper was its longest-running manufacturer. The complex is also significant under Criterion C as an excellent and intact example of a brick industrial complex with character-defining features such as brick walls, large open interior manufacturing spaces, monitor roofs, and regularly-spaced wood windows in segmental-arched openings. The historic district nomination was completed in 1988, and the property has retained its integrity since then, with the exception of some loss to the aspect of “materials” due to the deterioration of historic fabric.

The original factory was comprised of Buildings 1 and 7, and was constructed in 1891 for C.W. Osgood & Son as a machine shop and foundry for the fabrication of paper-making machinery. The shop produced all the parts that would turn out “a complete machine.” According to an 1891 edition of *American Machinist*, the shop was “one of the best machine shops In Vermont,”

and was finished on the interior in white to increase the quality of light. Within a few years, the factory employed over 100 workers, and it is likely that the local paper making manufactories such as Fall Mountain Paper (the largest paper maker in the world at the time), John T. Moore & Sons, Wyman Flint & Sons, and John Robertson & Sons, used the machinery produced by C.W. Osgood & Son.

C.W. Osgood (born 1841) moved to Bellows Falls in 1871 after learning the machinist's trade in Lawrence, Massachusetts. The same year, along with William Barker, he established Osgood & Barker, a machine shop and foundry for the manufacture of paper-making machinery. It was located at the north end of Bellows Falls Village, at what is now the corner of Hyde Street and Laurel Avenue. Barker died in 1881, making Osgood the sole proprietor, although the company was thereafter called both C.W. Osgood & Son and Osgood & Barker. The factory burned down in 1883, but Sanborn insurance maps from 1885-1901 show that Osgood had a foundry in this location until at least the late 1890s, even after the subject property was constructed.

Osgood retired in 1899, and the factory was sold to a syndicate of local industrialists and businessmen. According to industry news sources at the time, it was renamed the Osgood & Barker Machine Company, although 1901 and later Sanborn insurance maps show it as the Bellows Falls Machine Company. Building 2 was constructed between 1901 and 1906 as a foundry, replacing the Osgood foundry at the north end of the village. During this period, another detached building was constructed south of Building 1, a pattern shop known as Building 9. (This was removed about 1992.)

In 1902, the Bellows Falls Machine Company was sold to local businessmen and brothers Frederick, George and John Babbitt, with John becoming manager. The Babbitts already owned the Robertson Paper Company. In 1909, the Bellows Falls Machine Company merged with the Robertson Paper Company, and the subject property was thereafter known as the Robertson Paper Company.

The Robertson Paper Company was derived from the first paper-making company of John Robertson (1824-1898), who established his business in Bellows Falls in 1872. It was later called John Robertson & Son, with Charles E. Robertson. The firm was later joined by Charles' son Louis, and was called the Robertson Paper Company. Under the Robertson family, the company manufactured tissue paper. About 1899, the company was sold out of the Robertson family, to the Babbitts, although the company retained the Robertson name. Under the Babbitt ownership, the company produced waxed paper. In 1905, the firm bought a waxed paper company in Bennington, Vermont, and moved its equipment to Bellows Falls. Soon thereafter Robertson Paper was one of the largest producers of waxed paper in the United States. This resulted in the merger with the Bellows Falls Machine Company and the move to the Island.

The conversion of the property to the Robertson Paper Company resulted in the expansion of the complex. The 1912 Sanborn insurance map shows the factory as the Robertson Paper Company's Wax Paper Factory. Building 4, used for shipping, had been added at the north end of the property, near the railroad station, and was connected to the factory via a tunnel. (This was removed ca. 2000.) Also, shallow additions had been constructed on either side of Building

7 (at the right end of the east elevation of Building 1), now known as Buildings 5 and 8. Building 5 was a box shop and finishing area, and was connected to the freight area elevator to Building 4. Building 8 was the tank house. A 1912 trade journal noted that Robertson Paper was making parchment, writing, manila, tissue and waxed paper.

The 1920 Sanborn map shows that the complex had been expanded to its fullest extent, with the eight attached buildings and five detached buildings. Building 3 was a large northern extension of Building 2, and was a "paper box shop," and the area between Building 1 and Buildings 2 and 3 was enclosed and is called the "Connector." Building 10 was a storage building, and Building 11 was a garage. This 1917 garage housed what was reportedly the first commercial truck in Bellows Falls.

Although the company was sold several times over the years, the Robertson Paper name was retained and the factory continued to produce paper products until a bankruptcy resulted in its closure in 1987. At this point, it may have been the longest continuously operating paper manufacturing company in Vermont. Its last products were Christmas paper, florist's tissue, and waxed paper. It was one of the last two industries in Bellows Falls (the other was Moore & Thompson Paper). Then, the complex was used as storage by Flock Fibers, Inc., a flock fiber manufacturer. From 1992 to 2014, Green Mountain Specialties used some parts of the complex to produce packaging tissue paper.

### **III. Project Description**

#### Purpose and Need

The Robertson Paper Mill has suffered from deferred maintenance and disuse since the 1980s. Although there was a small paper-making operation there until recently, no improvements were made to the property. Due to the deferred maintenance, the complex has gradually deteriorated and is now in poor condition. The deterioration is mostly due to moisture infiltration at the roofs, walls and foundations, poor drainage, rising damp, and interior moisture levels. As mentioned above, conditions include brick loss, brick spalling, mortar loss, mortar joints improperly repointed with Portland cement, and algae growth; deteriorated roof surfaces, sill plates, and sections of roof collapse, water-damaged and rotted timber framing, rotted and worn wood elements such as windows, doors, and flooring, and lack of protective coatings on exterior wood surfaces. The Town did not acquire the property until 2014, after it had reached its current condition.

The BFADC would like to revitalize the property as it is a prime location for an economic development opportunity in Bellows Falls Village. The removal of the Robertson Paper Mill and environmental site remediation will allow for the construction of a new industrial enterprise.

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Proposed Project

The undertaking involves the complete demolition of the Robertson Paper Mill complex, environmental remediation, and preparation of the site for future development.

**IV. Determination of Effect**

The determination of effect follows the Section 106 regulation 36 CFR § 800.5, which addresses the assessment of adverse effects to historic properties. The demolition of the Robertson Paper Mill will clearly be an adverse effect, as the undertaking will involve the “physical destruction of or damage to all or part of the property” as defined by 800.5 (a)(2)(i). It will also result in the loss of the Island’s largest intact historic resource and what could be considered the Island’s most historically significant resource.

**V. Mitigation of Adverse Effect**

Due to the severity of the adverse effect to historic resources, several mitigation treatments are proposed:

1. Preparation of a Historic Structure Report – This report will include a comprehensive architectural description and analysis, a description of the historic development and use of the property, a historic context discussion, and historic images such as photographs and maps.
2. Photo Documentation – Photographs will include 8 x 10 black and white archival prints of the exterior and interior of the mill complex, prepared in accordance with the standards of the Vermont Division for Historic Preservation, as described at:  
[http://accd.vermont.gov/strong\\_communities/preservation/review\\_compliance/photographic\\_documentation](http://accd.vermont.gov/strong_communities/preservation/review_compliance/photographic_documentation)

Items 1 and 2 will be prepared by a contractor chosen from the Vermont Division for Historic Preservation’s list of Architectural Historians. The contractor will be a qualified architectural historian as defined by the National Park Service Code of Federal Regulations 36 CFR Part 61.

3. Measured Drawings – Measured architectural drawings will include plans, elevations, and cross sections of the complex, and detail drawings of select character-defining features. The use of photogrammetry to produce the elevations is preferred.

4. Interpretive panel(s) and wayfinding signage – A kiosk of interpretive panel(s) will be produced to depict the history of the property. It will be located near the public right-of-way. Wayfinding signs from The Square in Bellows Falls Village and the railroad station will be installed.

## VI. Archeological Resources Stipulations

1. Archeological investigations will be undertaken and completed according to the parameters set forth in *Guidelines for Conducting Archeology in Vermont*.
2. An archeological assessment must be completed before any ground disturbance takes place. Subsurface testing will be conducted to see if there are any historic artifacts. If any significant artifacts or features are found, additional archeological assessment will be required to determine if the underground historic features qualify the property for Criterion D of the National Register of Historic Places (potential to provide important information on the historic property).
3. Any archaeological mitigation components identified in the archeological assessment.

## VII. Public Participation

The redevelopment project was discussed at a publicly advertised, joint board meeting of the Rockingham Selectboard and Bellows Falls Village Trustees held on July 1, 2014. Members of the public provided comments at the meeting. (See Appendix.) The Rockingham Certified Local Government (CLG) Commission has not as of yet addressed the historic preservation issues related to the demolition of the property. Further public involvement, including a public hearing, still need to be addressed, as well as the involvement of the CLG Commission.

## VIII. Qualifications of Consultant

Paula Sagerman has a Master's Degree in Historic Preservation from the University of Pennsylvania and over twenty years of experience in the field of historic preservation. She meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) for architectural historians. She is also on the Vermont Division for Historic Preservation's list of qualified architectural historians, the Vermont Community Development Program's list of authorized historic preservation consultants, and the Vermont Agency of Transportation's list of qualified historic preservation consultants.

## IX. References

*American Machinist*. Volume XIV. New York: McGraw-Hill Company, Inc., 1891.

Cole Company, Inc. "Robertson Paper Mill, Bellows Falls, Vermont, Conditions Assessment." Manchester Center, VT: 2011.

*The Foundry*. Vol. 14, No. 79. Detroit: March 1899.

Hayes, Lyman Simpson. *History of the Town of Rockingham Vermont, Including the Villages of Bellows Falls, Saxtons River, Rockingham, Cambridgeport and Bartonville, 1753-1907, with Family Genealogies*. Bellows Falls: Town of Rockingham, 1907.

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- Hemenway, Abby Maria, comp. *Vermont Historical Gazetteer, a Local History of All the Towns in the State, Civil, Educational, Biographical, Religious and Military, Volume V.* Brandon, VT: Mrs. Carrie E.H. Page, 1891.
- Lovell, Mrs. Frances, and Leverett C. Lovell. *History of the Town of Rockingham, Vermont, Including the Villages of Bellows Falls, Saxtons River, Rockingham, Cambridgeport and Bartonville.* Bellows Falls, VT: Town of Rockingham, 1958.
- Mulholland, Mitchell. National Register of Historic Places Nomination Form for the Bellows Falls Island Multiple Resource Area. Vermont Division for Historic Preservation, Montpelier, VT, 1988.
- The Paper Maker's Journal.* Volume 12, December 1912, Number 1. Albany, NY: 1912.
- The Paper Mill and Wood Pulp News.* Volume 22, April 27, 1899.
- Rockingham Free Public Library. Photographic Collection.
- Sanborn Insurance Maps of Bellows Falls, VT. New York, NY: Sanborn-Perris Map Co., 1891, 1896, 1901, 1906, 1912, 1920, 1927, and 1949.
- Ullery, Jacob G., comp. *Men of Vermont: An Illustrated Biographical History of Vermonters and Sons of Vermont.* Brattleboro, VT: Transcript Publishing Company, 1894.

