

SEP - 4 2002

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 Carpenter and Bean Block

other names/site number N/A

2. Location

street & number 1382-1414 Elm Street N/A not for publication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 McConaha, JHPo 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 H. Beall 12/13/02
Signature of the Keeper Date of Action

Carpenter and Bean 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	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	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)

Italianate

Materials
(Enter categories from instructions)

foundation granite
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 Carpenter & Bean Block
Hillsborough County, NH

Narrative Description

The brick, three-story, multi-family block at the northwest corner of Elm and Dow Streets was constructed in a vernacular Italianate style in 1883, with a nearly identical four-story addition constructed to the north in the 1890s. The building displays an L-shaped plan with its long elevation facing Elm Street. The façade of the original building measures sixteen bays wide, divided into sections of four bays by brick strips which rise the height of the structure. Each of the four sections is accessed by a segmentally-arched recessed entry with granite steps, simple wrought iron railings and iron bootscrapers on the bottom of the steps. The segmentally-arched window openings contain metal replacement windows of 1/1 configuration. The windows are capped by brick lintels formed by two rows of rowlock brick. The window lintels are linked by a brick band of three projecting courses. The rough-faced granite sills are similarly spanned by a brick course. The façade of the c. 1892 addition is seven bays wide, angling slightly where it meets the adjacent Smith and Dow Block. The windows on the upper floors are grouped in a two-three-two arrangement. Spanning between the brick pilaster strips on the original building is a decorative brick cornice consisting of a course of diagonally-laid brick with corbelled course above. A metal cornice molding caps the structure. The brick cornice of the newer section differs slightly, with a vertical rather than a diagonal course.

The south (Dow Street) elevation of the building is also ordered into four equal sections by brick pilaster strips, although the number of windows differs from section to section. At the western side of the building a lower level of windows is accommodated by the sloping site. Two recessed entries access this elevation.

The west (rear) elevation of the building displays a rough stone, mortared foundation. The narrow elevation is divided into two sections by brick strips above the lowest level. In the interior of the courtyard formed by the L-shaped plan, there are projecting, flat-roofed porches rising the height of the building, supported by plain wooden posts and spindles.

Inside, the building retains some of the original features including several types of newel posts, turned balusters and built-in cabinets

In most cases, the apartment front doors have been replaced with modern six-panel doors with hollow core doors inside the units. Many of the walls in the apartments have been sheathed with wood paneling although the window frames remain. Most of the ceilings have seen the installation of suspended acoustical tiles.

The Carpenter & Bean block is a good example of the vernacular Italianate blocks which were erected throughout Manchester during the city's late 19th century building boom. The structure embodies the distinctive characteristics of the building type, including segmentally arched window lintels and decorative brickwork including beltcourses and cornice moldings. The building is also of interest as the only known tenement building designed by the prominent local architect and engineer Col. J.T. Fanning.

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

1883, 1892

Significant Dates

1883, 1882

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Bean, Nehemiah

Carpenter, ~~Bean~~ Josiah

Primary location of additional data:

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

Name of Repository

Carpenter and Bean Block
Name of Property

Hillsborough, NH
County and State

10. Geographical Data

Acreage of Property .95 acres

UTM References

(Place additional references on a continuation sheet.)

1	1 9	2 9 9 0 8 0	4 7 6 3 2 9 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 Carpenter & Bean Block
Hillsborough County, NH

Statement of Significance

The Carpenter & Bean block is eligible for the National Register of Historic Places under criteria C for significance in architecture. The structure exemplifies the vernacular Italianate style with its narrow, segmentally arched windows, wide projecting cornice, and detailed cornice line. It is also important as the work of noted architect and engineer Col. J.T. Flanning. The Carpenter & Bean Block retains the integrity of location, design, setting, material, workmanship, feeling, and association ~~for 1892, the year of its construction~~ for the years 1883 and 1892, when the main section and addition were constructed.

This apartment building was constructed as an investment property by prominent local residents, Josiah Carpenter and Nehemiah Bean in 1883. The building was constructed directly in front of the gasometer, on a piece of land which Carpenter and Bean purchased from the Amoskeag Manufacturing Company in 1881. As stipulated in the Amoskeag deed, any building erected on the site was to be constructed of brick. According to a local newspaper article appearing in May 1883, prior to construction, the building was designed by prominent Manchester architect, Col. J.T. Flanning. As designed, the three-story block had a frontage on Elm Street of 110 feet, with a depth of 70 feet at its northern end and a depth of 100 feet on the Dean Street elevation. The building was to be divided into nineteen tenements, each having six rooms and a bathroom. The newspaper article indicated that the original plans included three story bay windows, although these were apparently not actually constructed. The four-story section to the north of the original tenement block was built after the Bean and Carpenter acquired the land in 1892 and was definitely in place by 1896.

Nehemiah Bean and Josiah Carpenter were two of Manchester's most prominent late 19th century citizens. Nehemiah Bean (1818-1896) was the inventor of the first steam fire engine in 1858. Born in Gilmanton, Bean was apprenticed to the Shaker community at Canterbury after his father's death. He began working at the Amoskeag Manufacturing Company in 1847, as the overseer of the pattern room, serving as superintendent of the locomotive department from 1850 to 1854. After working in Lawrence, Massachusetts for several years, Bean returned to Manchester in 1859. Bean superintended the manufacture of his invention at the Amoskeag for twenty years, during which time 600 steam fire engines were made. According to an article appearing in the Amoskeag Textile Club Bulletin, Bean was one of Manchester's oldest, most substantial and successful citizens. He lived plainly and quietly and found his greatest satisfaction in acquiring property. He was one of the builders of the city in every sense of the word.

