

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received OCT 7 1985  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic KIMBALL BROTHERS SHOE FACTORY

and/or common Kimball Brothers Shoe Factory

**2. Location**

street & number 335 Cypress Street n/a not for publication

city, town Manchester, n/a vicinity of

state New Hampshire code 33 county Hillsborough code 011

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Undergoing rehab.

**4. Owner of Property**

name N. Peter Johnson

street & number PREP Ltd., 225 Friend Street

city, town Boston, n/a vicinity of state Massachusetts 02114

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Hillsborough County Registry of Deeds  
Hillsborough County Courthouse

street & number 19 Temple Street

city, town Nashua, state New Hampshire

**6. Representation in Existing Surveys**

title none has this property been determined eligible?  yes  no

date N/A  federal  state  county  local

depository for survey records

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Kimball Brothers Shoe Factory is a four-story, brick industrial building situated at the intersection of Massabesic and Cypress Streets, approximately 1.5 miles east of the city's central business district. The property is bounded by railroad tracks on the north, Jewett Street on the east, Woodman Avenue on the south, and Cypress Street on the west. The surrounding area is primarily late-nineteenth century residential (none of which is directly associated with the factory) and modest twentieth century commercial structures.

The factory was built in three sections, each comprising roughly one-third the total mass. Despite the fifteen year time span between sections, the three wings are identical. Fenestration, the primary design element, is regularly spaced, consisting of 10/10 wooden, double-hung sash set within arched masonry openings and resting on granite sills. Walls are flush red brick and terminate in a simple corbelled cornice. The roof is slightly pitched on the 1885 wing and flat elsewhere. It is covered with tar and gravel.

The earliest section of the building forms the north wing. Measuring 110x40 feet (13x4 bays), it is sited perpendicularly to Cypress Street. The main entrance, which was recessed, was centered on the north elevation; it is now covered by an early 20th century brick addition. Above it is the date "1885". A secondary entrance was found on Cypress Street, since converted to a window.

Five years after the original wing was constructed, the factory was doubled in size by extending the Cypress Street elevation an additional sixteen bays. Separating the new from the earlier portion is a three-bay stair tower flanked by wide, flat piers. Within the tower section, 8/8 sash is flanked by elongated 4/4 sash. Until the mid-20th century, the tower was finished with a slate roof and capped with an open, arched belfry. It is now the same height as the rest of the building. The date "1890" appears below the top story.

The final major addition to the factory was made in 1900. A 80x50 foot (10x6 bays) wing was added to the southeast end of the 1890 section, completing the U-plan of the building.

Despite the phased building process, the factory is architecturally cohesive and representative of late-19th century New England industrial architecture. Later additions to the building include a frame coal house (a re-worked version of the original storage structure) attached to the east wall of the one-story boiler room; a one-story concrete addition at the southwest corner of the courtyard, added ca. 1940; a frame penthouse in the southwest corner of the roof, erected ca. 1930; a five-story elevator tower behind the concrete addition; and, on the north elevation, a one-story brick storage structure built ca. 1930 which is adjacent to a concrete loading platform of the same vintage. The one-story brick boiler room at the east end of the 1885 wing is contemporaneous with that wing.

Major alterations to the building include replacement of sixteen windows at the northwest corner with 2/2 sash; conversion of approximately two doors to windows and four windows to doors; rebuilding of the roof chimney on the 1885 wing;

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7. Description (cont.)

and removal of the tower and belfry. The only original doors surviving on the building are on the north elevation of the boiler room.

The interior of the building has survived intact and complements the exterior in its functional appearance. The floor space is open, broken only by round columns set in double rows at eight foot intervals. Walls are exposed brick, and floors are softwood. The tongue and groove ceiling and supporting beams are fully exposed. The 1890 tower stairway has square newel posts with chamfered corners and a tongue and groove railing. Original five-panel double doors lead onto each floor from the stairway. The stairway in the 1900 wing is similar, though more simply detailed. In the northwest corner of the 1885 wing, the original office area survives. Walls are finished with tongue and groove boards, doors are paneled, and the floor is hardwood.

Note: This nomination reflects one contributing building.