**X. Signature**

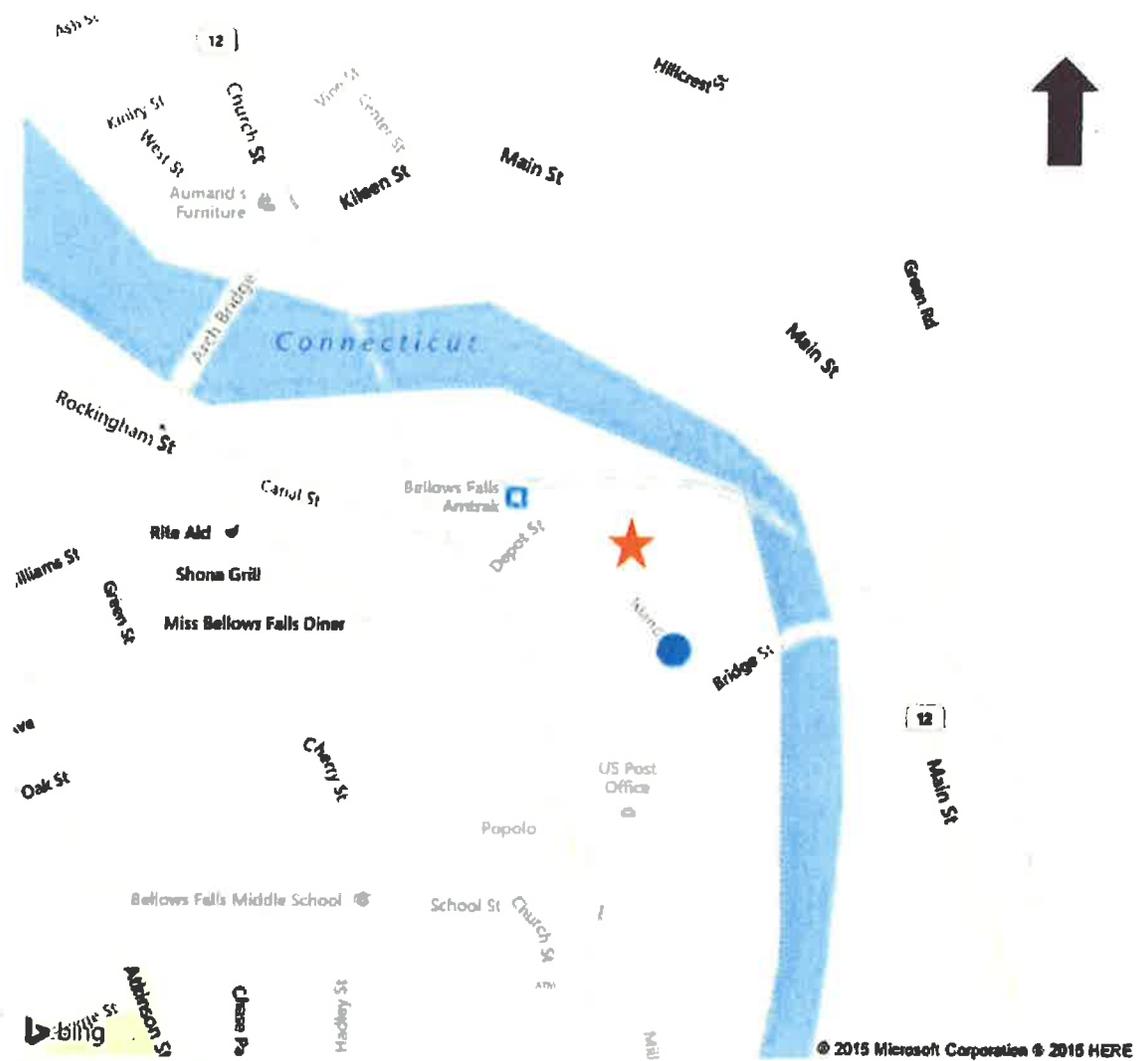
The signature below indicates that I support the determination of Adverse Effect for the Robertson Paper Mill undertaking. Completion of this report evidences that the Federal and State Agencies have satisfied their obligations under Section 106 of the National Historic Preservation Act.

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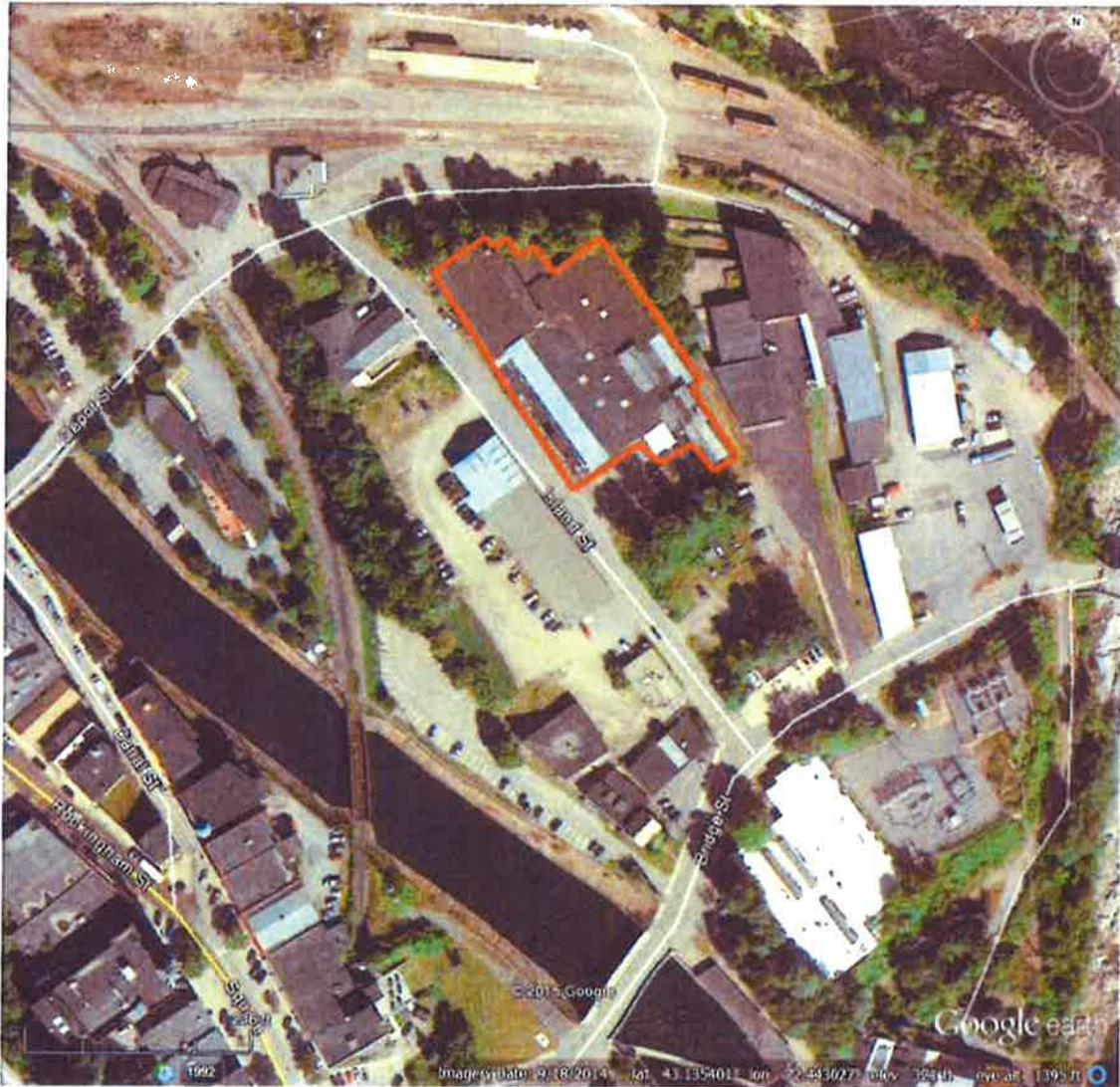
**State Historic Preservation Officer**

