

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Smith & Dow Block

other names/site number N/A

2. Location

street & number 1426-1470 Elm Street N/A not for publication

city or town Manchester N/A vicinity

state New Hampshire code NH county Hillsborough code 011 zip code 03104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James McLaughlin, SHPO 10/28/02
Signature of certifying official/Title Date

New Hampshire State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Robert W. Beall 12/13/02
Signature of the Keeper Date of Action

Smith & Dow Block
Name of Property

Hillsborough, NH
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Richardsonian Romanesque

Materials
(Enter categories from instructions)

foundation brick
walls brick

roof asphalt
other N/A

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 Smith & Dow Block
Hillsborough County, NH

Narrative Description

The Smith and Dow Block is a large and impressive brick apartment block which dominates the west side of Elm Street, north of the downtown core of Manchester, New Hampshire. The largest apartment block in the state when it was completed in 1892, the building is 71 feet deep and has a frontage of 230 feet on Elm Street. Detailing on the building incorporates elements of the Richardsonian Romanesque style building and is simple, almost elegant in effect. The rhythmic façade of the four-story, flat-roofed building is divided into five identical symmetrical sections. Each section is dominated by two, four-story rounded projections two bays wide which flank the slightly recessed central section, also two bays wide. The entrance to each section is through a broad stone-arched doorway over granite steps. The rough-faced sandstone, semicircular arch is framed by an outside molding which ends in small blocks with raised circles. At the impost level, quoin blocks are capped by a projecting molding.

To each side of the center entrance there is a curved bay rising the full height of the building, punctuated by two 1/1 windows on each level. On the first floor, the windows are capped by a continuous, rock-faced sandstone beltcourse which is interrupted only by the entrance arch. Above the beltcourse are two courses of recessed brick set on an angle with the edges facing outward. On the three remaining floors, there are also two smaller 1/1 windows centered over the entrance. All of the upper windows are capped by flat arch brick lintels. Decorative brick beltcourses cap the lintels. A metal cornice molding runs along the top of the fourth floor lintels, echoed by another metal band at the top of the building, separated by about ten courses of brick.

On the rear elevation, each of the five sections features a central flat-roofed, four-story brick tower, flanked on each side by a four-story porch. The porches, which feature plain stick balusters and railings, were rebuilt in 2001. The recessed area between the porches measures two bays wide and is fronted by a metal fire escape. The west wall of each recessed area and the adjacent sidewalls are sheathed in a pressed metal covering in a geometric pattern. In front of the central brick tower, there is a single-story brick boiler building with a flat roof and metal cornice. The window openings which formerly contained segmentally-arched sash have been partially bricked in to accommodate new 1/1 metal windows. A pair of double doors in an arched opening is also located on the west wall. At the rear of the building, a tall brick chimney projects from the front of the central brick tower.

Each of the five sections contains eight flats. As originally designed, each apartment includes a parlor, dining room, kitchen and three chambers. Inside, the trim and decorative features of the units remain largely intact with hardwood floors and cypress trim including bull's-eye cornerblocks and moldings which are arched in section. Beaded tongue-and-groove wainscoting is found in the stairwell, kitchens and bathrooms. Elsewhere the walls are edged with wide baseboards and narrow cornice moldings. Many of the apartments' interior units are transomed, as are the wide openings separating the parlor and dining room and the bathroom doors. Each of the apartments displays a mirrored fireplace mantel framed by attenuated Doric columns, fluted at the top and capped by a dentil course. The narrow shelf is supported by

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 Smith & Dow Block
Hillsborough County, NH

a single central bracket. Glazed tile decorates the face and hearth of the fireplace. A pass-through door is located between the kitchen and dining room and the original cabinets survive in the kitchens and pantries as do the flywheels for the rear freight elevators. Hipped skylights illuminate the stairwells and an upper Queen Anne style windows bring light into the apartments from the hall. In the main stairwells the turned balusters are spanned by square newel posts with a series of incised lines decorating the caps.

