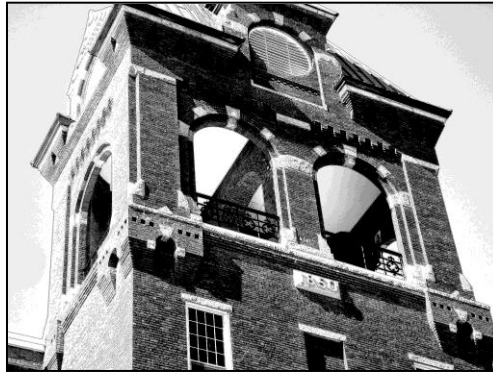


Historic Architecture of Manchester Tour

Presented by the Manchester Historic Association



Sunday, October 3, 2010

12:00 p.m.-5:00 p.m.

\$20 in advance, \$25 day of tour

MHA members receive a \$5 discount

Your ticket provides admission to six historical properties (you choose which ones you will see, and in which order), plus admission to the Millyard Museum (11,000 years of history at Amoskeag Falls) and the SEE Science Center (home of the Lego© Millyard Project), both located at 200 Bedford Street.

Please see the back of this handout for a list of the properties, a map and parking information. Please look for red & white signs that say “Historic Tour Today.”

Please present your ticket at each location. You may visit each building once. Your ticket will be marked.

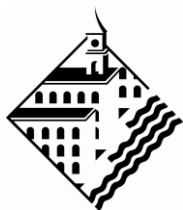
Children 12 years old and under are free, but must be accompanied by an adult at all times.

Please read the ticket carefully to learn of other details.

For assistance on the day of the tour, please call the Millyard Museum at (603)622-7531.

Thank you for supporting the Manchester Historic Association with your ticket purchase!

The Manchester Historic Association wishes to express its gratitude to the property owners for generously allowing their historic buildings to be open to the public for this event, and for all of their assistance with the details.



Learn more about the Manchester Historic Association and its two facilities, the Millyard Museum and the MHA Research Center, at www.manchesterhistoric.org.

If you like this event, then please consider becoming a member of the Manchester Historic Association, and help support a great organization that works to collect, preserve and share Manchester’s history.

DESCRIPTIONS OF PROPERTIES ON THE 2010 HISTORIC ARCHITECTURE OF MANCHESTER TOUR

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Pandora Mill – 88 Commercial Street

The company that originally occupied this mill was incorporated in 1839 as the Manchester Mills. It changed its name to the Merrimack Mills in 1847, then to the Manchester Print Works in 1849. The company specialized in mousseline de laines, which are printed woolen fabrics. It initially operated in Hooksett, but in 1845

it contracted with the Amoskeag Manufacturing Company to build the first mill for it here. This building was the second mill built for the company, in 1850. Several additional mills were built for it in the next few years, as well as the workers housing (that you will see on the tour today). Abraham Lincoln visited the Manchester Print Works in 1860, and may very well have toured this building.

The Amoskeag Manufacturing Company was both a manufacturing company, operating its own textile mills, and a development company. As in this case, it accommodated other companies in the Millyard by leasing them the land, constructing their buildings for them, and selling them the water power they needed to operate. The water power for this building came from the Lower Canal, which is now buried under Commercial Street. The building was used for carding and spinning, and the dressing of textiles. It has a connected picker house which was used for storing and cleaning the raw wool. The picker house still exists, at the northwest corner of the building. The building (including the tower) originally had a wooden gabled roof with dormers.

By 1879 the gabled roof had been replaced with a low hip roof and a new front tower, which is the Gothic-style tower that exists today. The roof was eventually flattened. The Manchester Print Works was bought by the Amoskeag Manufacturing Company in 1906. The building then became part of the textile printing and finishing division of the company. In 1936 the Amoskeag went into bankruptcy and the building (along with the entire Amoskeag Millyard) was bought by a new development company, Amoskeag Industries, and other types of businesses were brought into the structure.

In 1950 Pandora Industries, a famous knitwear manufacturer, acquired the building. It continued operating until 1990. At its height Pandora Industries employed 1000 people, and produced 60,000 sweaters a year. Many people in Manchester remember the prominent sign that once stood on top of the building: “Home of Pandora Sweaters.” This sign is now owned by the Manchester Historic Association, and is in storage.