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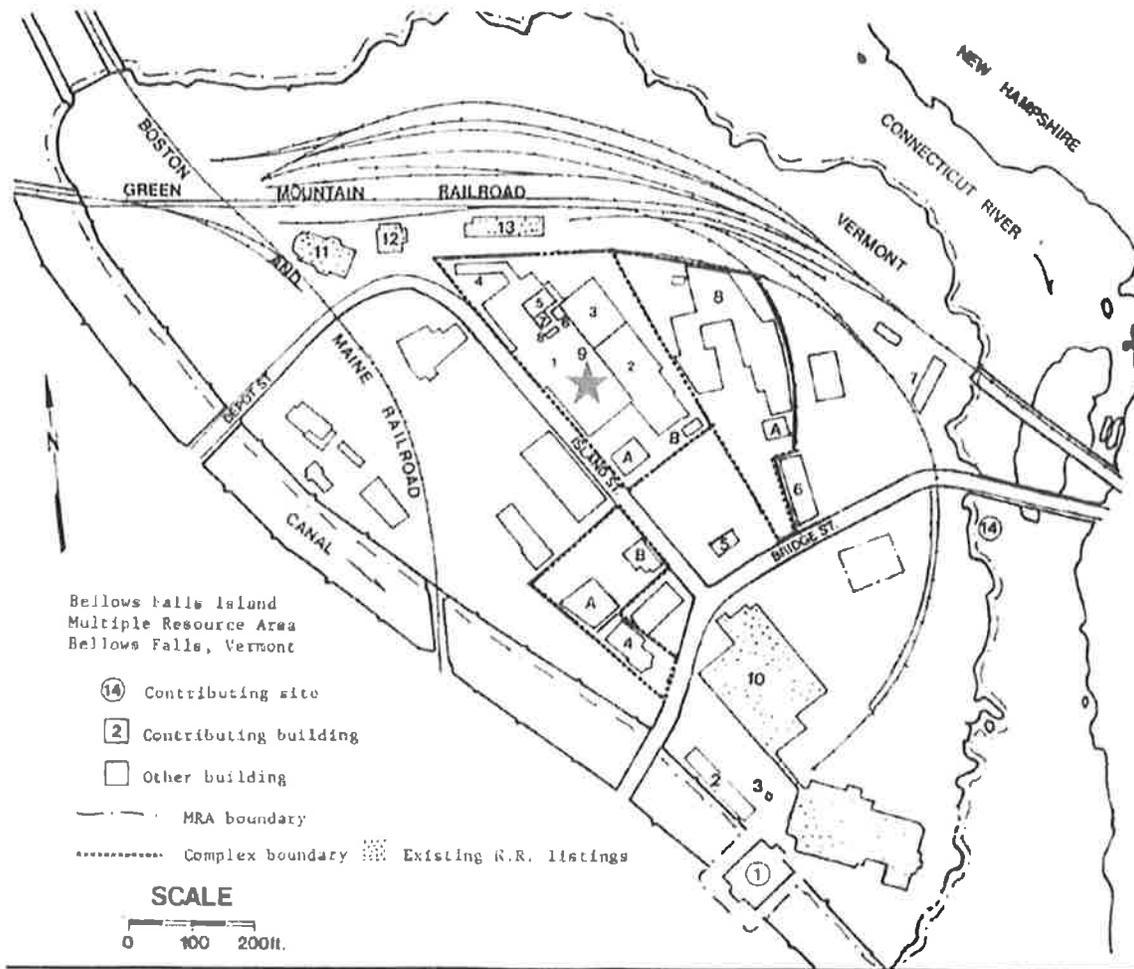
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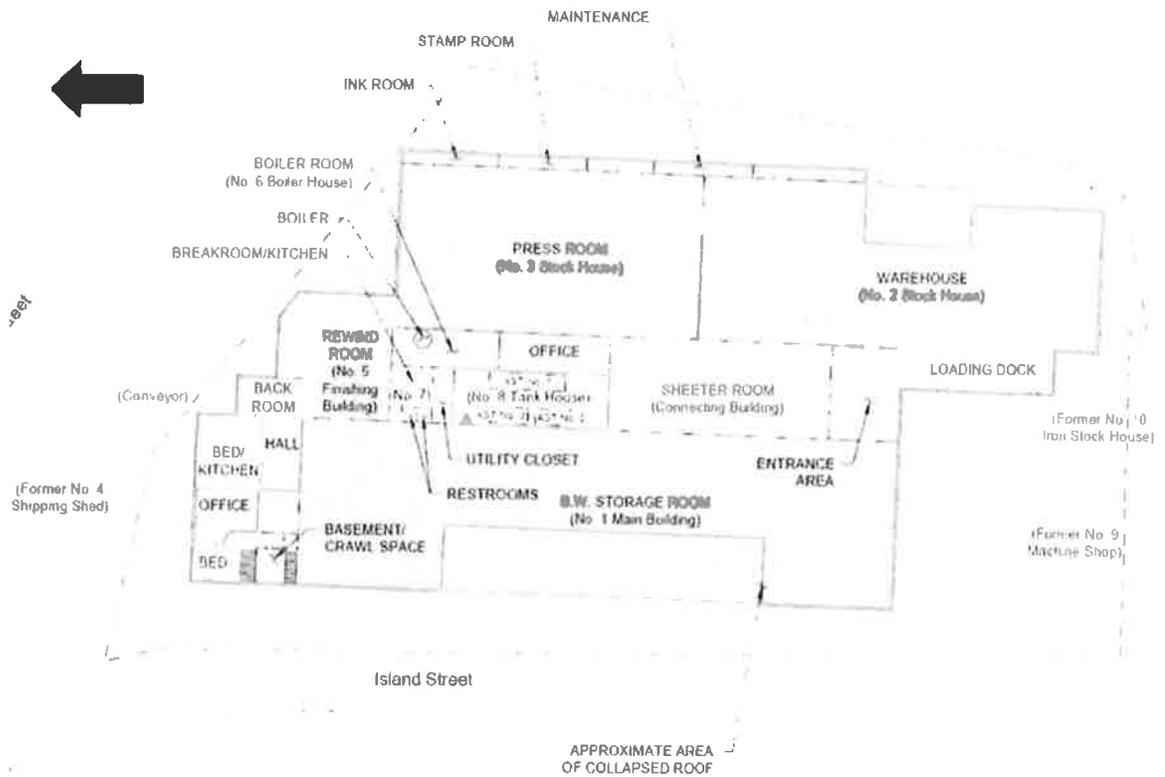
Road Map by Bing  
Red star indicates project location



Google Aerial Photograph  
Red line indicates project boundary



Map of Bellows Falls Island Multiple Resource Area/Area of Potential Effects  
Red star indicates project location



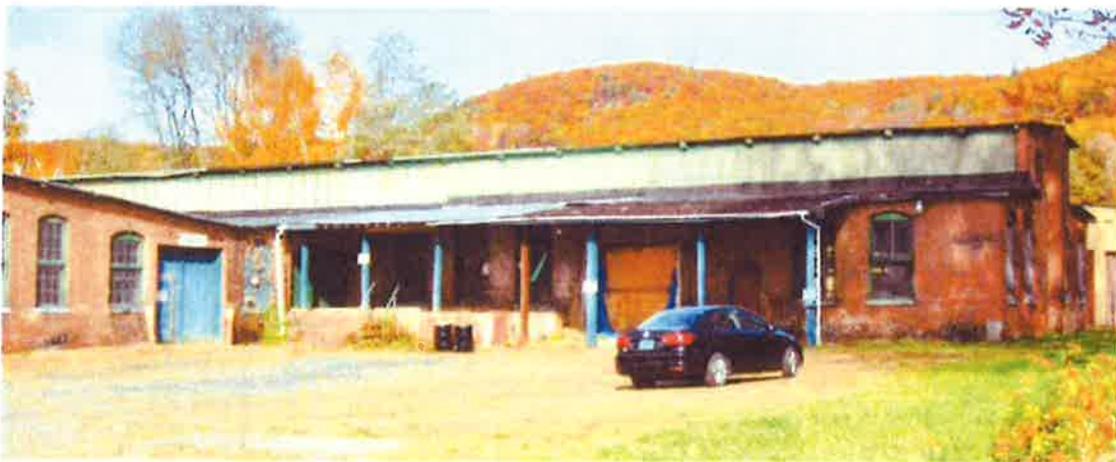
**Floor plan from "Environmental Site Assessment" showing Building #s**



Facing north from Island Street



Facing north from Island Street



Facing northeast from Island Street



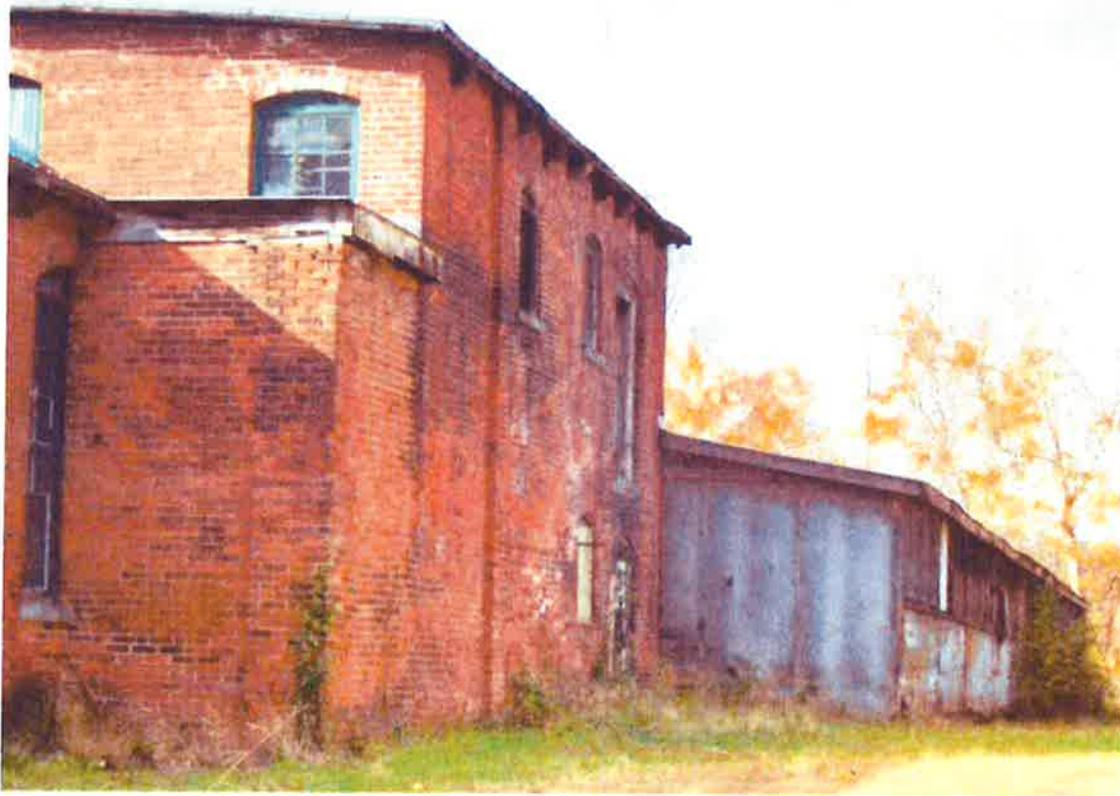
**Facing southeast from intersection of Island Street and Depot Street**



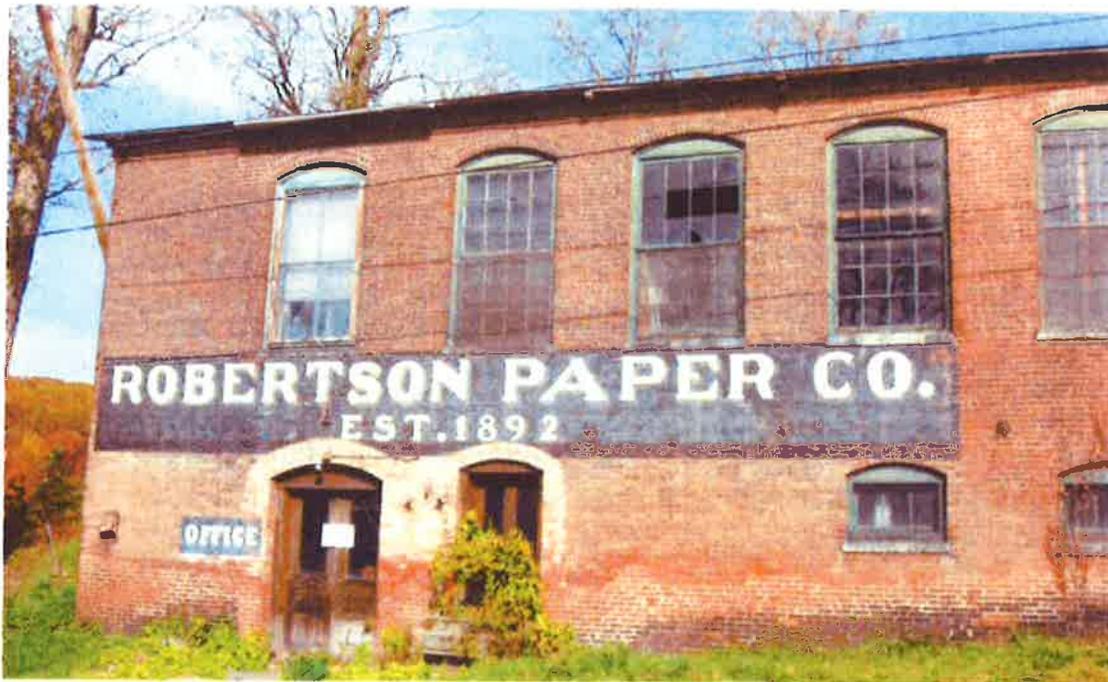
**Facing southwest from railroad station toward north end of complex**