The Smith and Dow Block is Manchester's largest turn-of-the-century brick apartment block and at the time of its construction, it represented a significant departure and improvement from the blocks which were being built elsewhere in the city. Among the best of the period were substantial brick and wooden blocks with six and eight-room tenements including bathrooms, hot and cold water and modern conveniences although none of these approached the magnitude or conveniences represented by the Smith and Dow Block. Contemporary newspaper accounts advertising the construction of numerous lesser blocks erected in 1892 include the James Block, a 12-unit brick block constructed at the corner of Hanover and Union Streets and a three-story, nine-unit, wood-frame block constructed on Adams Street by Bushrod Hill (Mirror and American).

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1892

Significant Dates

N/A

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Butterfield, William M.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

Smith & Dow Block
Name of Property

Hillsborough, NH
County and State

10. Geographical Data

Acreage of Property 1.38 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	9	2	9	9	0	7	5	4	7	6	3	3	6	0
	Zone		Easting					Northing							
2															

3															
	Zone		Easting					Northing							
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Lisa Mausolf

organization _____ date 7/15/02

street & number 20 Terrace Park telephone 781-942-2173

city or town Reading state MA zip code 01867

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Manchester Neighborhood Housing Services, Inc.

street & number 968 Elm Street telephone 603-626-4663

city or town Manchester state NH zip code 03101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 Smith & Dow block
Hillsborough County, NH

Statement of Significance

The Smith & Dow block is eligible for the National Register of Historic Places under criteria C for significance in architecture. The structure exemplifies the Richardsonian Romanesque style and as is typical of the style, the block's overall effect depends on mass, volume, and scale rather than enriched detailing. Elements of the style include the use of semicircular arched entries and rock-faced sandstone trim. The Smith & Dow block is also important as the work of noted architect William M. Butterfield (1860-1932), Manchester's foremost turn-of-the-century architect. The Smith & Dow block retains the integrity of location, design, setting, material, workmanship, feeling, and association for 1892, the year of its construction.

The construction of the Smith and Dow Block in 1892 was indicative of the increasing demand for a better class of tenements and was apparently a noteworthy local event. The erection of the building was well documented in the Mirror and American newspaper with no less than four articles extolling the features of the new, progressive building. The lengthy coverage accorded the building was indicative of the importance of the structure. The block was constructed of 1,200,000 bricks from Pembroke and Hooksett; interior finishes are constructed of cypress wood. Each of the "modern flats" boasted an entirely separate entrance, closet, pantry and fuel storage areas. As described in one article, "one peculiarity of the block lies in the fact that not one of the forty families to reside in the building will have any collusion with other families. Not one family will pass over the carpet of another. The families will be entirely separated from each other. This idea has been so faithfully carried out, that even the floors have been deadened by the introduction of heavy school-house felt paper between them" (Mirror and American, Dec. 8, 1892). In order to minimize the danger of fire, the block was heated by steam with the generating boiler located apart from the block in a separate building. Stoves were not allowed in the block and each apartment was equipped with a "set range". Other modern features included a bathroom for each unit and set wash tubs.

The block was originally lighted by gas, with electricity lighting the hallways. Supplementing the artificial light were enormous light wells extending from the roof to the ground floor, down through the hallways. All of the units were equipped with speaking tubes and electric bells. Each of the five sections was served by a freight elevator for carrying groceries and the basement was cemented with a cellar for each flat. The rent for the apartments was \$20 to \$25 per month, including heat and the use of the ranges. This represented a significant increase over the rents, ranging between \$10 and \$18 being collected by other local landlords at the time.

The architect of the building was William M. Butterfield (1860-1932), Manchester's foremost turn-of-the-century architect; the contractor was W.S. Mitchell of Boston. Butterfield was born in Sidney, Maine and came to Manchester in 1881. By 1895 he had designed 500 buildings in New England. At one time, during the height of his career, Butterfield had 30 of his designs under construction. Butterfield's commissions included a wide variety of building types including schools, churches, public buildings, commercial blocks,

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 Smith & Dow block
Hillsborough County, NH

tenements and single-family residences. In 1892 Butterfield designed an impressive Queen Anne style residence in Hillsborough for ex-Governor Smith. Among the tenements Butterfield designed are a brick tenement and concert hall for Edward Wagner at Douglas and West Streets in West Manchester (1892); Weston Terrace at Lowell and Chestnut Streets (1895); an apartment house for Shea (1896) and the LaFlamme Apartments at 10 Prospect Street (1921).