# 8. Significance

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400–1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500–1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600–1699	..XX architecture	..... education	..... military	..... social/
..... 1700–1799	..... art	..... engineering	..... music	..... humanitarian
XX 1800–1899	..... commerce	XX exploration/settlement	..... philosophy	..... theater
XX 1900–	..... communications	XX industry	..... politics/government	..... transportation
		..... invention		..... other (specify)

Specific dates 1885-1900 Builder/Architect Head & Dowst (builders)

**Statement of Significance (in one paragraph)**

The Kimball Brothers Shoe Factory possesses integrity of location, design, setting, materials, workmanship, feeling and association. The building is historically significant for being the first shoe factory erected in Manchester, a pioneer in the industry that ultimately ranked first in the city's economy. Architecturally, the building is a virtually unaltered example of the type and method of construction typical of late-nineteenth century industrial structures in New England and, particularly, shoe mills in Manchester. It thus meets Criteria A and C of the National Register.

Architecture

The Kimball Shoe Factory was the prototype for shoe factories subsequently constructed in Manchester. Erected in three stages between 1885 and 1900, the four-story building was built by the locally distinguished contractor Head & Dowst who were later commissioned to build other shoe factories. In addition to mill construction, Head & Dowst built many of Manchester's public buildings, including the Highland, Straw, Beech Street, Wilson, Hallsville and Central High Schools. Other works of theirs included the original building for Saint Anselm's College, the Courthouse in Laconia, and the Hillsborough County Almshouse and Prison in Goffstown. Their designs for the shoe factories, most of which were built without an architect, were predictably similar and followed the standard begun by the Kimball Shoe Factory: flushed brick walls, a slightly pitched roof with exposed rafters, multi-pane sash set between arched masonry heads and granite sills, and a five-story stair tower of varying designs, but generally employing full-height recessed bays and a steep hip roof clad with slate. The Kimball Factory was the only building to have an open belfry capping the tower, since removed. In addition to the Kimball Factory, remaining shoe factories include the Hoyt Shoe Factory on Lincoln Street (1892-5), the Craft & Green Factory on West Hancock Street (1891), and the Eaton Heights Shoe Factory on Page Street (1896). The fifth brick shoe factory of that decade, the Redman & Eaton Factory (1896) which adjacent to the Crafts & Green building, is no longer standing. Each factory was added onto over the years as the industry prospered, and all but the Hoyt and Eaton Heights buildings have lost their towers.

Industry

Until the construction of the Kimball Shoe Factory, shoemaking in Manchester was a cottage industry, and textiles dominated the local economy. Though textiles remained the primary industry through the Depression, within the space of a decade, shoe manufacturing rose to prominence. By 1900 seven companies employed 2,000 people. Ten years later, with over 7,700 people working in the industry, the city claimed a national rank of fourth in shoe production and a New England rank of second. Following World War I and the reintroduction of English imports, all of Manchester's shoe companies experienced a major decline in demand. In an attempt to improve the skills of the local labor market, the Manchester Shoe and Leather Continuation School opened, offering training

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# 9. Major Bibliographical References

(see continuation sheet)

# 10. Geographical Data

Acreage of nominated property 1.75 acre

Quadrangle name Manchester/South

Quadrangle scale 1:24 00

UTM References

A 

19	301100	4761500
Zone	Easting	Northing

B 

Zone	Easting	Northing

C 

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D 

--	--	--

E 

--	--	--

F 

--	--	--

G 

--	--	--

H 

--	--	--

Verbal boundary description and justification

(see continuation sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

# 11. Form Prepared By

name/title Elizabeth Durfee Hengen

Preservation Consultant  
(for) PREP Ltd.

organization

date April 12, 1985

street & number 39 Auburn Street

telephone (603) 225-7977

city or town Concord,

state New Hampshire 03301

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title New Hampshire State Historic Preservation Officer

date 5/26/85

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I hereby certify that this property is included in the National Register.

Keeper of the National Register

date 11-7-85

Attest:

date

Chief of Registration

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8. Significance (cont.)

programs. Though the shoe industry was hit hard by the Depression a few years later, it recovered to a far greater degree than the textile industry and began to move into the vacant mills in the Amoskeag millyard where a small number remain today.

The Kimball Factory was built in 1885 by a local group of businessmen known as the Manchester Shoe Manufacturing Company. Encouraged by the Board of Trade, who wished to diversify the city's economic base, and capitalized at \$35,000, the investors erected the north (original) wing of the building and immediately leased it to the Kimball brothers, shoe manufacturers from Lynn, Massachusetts. Two hundred operatives were employed to produce women's shoes. In 1890 the factory more than doubled in size with construction of a large west wing and handsome bell/stair tower. An additional 250 were employed, and the company was soon producing 700,000 pairs of shoes annually. A final addition in 1900 was made when the company was at the height of its success.