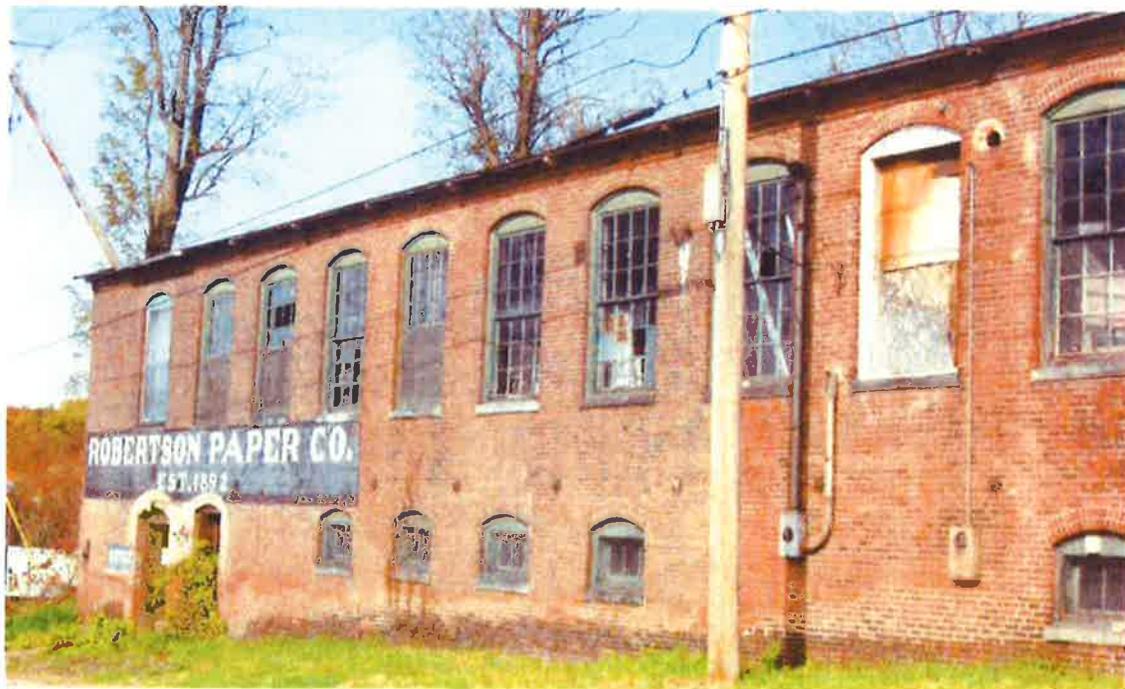
Facing northwest from south end of complex



Facing northwest toward Buildings 2 and 3



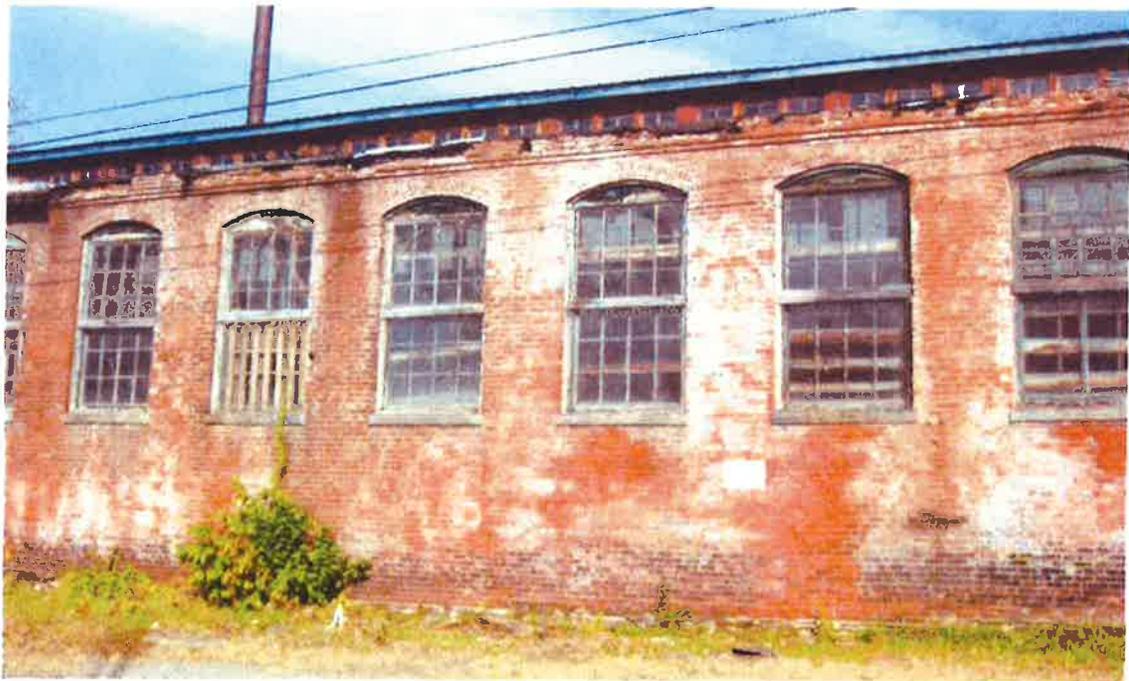
Facing east toward left end of west elevation



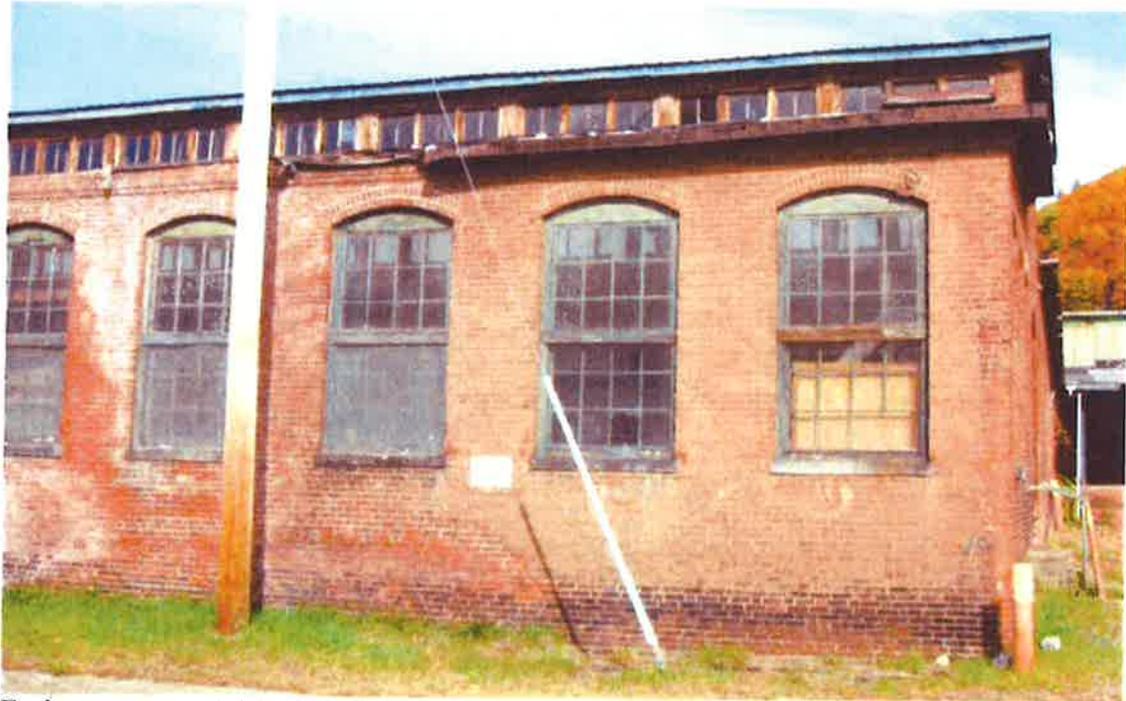
Facing northeast toward left end of west elevation



Facing northeast toward middle of west elevation



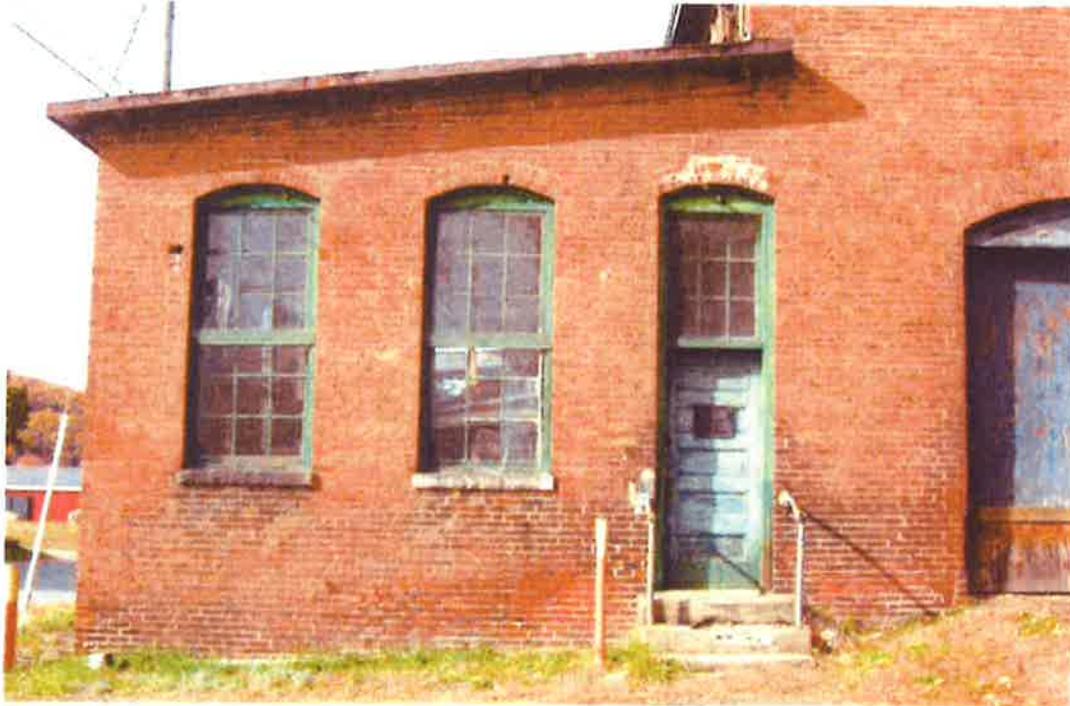
Facing east toward middle of west elevation