The Smith and Dow Block was constructed as an investment property for former Governor John Butler Smith of Hillsborough and Frederick C. Dow of Manchester. John Butler Smith (1838-1914) served as New Hampshire's forty-seventh governor in 1892. He was born at Saxton's River, Vermont in 1838. Smith purchased a drug store in Manchester in 1863 and continued to reside in the city until 1880, when he moved to Hillsborough. In 1864 Smith established a textile factory at Washington, NH. The following year he leased the Sawyer Woolen Mills at North Weare and in 1866 he built a small mill at Hillsborough for the manufacture of knit goods. During his years at Manchester, Smith "had a considerable interest in real estate" (Pillsbury 1927:629). Among his other real estate ventures in Manchester was the erection of the Harrington-Smith Block, designed to combine retail commercial and office space with an opera house at 18-51 Hanover Street in 1881 (listed on the National Register, 1986).

Frederick C. Dow (1847-1902) was born in Pembroke and graduated from Pembroke Academy. He came to Manchester in 1866 and by 1872 owned his own shoe store. Dow served as an aide-de-camp on Governor Smith's staff, was a director of the Manchester National Bank and a trustee of the Manchester Savings Bank. Dow made his home in an impressive brick residence at the corner of Webster and Elm Streets.

The land on which the Smith and Dow Block stands originally consisted of two parcels, each containing 11,500 square feet. One of the parcels (Lot 2462) was sold by the Amoskeag Manufacturing Company to Hattie Dow in 1886 for \$8625. The adjacent parcel (Lot 2465) was sold by Henry Mills to Frederick Dow in 1892. In 1896 Frederick Dow sold the property to John B. Smith. The property remained in the Smith family until 1946 when John Butler Smith sold the property to the Hotel Endicott. It was subsequently sold to Smith & Dow Realty in 1951 and to John Dakos in 1966. In the 1990s, Manchester Neighborhood Housing Services, Inc. bought the Smith & Dow block and undertook a certified rehabilitation.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1 Smith & Dow Block
Hillsborough County, NH

Bibliography

Cheney, G.A. "William M. Butterfield: A New Hampshire Architect and his Work", Granite Monthly, March 1903.

Daily Mirror and American Souvenir Edition, October 2, 1892.

"Death of Colonel Frederick C. Dow", Mirror and American, June 1902.

Mausolf, Lisa. Unpublished notes of William Butterfield.

Mirror and American, various issues 1892-1893.

"Modern Flats: A Description of the Block to be Built by Messrs F.C. Dow and J.B. Smith", Mirror and American, July 9, 1892.

"New Elm Street Apartment House", Mirror and American, April 13, 1892.

"The New North End Apartments House", Mirror and American, November 17, 1892.

"The New Smith and Dow Flats", Mirror and American, December 8, 1892.

Pillsbury, Hobart. New Hampshire: A History. New York: Lewis Historical Publishing Co., Inc., 1927, vol 2, p.629-630.

The Union, June 7, 1932. [obituary of William M. Butterfield.]

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

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1 Smith & Dow Block
Hillsborough County, NH

Verbal Boundary Description

The boundary line of the National Register eligible Smith & Dow Block is defined by tax parcel 0159 in Manchester, NH. The total property is 1.38 acres or 23,000 square feet. The Smith & Dow Block is located on the west side of Elm Street between Down and Langdon Streets. The boundary is defined on the north by a building numbered 1480 Elm Street, on the east by Elm Street, on the south by a building numbered 1382-1414 Elm Street, (a.k.a. the Carpenter and Bean Block), on the west by North Hampshire lane, a narrow alley and on the east by a straight line on the western edge of the public sidewalk parallel to the façade, to encompass the irregular line of the bow windows, parallel to Elm Street.

Boundary Justification

The boundary of the National Register eligible Smith & Dow Block is that which continues to be associated with the building, encompassing the footprint of the building and some open space currently used for parking and public space.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Additional Documentation Page 2 Smith & Dow Block
Hillsborough County, NH

Sketch Map