The Pandora Mill’s current owner, 1850 Associates, acquired the building in 1994. Within the past several months 1850 Associates undertook a full-scale modernization of the building. The project included replacing the roof, removing the translucent window panels that had been in place since 1968, and replacing them with energy efficient windows. It also involved replacing much of the interior wood, and removing layers of peeling paint from masonry surfaces in the interior, and cleaning the exterior bricks.

Not only has the building been thoroughly rehabilitated, but the project transformed this old mill into a state-of-the-art “green” building – with rooftop solar panels, a rainwater collection and reuse system, and efficient new heating, cooling and ventilation systems. The 144,000 square foot Pandora Mill has been developed as a mixed use and/or office facility, and is ready to be fitted up for tenants.

The Pandora Mill was recognized by the Manchester Historic Association this year with a City Landmark Award. This Historic Preservation Awards recognizes a building in Manchester for its historical, architectural and cultural significance.

The tours today are being given by the rehab project’s manager, Don Clark, Director of Property Management and Development for DEKA.



Amoskeag Apartments – 109 State Street, Apt. 4

Amoskeag Apartments across the street from the Pandora Mill were built between 1845 and 1852. They have been continuously occupied as housing for over 160 years. A combination of townhouses and tenement buildings, the units originally housed workers at the Manchester Mills, Merrimack Mills, and Manchester Print Works, and eventually of the Amoskeag Manufacturing Company.

The buildings were constructed by the Amoskeag Manufacturing Company for the Manchester Mills. They are solidly built in brick and granite, and wood. The door hood brackets, railings and other original cast iron details were made by the Amoskeag Manufacturing Company in its own foundry and machine shop. The early workers and their families enjoyed green space in the backs of the buildings. The units were always well maintained, and whenever improvements were made in technology, they were renovated to include the modern inventions. So, as time went by, the benefits of indoor plumbing, central heating, and electricity were added to make life easier for the buildings’ occupants.

The Amoskeag Apartment buildings comprise District A of the Amoskeag Manufacturing Company Housing District, a historic preservation district listed on the National Register of Historic Places. The Nation Register is a program of the National Park Service that officially lists historic buildings and places worthy of preservation.

Amoskeag Apartments is owned by Amoskeag Apartments, LLC, and managed by CP Management.



Twin Towers Condominiums – 470 Silver Street

The F. M. Hoyt Company Factory #1 building at 470 Silver Street was constructed in 1892, and greatly enlarged in future years with several additions. The building that faces this one across Silver Street, with the identical tower, was built in 1895 as its twin (F. M. Hoyt Company Factory #2).

The two Hoyt factory buildings are the most architecturally distinguished of Manchester’s shoe factories, as well as superb examples of late 19th Century industrial architecture. When the Twin Towers (Factory #1) building was constructed in 1892 it was the largest shoe factory in New Hampshire. The architect was Augustus G. Stevens, a prominent northern New England mill architect who worked for much of his life for the Manchester Print Works in the Amoskeag Millyard. The structure was built by Head

& Dowst, local contractors who built the five early shoe factories in the city, as well as many public buildings.

The Twin Towers building was constructed by the Queen City Land and Building Association in an effort to attract shoe companies to Manchester. The city agreed to exempt any company that would use the building from taxes for 10 years, in order to help create a more diversified economy in the city. The building was leased by Francis M. Hoyt, who had started in the shoe business in Haverhill, Massachusetts. In 1884 he built a factory in Raymond, New Hampshire. When his factory burned in 1892, he decided to move the business to this new factory building. His company immediately became the city's largest shoe manufacturer, which it remained for 20 years. It made shoes only for men and boys. In its early years, around 300 people were employed in the building, with the capacity to produce 2,400 pairs of McKay brand shoes daily. In three years the company doubled its workforce, and built the second factory across the street. The work force quickly increased to 1,400, producing 9,600 pairs of shoes a day. In 1904 the company began naming their product "Beacon Shoes" and started an aggressive publicity campaign that helped make this one of the best selling shoe lines in the country.

Note: Make sure to walk around the building on the south end into the parking lot to see the yellow brick "Beacon" chimney.

The F. M. Hoyt Company survived into the 1930s, but by 1942 it was out of business. After that time the building became home to other businesses. The structure was converted into housing in 1987. The building now houses 100 loft-style condominium units that are part of the Twin Towers Condominium Association. The building is managed by Harvard Management Solutions.