Facing east toward right end of west elevation



Facing northwest toward south end of Building 1



Facing north toward left end of south elevation of Building 1



Facing north toward south elevation of Connector



Facing northeast toward loading dock at west elevation of Building 2



Facing northeast toward south end of Building 2



Facing northeast toward south elevation of Building 2



Facing southwest toward left end of east elevation of Building 2



Facing northwest toward projection at east elevation of Building 2



Facing northwest toward addition at east elevation of Building 2



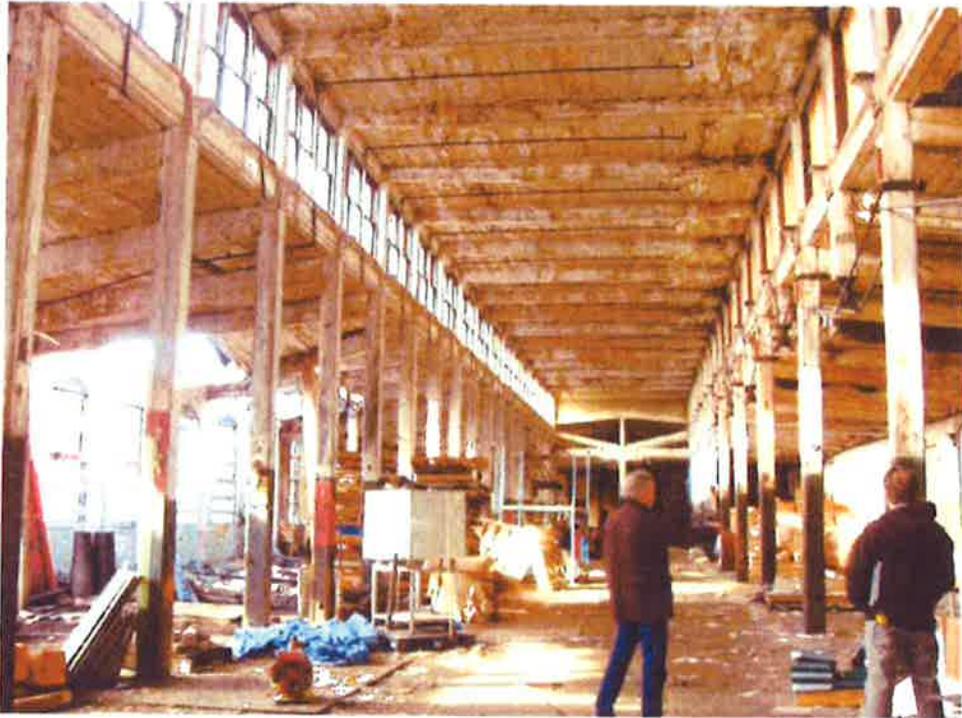
Facing northwest toward addition at east elevation of Building 2



Facing west toward north end of Building 3 and wrap-around addition at Building 5



Facing southeast toward north end of Building 5



Facing north from south end of Building 1



Facing north from south end of Building 1



Facing south from middle of Building 1



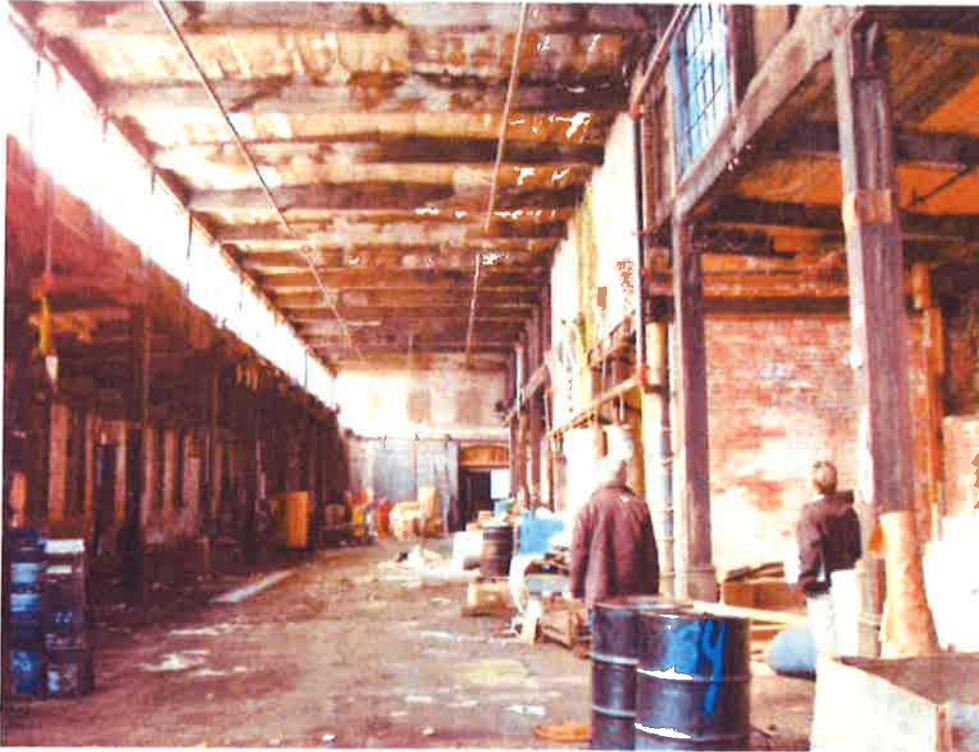
Facing south from north end of Building 1



Facing southwest in Building 1 toward roof collapse



Detail of floor condition in south section of Building 1



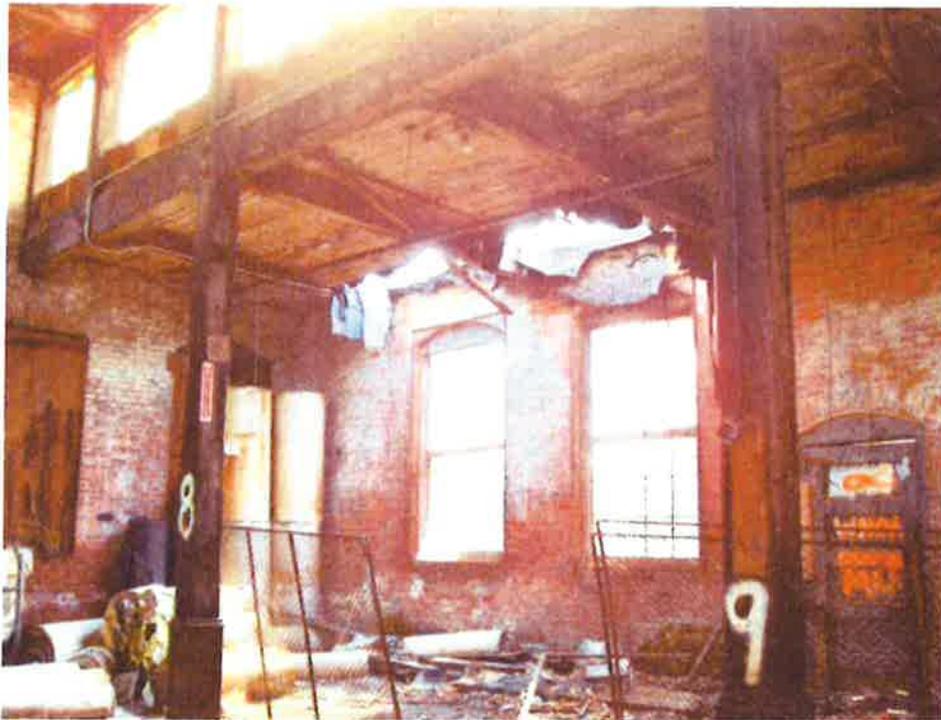
Facing north from south end of Building 2



Facing south from north end of Building 2



Facing southeast in Building 2



Facing southwest toward southwest corner of Building 2. Note holes in roof.



Facing east toward projection of Building 2



Facing north from south end of Building 3



Facing south from north end of Building 3



Facing south from Building 3 toward doorway of Building 2



Facing northwest from Building 3 toward doorway to addition behind Building 5



Facing southwest in entrance area to Connector



Facing northeast in entrance area to Connector



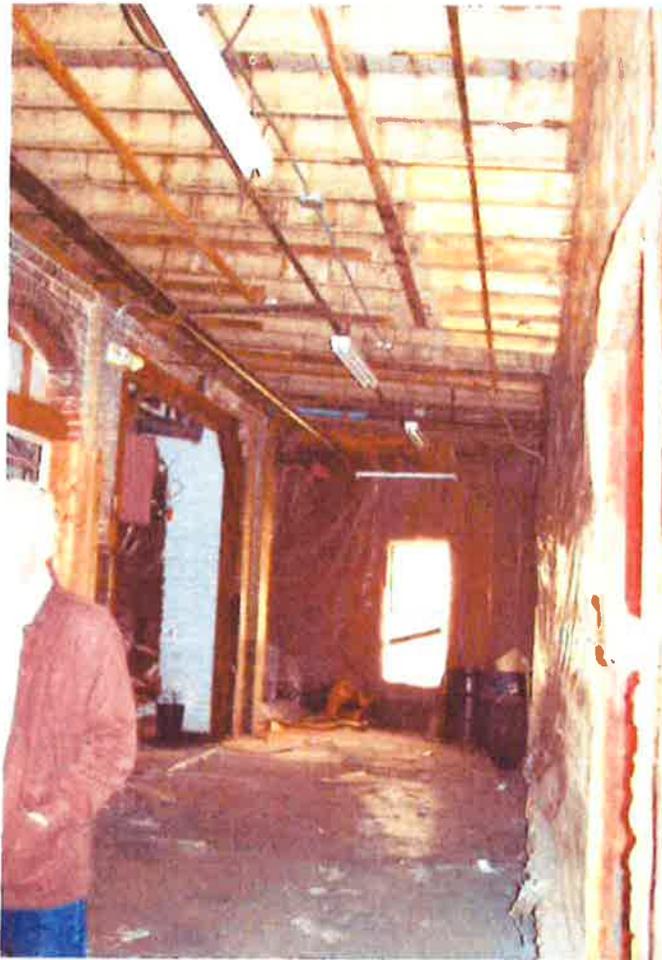
Facing north from south end of Connector