Oliver, Nelson and Benjamin Kimball acquired their experience in shoe manufacturing in Lynn, the shoe capital of the country. Each had worked variously for several companies in Lynn before founding their own business in 1878. The Kimball Brothers Shoe Company was a minor one in Lynn, and it is likely that they were attracted to Manchester for its vast labor force and city officials anxious to lure new businesses. Their inventory and equipment in Lynn were destroyed by the city's large fire in 1889, and they apparently moved the base of their production to Manchester at that time when they built the second of the two major additions to the factory.

During the forty-three years the Kimball Factory was owned by the Kimball family, the owners remained Massachusetts residents. Though by the early twentieth century the company's importance had been eclipsed by larger shoe concerns which, being locally owned, were promoted by the city, the Kimball Shoe Company remained the pioneer in Manchester's shoe industry. In 1929 the factory was sold to Benjamin E. Cole, an Andover (Mass.) resident who continued to produce shoes. After a period of three years, the building was again sold to Louis H. Salvage, also a Massachusetts resident, who manufactured shoes at this location until the mid-1970s. In 1970 Salvage leased a portion of the building to the Mighty-Mac Manufacturing Company, makers of mens' clothing, who remained here until 1984. By the time Salvage vacated the building, the Kimball Shoe Factory had been the site of shoe production for ninety years, longer than any other factory in Manchester.

The building has recently been purchased for conversion into apartment units.

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Exploration/Settlement

The Kimball brothers' forecast that Manchester was ripe for shoe manufacturing proved correct. In 1885, when their factory was built in East Manchester, the surrounding area was undeveloped land, covered with scrub pine. Within ten years, two additional shoe factories had located in the vicinity, and by the end of the decade, Hallsville, as the area was called, boasted over eight factories, hundreds of new houses, and a horse car line along Valley Street.

The locations in the city's outskirts of these non-textile industries was directly related to the dominating Amoskeag Manufacturing Company, the textile conglomerate, who jealously protected the city's labor force. Amoskeag owned much of the land adjacent to the Merrimack River and inland, but refused to sell it to competing industries. By locating some distance from the city center and encouraged by tax abatements from City Hall, the new shoe companies were able to draw upon a labor pool settling in newly developing sections of the city. Again, the Kimball Shoe Factory was a pioneer, the first industry to locate in Hallsville.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Artwork of Manchester, 1892, p.76 (Manchester Historic Association)  
Board of Trade Journals, 1890-95 (New Hampshire State Library)  
Daily Mirror and American, Oct. 1892 (souvenir edition), Manchester Historic Assoc.  
Granite State Monthly, Vol. 48, pp. 124-26 (1916)  
Industrial and Commercial Journal, Vol. 1-4 (1911-12) New Hampshire State Library  
New Hampshire Labor Review, Vol. 6, #1 (Dec. 1928) Manchester Historic Assoc.  
Manchester City Directories, Manchester Historic Association  
Lynn (MA) City Directories, Lynn Historical Society  
Manchester atlases: 1896 (Manchester Historic Association)  
New Hampshire atlases: 1892 (Manchester Historic Association)  
Sanborn Insurance Maps: 1891-2, 1915/1931, 1915/1954, 1929 (NH Historical Soc.)  
Manchester Historic Association photograph collection  
Manchester City Library scrapbook and clipping file

10. GEOGRAPHICAL DATA

Boundary description: The nominated property includes the entire parcel of land as outlined in yellow on the attached sketch map and is described in Book 3169, Page 545-49 (Assessors' Map 185, Lots 3-5) at the Hillsborough County Registry of Deeds.

Boundary justification: The nominated property includes the entire lot associated with the Kimball Brothers Shoe Factory. There are no other industrial buildings in the immediate neighborhood and no other buildings directly associated with the Kimball Brothers Company.