The Hoyt Shoe Factory buildings are listed on the National Register of Historic Places.



Ash Street School – 196 Bridge Street

The Ash Street School is a landmark in Manchester. The architect was George W. Stevens, a civil engineer for the Amoskeag Manufacturing Company. In fact, this school was built on land acquired from the company. Construction took place from 1872 to 1874, with the first elementary school classes using the building in the Fall of 1874.

The building has a unique design. Quoting from a newspaper of the period: "it is built in the form of a Greek cross, i.e., the arms of the cross are of equal length, of brick and stone, with a basement, two stories and a roof story."

This unique structure received a great deal of attention, winning an award as a model school building at the Centennial Exposition in Philadelphia in 1876. One of the things that so impressed people was that the classrooms had windows on three sides for better lighting and ventilation.

The building was used as a public elementary school until 1969. Some well-known people got their early education at the Ash Street School, including Grace Metalious, the author of the famous 1950s novel "Peyton Place." From 1973-1983 it housed Special Education classes, and in 1985 the School Department moved its offices into the building. The city renovated the building in 1993, and was awarded a Historic Preservation Award from the Manchester Historic Association for that effort in 1994. In 2005 the School Department moved out of the building, and it was put up for sale.

The current owner Soggu, LLC (principal, Nick Soggu, President and CEO of SilverTech, Inc.) purchased the property in 2007 and the renovation was begun to convert this former public school

building into a modern office building. The renovation was conducted with the intent of preserving as much of the history of the building as possible. The project included extensive interior upgrades to suit modern office usage and to provide additional safety, security and comfort. The building had to be rewired to accommodate the latest technology. Despite this modernization, many of the historical details were retained. The original woodwork was stripped and restored, and the tin ceilings and hardwood flooring were preserved. The exterior changes included a new shingle roof to replace the slate roof. The wooden features on the exterior were repainted, and the chimneys were rebuilt. Asphalt paving was removed to create pleasant landscaping. All of this work was done with care, and an enthusiasm for the special historical and architectural nature of this grand French Second- Empire style building.

In 2009 Nick Soggu was presented with a Historic Preservation Award from the Manchester Historic Association in recognition of the high design standards of this project. The Ash Street School is listed on the National Register of Historic Places.



Mary Gale Apartments – 600 Maple Street

Mary Gale Apartments is named for Mary Green Ayer Gale. She was the wife of Dr. Amos G. Gale, a prominent Manchester doctor. Dr. Gale died 20 years before Mary, in 1856. Their only daughter died when she was only 20. Mary Gale suffered from a chronic illness (probably tuberculosis). She was also a very lonely person. Because of this, she was sympathetic to other women who suffered a similar fate, and so she

provided in her will for an endowment that would be used for the creation of a “home for aged and destitute females.” This became the Gale Home, which opened its doors in 1893 in a wooden building on this site.

The original building was demolished, and this large Colonial Revival brick building was built in 1906. Between 2003 and 2005 the Gale Home was redeveloped as the Gale Home Apartments by the Manchester Housing and Redevelopment Authority. It includes 37 assisted living units and various other senior services. The east wing of the building was constructed at that time to provide more living space.

The Manchester Housing & Redevelopment Authority is a public housing agency that administers the Mary Gale Apartments and several other affordable housing facilities in the city. Established in 1945, this agency has been involved in several major economic initiatives in the city over the years, including the redevelopment of the Amoskeag Millyard in the 1960s and 1970s.

The Manchester Housing & Redevelopment Authority received a Historic Preservation Award from the Manchester Historic Association in 2005 in recognition of the outstanding rehabilitation of this historic structure.



Foy Insurance - 1889 Elm Street

This house was built in the 1850s by Reverend John W. Ray. It was likely a plain, square building when it was built. The house was extensively remodeled and enlarged in later years, until it was transformed into a large and grand home with many interesting architectural details. The style of the house combines Victorian-era design features including Queen Anne

(such as the wraparound porch) and Italianate (including the tall narrow windows placed side by side).

Among the owners was Horace D. Corliss in the late 1870s. He was a restaurant and saloon owner in Manchester. His son George also lived in the house for several years. George was a ticket agent for the Opera House on Hanover Street. By 1916 the house was occupied by Lewis Dexter and his wife, Edith. Mr. Dexter was the agent (general manager) for the Stark Manufacturing Company, one of the textile operations located in the Amoskeag Millyard.