Josiah Carpenter (1839-1913) was born in Chichester and was the older brother of the well-known Manchester philanthropist, Frank Carpenter, whose legacies include the Carpenter Library, Manchester Historical Association and the U.S. Post Office. Josiah Carpenter was educated at Pembroke and Pittsfield Academies and at the New Hampshire Seminary at Tilton. After serving as the deputy sheriff for Merrimack, Belknap and Hillsborough Counties and cashier of the Pittsfield Bank, Carpenter came to Manchester in 1877. Soon thereafter he organized the Second National Bank and also the Mechanics Savings Bank and directed both banks for many years until his death. In addition to his banking activities,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 Carpenter & Bean Block
Hillsborough County, NH

Carpenter's favorite charities were the Holderness School and the Grace Episcopal Church, to which he donated a parish house. In 1901 Carpenter erected a new library for the town of Pittsfield.

According to Bean's obituary, when Josiah Carpenter came to Manchester in the 1870s, Nehemiah Bean was one of his first associates. The two men served together as trustees of both the Second National Bank and the Mechanics' Savings Bank, developing a close business and the personal relationship over the years. As Bean lay on his deathbed, Carpenter was immediately sent for and arrived soon after his death.

To design the tenement building, it is not surprising that Bean and Carpenter chose one of the leading practitioners of the day, Col. J.T. Fanning. John T. Fanning (1837-1911), an architect and nationally distinguished hydraulic engineer, came to Manchester from his native Norwich, Connecticut in 1872 to design a municipal water system for the City. He remained in Manchester until 1885 when he relocated to Minneapolis. During his years in Manchester, Fanning consulted for the water departments of New York City and Boston, prepared a hydrographic survey of New York State and wrote A Practical Treatise on Hydraulic and Water Supply Engineering (1877). Fanning also found time to serve on the local school board and according to one biography, designed "many mills, public and private buildings and bridges in eastern New England" (Closs 1986). Fanning's other designs in Manchester included the Low Service Pumping Station (1874); the First Congregational Church (1879); the Harrington-Smith Block (1881) the Webster Street School (1881; demolished); the Battery Building (1883; demolished); the Charles A. Carpenter Residence (1883); the New Hampshire Fire Insurance Company (1886; demolished) and the Charles Balch Residence. The building which Fanning designed for Bean and Carpenter in 1883 is his only known tenement structure. After leaving Manchester, Fanning worked on a number of major hydraulic engineering projects throughout the country. He was a fellow of the American Association of the Advancement of Science, a director of the American Society for the Civil Engineers, and president of the American Water Works Association (Closs 1986). A certified rehabilitation undertaken in 2001 reinforces the Carpenter & Bean block's significance as a late 19th century apartment building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 1 Carpenter and Bean Block
Hillsborough County, NH

Bibliography

“A New Tenement Block”, Mirror and America, May 1, 1883.

Built Fire Engines: Nehemiah S. Bean in Charge of Building Famous Machine”, Amoskeag Textile Club Bulletin, vol. VII, No. 2, page 7.

Closs, Christopher. “National Register Nomination for Harrington-Smith Block, Manchester, New Hampshire”, 1986. [NH Division of Historical Resources]

Dios of Apoplexy: N.S. Bean Passes Away Suddenly Monday Noon”, Manchester Union, July 21, 1896.

“Josiah Carpenter Dead”, The Union, May 23, 1913.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1 Carpenter & Bean Block
Hillsborough County, NH

Verbal Boundary Description

The boundary line of the National Register eligible Carpenter & Bean Block is defined by tax parcel 0159 in Manchester, NH. The total property is 0.95 acres or 16,000 square feet. The Carpenter & Bean Block is located on the west side of Elm Street and the north side of Dow Street, resulting in an L-shaped configuration. The boundary is defined on the north by a building numbered 1426-1470 Elm Street (a.k.a the Smith & Dow Block), on the east by the west line of the sidewalk parallel to the façade of the building and Elm Street, on the south by the north line of the sidewalk parallel to the façade and Dow Street, and on the west by North Hampshire Lane, a narrow alley.

Boundary Justification

The boundary of the National Register eligible Carpenter & Bean Block is that which continues to be associated with the building, encompassing the footprint of the building and boiler house and some open space currently used for parking and walkways.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Additional Page 1 Carpenter & Bean Block
Documentation Hillsborough County, NH

Photograph Information

Items 1, 2 and 7 are labeled directly on each photograph.

Item 3 (photographer) is the same for all photographs: Lynne Emerson Monroe, Kensington, NH

Item 4 (date) is the same for all photographs: August 2001.

Item 5 (location of original negative) is the same for all photographs: Division of Historical Resources, Concord, NH

Item 6 (description of views) is as follows:

1. Corner of Elm and Dow Streets, showing the south and east façades of the 1382-1414 block of Elm Street, looking NW.
2. Elm Street, showing east façade, looking SW.
3. Transition between the three- and four-story sections of the block, looking SW.
4. The south elevation, Dow Street façade and west elevation of the alley, looking NE.
5. Rear of the Carpenter and Bean building (1382-1414 Elm Street), showing all west and north elevations of the three sections of the block, looking SE.
6. New fire escape and porches on the west elevation and the new courtyard, looking E.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number Additional Documentation Page 2 Carpenter & Bean Block
Hillsborough County, NH

Sketch Map