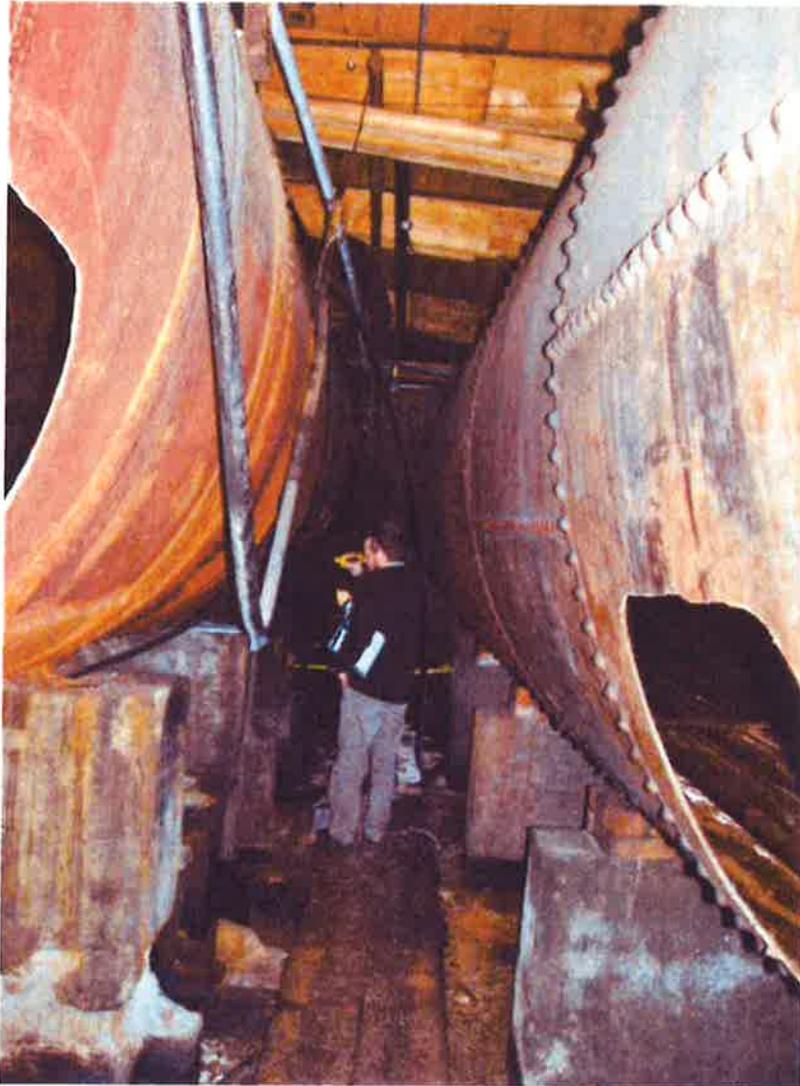
Facing northwest in Building 5



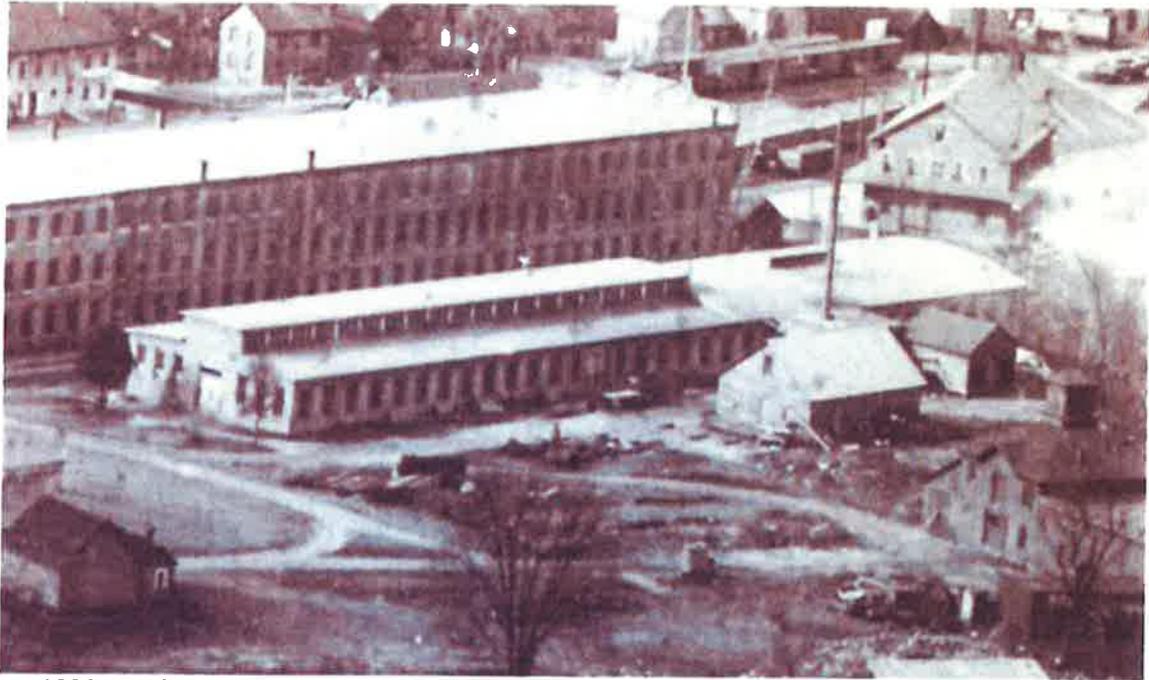
Facing southeast in Building 5



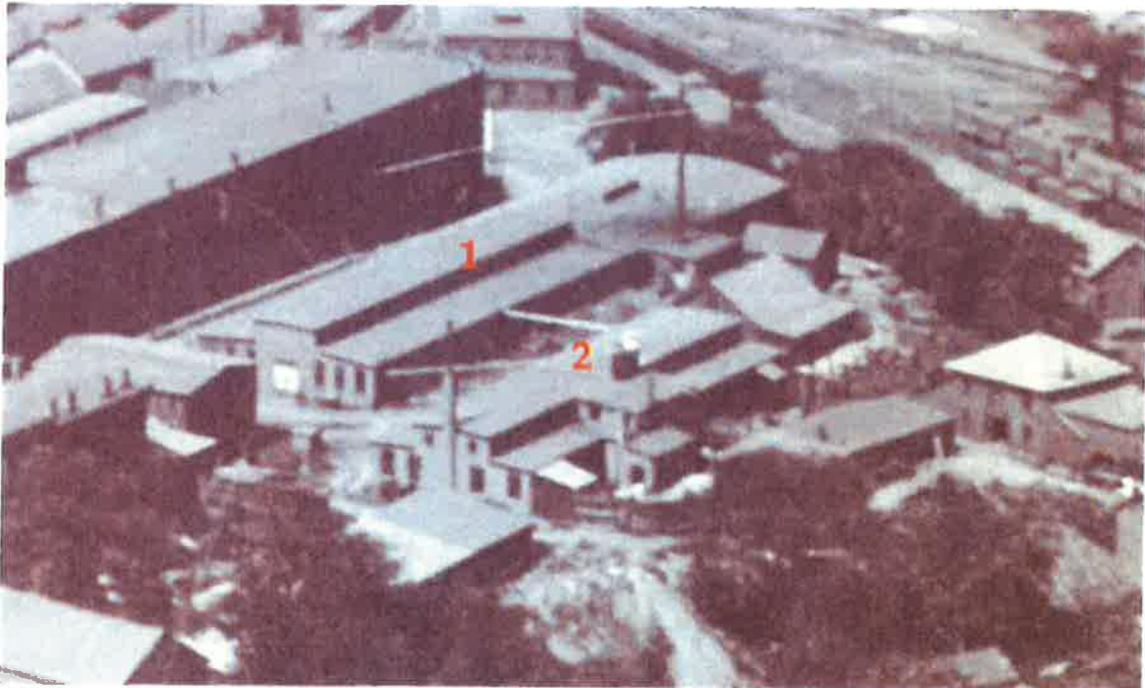
Facing north in addition to Building 5



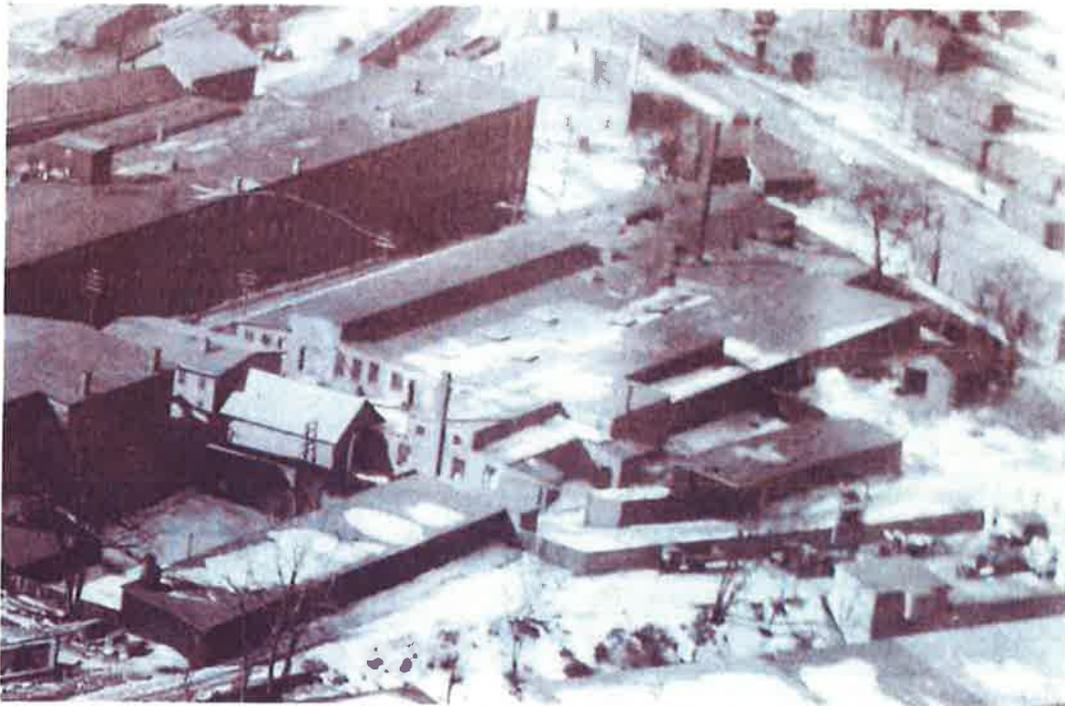
Facing north in Building 8



ca. 1900. Facing northwest toward Building 1.  
Courtesy of Rockingham Free Public Library



ca. 1910. Facing northwest toward Buildings 1 and 2.  
Courtesy of Rockingham Free Public Library