This handsome house has interesting woodwork details, including the decorative posts holding up the porch roof. By the end of the 19th century, woodwork of this sort could be produced cheaply and quickly due to improved tools allowing for semi-mass production. Many Victorian-era and early 20th Century homes in Manchester, both grand and modest, are embellished with creative wood work.

The Foy Insurance Group is a family of independent insurance agencies in New Hampshire, Maine and Massachusetts, with origins in the late 19th century. The company recently completed a major interior and exterior renovation of the building. The remodeling was sensitive to the historical nature of the building, and showcases many of its original features.



EXTRA: Judge Samuel Dana Bell House/Post Office Fruit – Southwest corner of Chestnut and Amherst Streets

As you travel through the city, you are likely to pass this building (shown here in a historical photo). This property is undergoing a major remodeling to restore it to as close as possible to its early appearance. It was built around 1840 as a house, and represents the earliest era of construction in downtown Manchester after the

Amoskeag Manufacturing Company began developing this area into a modern city.

The building was constructed by Samuel D. Bell (1798-1865). He was Chief Justice of the New Hampshire Supreme Court from 1855-1864. He occupied this house until his death in 1865. In 1888 the building was converted to a grocery store (most likely with an apartment on the second floor). In 1932 the building became the legendary restaurant Post Office Fruit Luncheonette. Every mature resident of the city has a personal story they can tell about this establishment. From 1962 until April 2009 the restaurant was operated by sisters Effie and Kay Dovas.

The building was recently acquired by local developer Greg Barrett of Kas-Bar Realty. Greg is renovating the building with a great appreciation for its history, with the goal of restoring the exterior to appear as close as possible to its early appearance. The property was in poor structural condition and required extensive engineering and redesign before it could be insulated and rebuilt. The interior is being restored to its 1930s diner style. Many of the original fixtures will be restored and retained. Salvaged memorabilia from the basement and attic are being instituted into the design. The plans are to create a residential loft on the second floor, incorporating the attic space. The project is expected to be completed in the Spring of 2011.

Greg Barrett is looking to connect with members of the Judge Samuel N. Bell family. If you are a relative of the Judge, please contact Greg at (603)624-1766.

The *Historic Architecture of Manchester Tour* could not have taken place without the involvement of many dedicated people. The Manchester Historic Association staff and trustees would like to thank all who were involved including the property owners, their representatives and the volunteers (over 40 volunteers are helping out today!).

We would like to extend our special thanks to the following individuals in our community who were so helpful: Greg Barrett, Maryanne Choquette, Don Clark, Mary Crowley, Jeff Foy, Pete Gustafson, Kristine Hall, Douglas Heuser, Peggy Lindahl, Heidi SanSouci, Nick Soggu, and Stephanie Tobin.

The Historic Architecture of Manchester Organizing Committee

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2011 Historic Preservation Awards Program

Each year the Manchester Historic Association honors individuals, businesses, and organizations that have made significant contributions to the preservation of buildings, neighborhoods, and other historic resources in the city. The next awards presentation will take place on Thursday, May 19, 2011. Nominations are welcomed from the public. If you are interested in making a nomination, please contact Aurore Eaton, Executive Director, at (603) 622-7531 ext. 223, or e-mail at aeaton@manchesterhistoric.org.

The Manchester Historic Association is a private, nonprofit, 501(c)(3) charitable organization. It operates the Millyard Museum at 200 Bedford Street, Mill No. 3, in Manchester, New Hampshire, at the corner of Commercial and Pleasant streets in the historic Amoskeag Millyard. Museum hours are Tuesday through Saturday 10 a.m. to 4 p.m. The MHA's Research Center is located at 129 Amherst Street in downtown Manchester. Research Center hours are Wednesday and Saturday 10 a.m. to 4 p.m. Admission: \$6 adults, \$5 students & seniors, \$2 children 2-18, children under 2 free, \$18 family maximum. Please call (603) 622-7531 for more information and to register for programs, or visit www.manchesterhistoric.org. The MHA is also on Meetup at: [www.meetup.com/ Manchester-History-Network](http://www.meetup.com/Manchester-History-Network) and on Facebook: www.facebook.com/AmoskeagMillyard.