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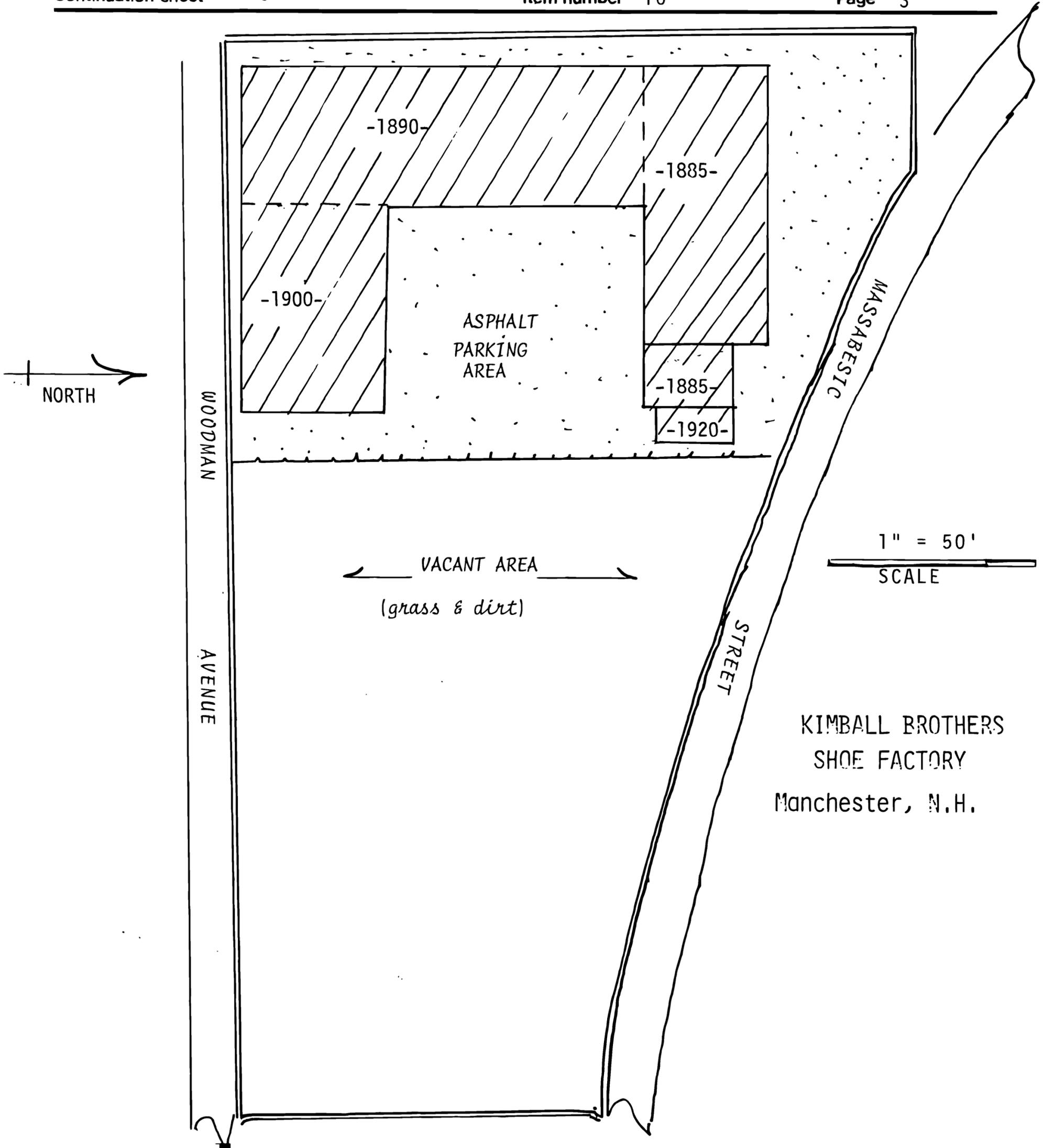
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Item number Support Information Page 1

September 5, 1985

Mr. Richard Matte  
NH Preservation Office  
Box 856  
Concord, NH 03301

Re: Kimball Shoe Factory, Manchester, NH

Dear Dick:

Enclosed are current photographs of the Kimball Shoe Factory in Manchester to document the present appearance of the building. The property is being renovated, following the Secretary of Interior's standards, and a Part 2 application has been approved by the National Park Service for the ongoing work. The alterations are described briefly below; detailed descriptions can be found in the Part 2 application.

- new aluminum windows with 15/15 external muntins have been installed (first floor windows still missing new sash at time of photograph)
- the roof penthouse has been removed
- some windows have been converted to doors, in some instances restoring an original entrance and in some cases providing emergency exits; two doors have been converted to windows in conformance with original appearance
- three concrete loading areas have been removed (from the courtyard and the north elevation)
- the coal house has been reconstructed
- the site has been reworked, with grass, asphalt parking area to the east
- the interior has been framed for apartment units, retaining much of the original trim in the former office area, and keeping posts exposed, as well as many brick walls and ceiling beams.

Feel free to contact me should further information be needed.

Sincerely,

*Elizabeth D. Hengen*

Elizabeth Durfee Hengen

EDH/lis