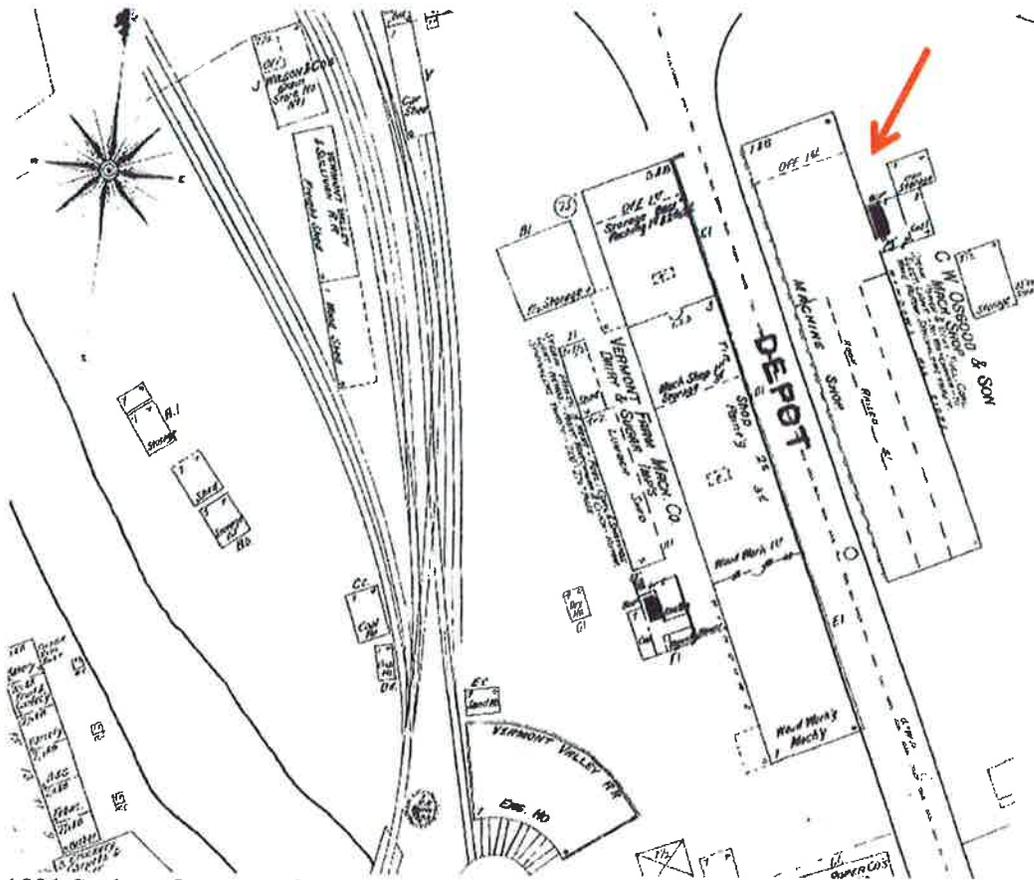
1927. Facing northwest toward full complex. Courtesy of Rockingham Free Public Library



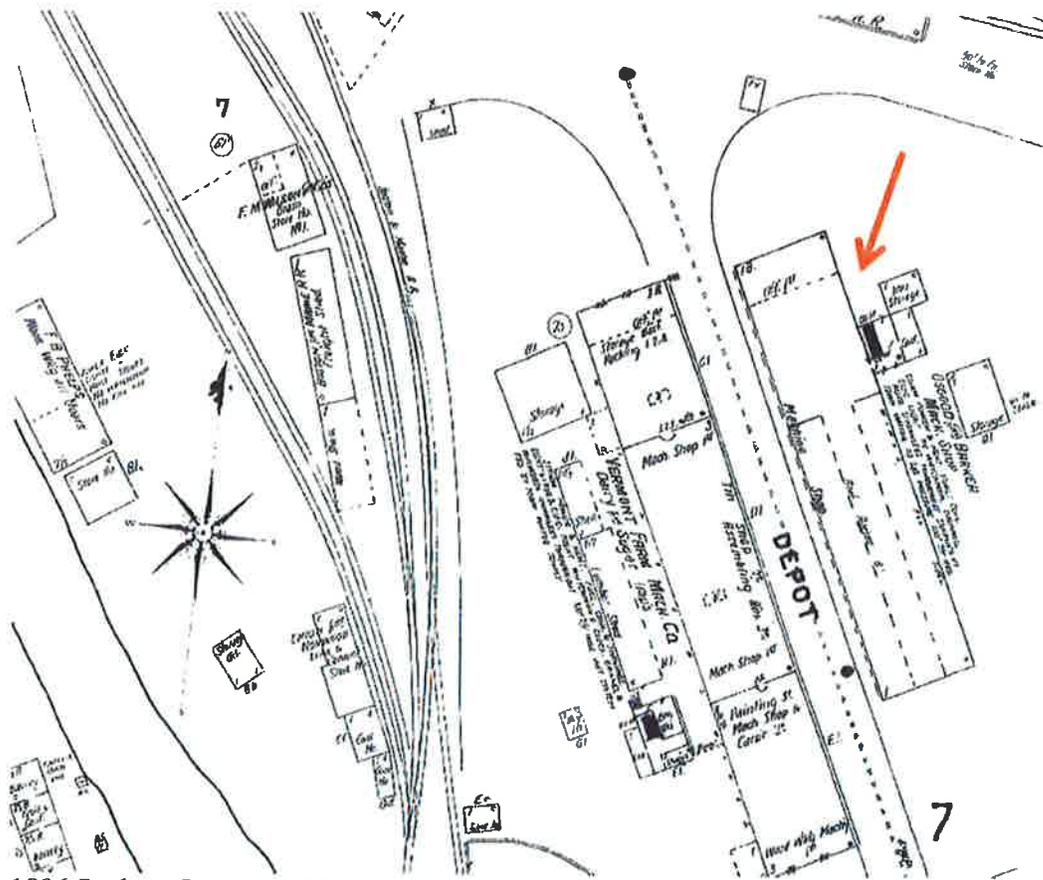
ca. 1920. Facing south from railroad station toward Island Street. Buildings 4 and 1 on left, Vermont Farm Machine Company on right. Courtesy of Rockingham Free Public Library.



c. 1930. Facing southeast toward Building 1. Courtesy of Rockingham Free Public Library.

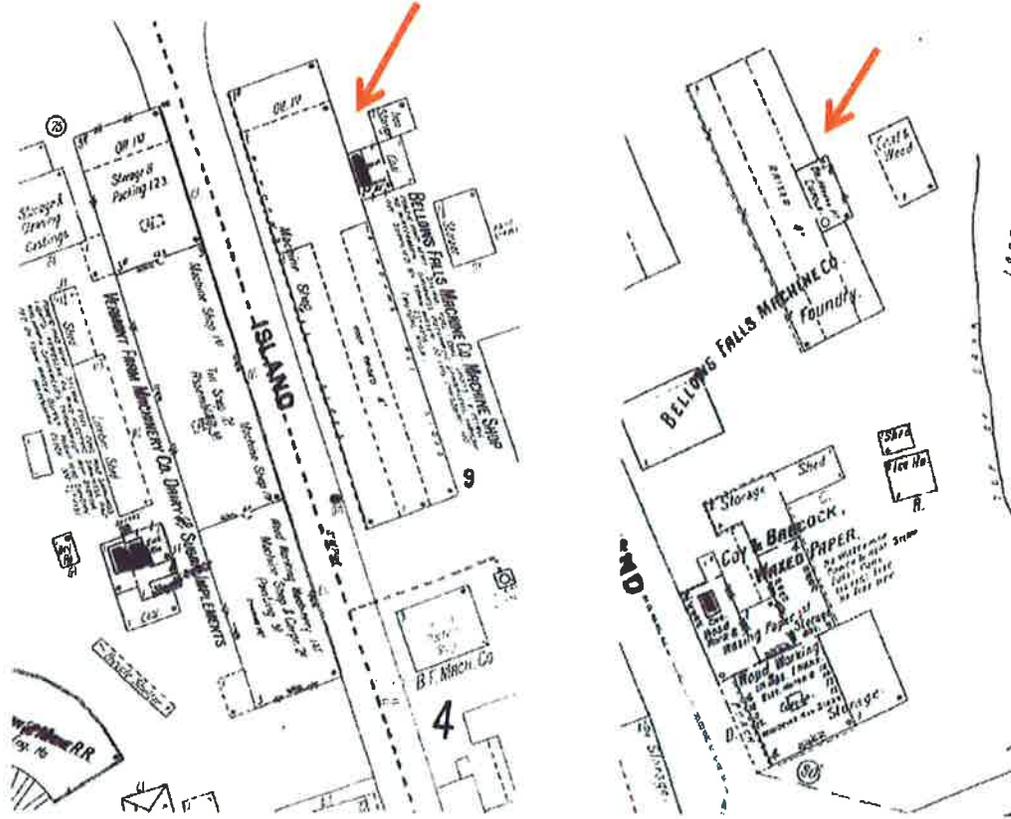


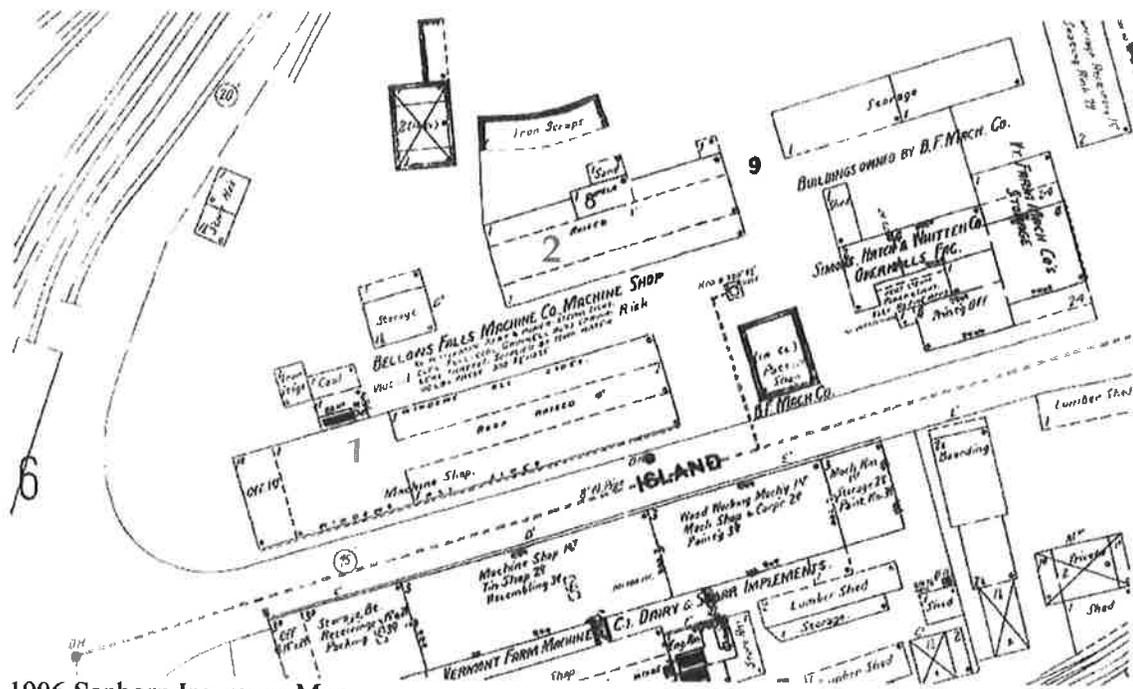
1891 Sanborn Insurance Map.



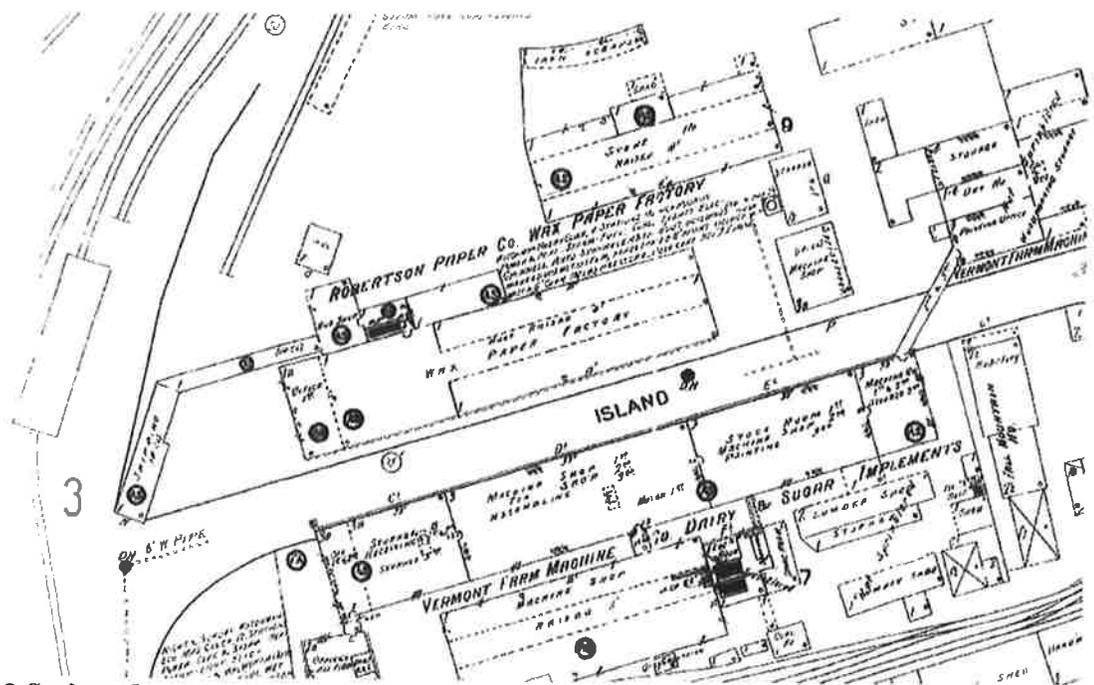
1896 Sanborn Insurance Map.

1901 Sanborn Insurance Map. Building on right is Building 2.

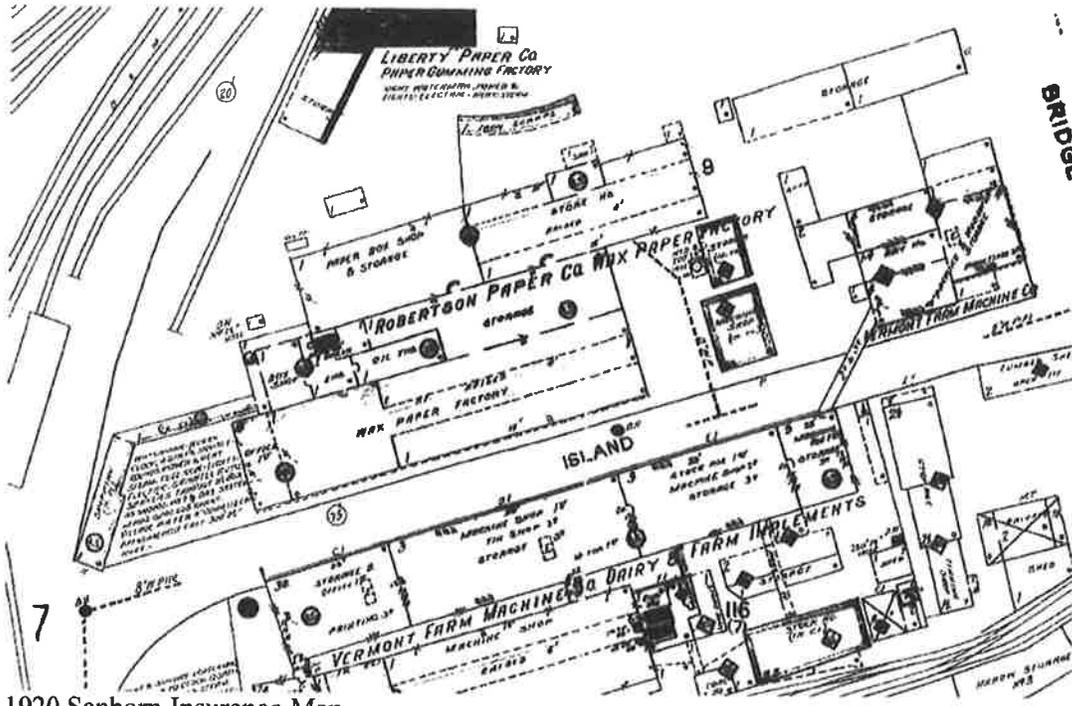




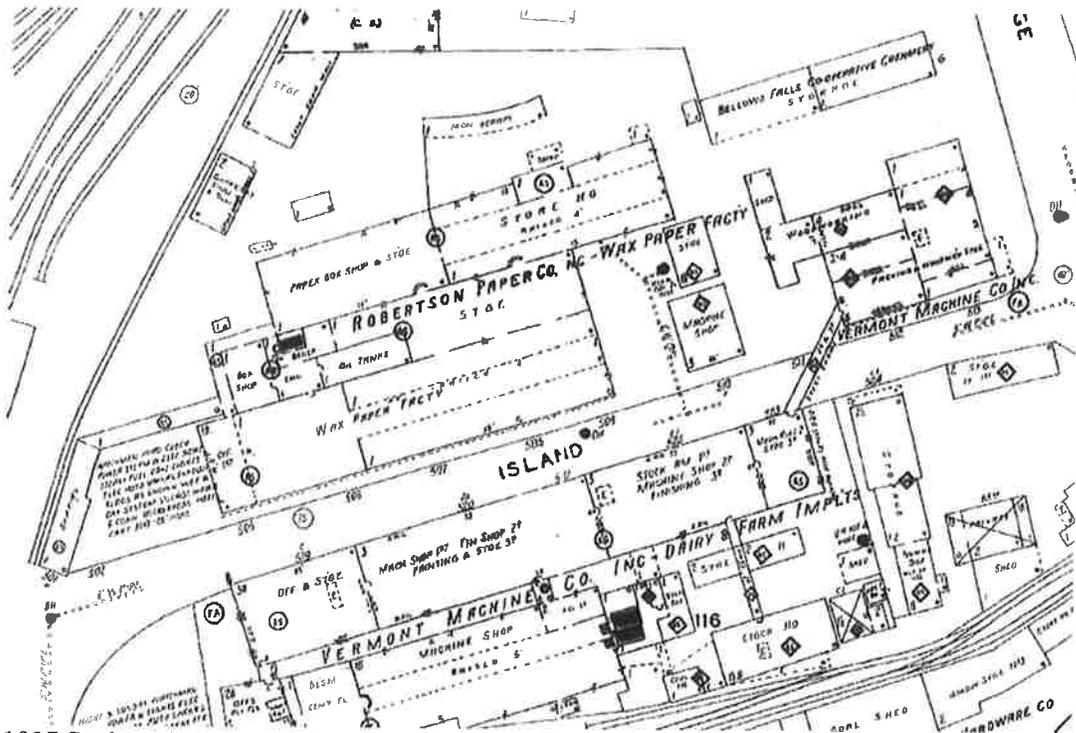
1906 Sanborn Insurance Map



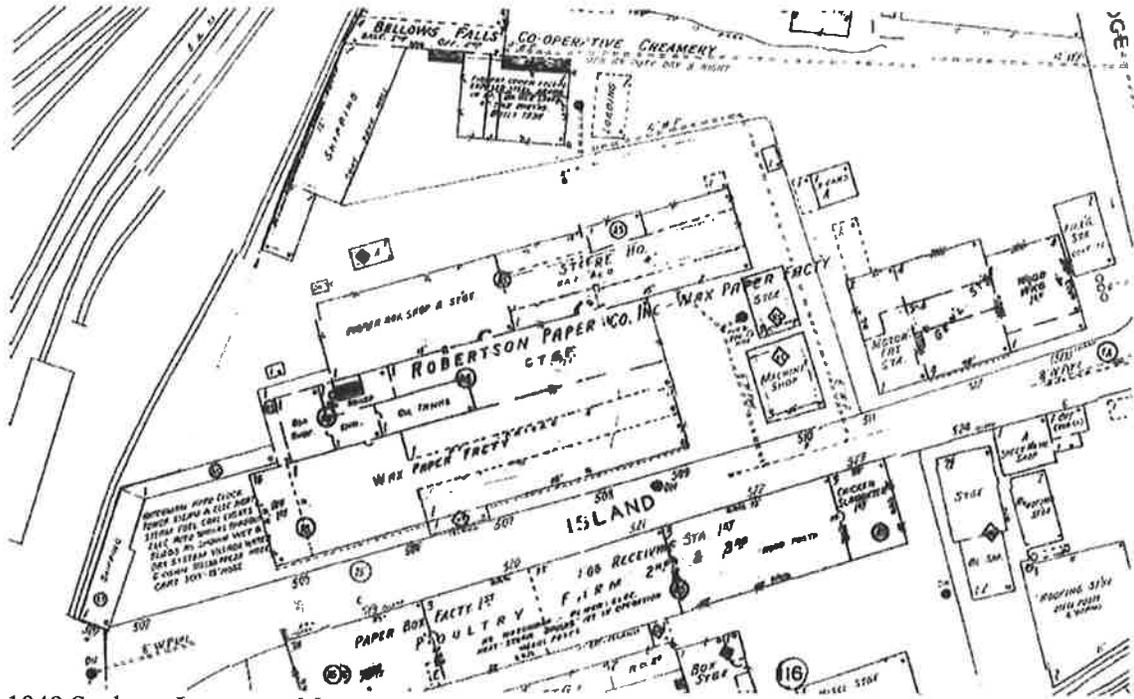
1912 Sanborn Insurance Map



1920 Sanborn Insurance Map



1927 Sanborn Insurance Map



1949 Sanborn Insurance Map

**Robertson Paper Mill:  
Mitigation of Adverse Effect**  
—*CLG Responsibilities*—

***What are the responsibilities of the Rockingham Historical Commission in the mitigation of adverse effects for the Robertson Paper Mill Section 106 Review?***

1. Hire a certified consultant to prepare a historic structure report and provide photo documentation
2. Hire a consultant to complete measured drawings of the complex
3. Research & develop both wayfinding signage and an interpretive kiosk to include panels depicting the history of the paper mill

***What are other opportunities for this Commission to preserve the history of the Robertson paper mill?***

- Produce a video tour of the building's interior and exterior
- .....

## **Description of Priorities**

### **Preparation of a Historic Structure Report**

*To include:*

- a. An architectural description and analysis
- b. A description of the property's historic development and use; to include photographs and maps

### **Photo Documentation**

*Specifications:*

- a. 8 x 10 black and white photographs
- b. Photographs of both the exterior & interior of the building

### **Measured Drawings**

- a. To include: plans, elevations & cross sections of the complex
- b. Detail drawings of select character-defining features
- c. The use of photogrammetry to produce the elevations is preferred

### **Interpretive Panel (s) & Wayfinding Signage**

*Should include:*

- d. A kiosk showcasing panels that depict the history of the property (to be located near the public right-of-way)
- e. The wayfinding signage should be installed near the Square and the Railroad Station