

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

For NPS use only

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

received **OCT 30 1986**
date entered **DEC 1 1986**

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

1. Name

historic Old Post Office Block

and/or common Mirror Block; Machinist's

2. Location

street & number 54-72 Hanover Street N/A not for publication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 checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" 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 type="checkbox"/> other:

4. Owner of Property

name Theatre District Limited Partnership

street & number P.O. Box 4430

city, town Manchester N/A vicinity of state New Hampshire 03108

5. Location of Legal Description

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

street & number 19 Temple Street

city, town Nashua state New Hampshire 03060

6. Representation in Existing Surveys

title Historic Planning Study
Manchester, New Hampshire June 1978 has this property been determined eligible? yes no

date September 6, 1985 federal state county local

depository for survey records Manchester City Hall

city, town Manchester state New Hampshire

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input 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 Old Post Office Block is a three-story, red brick, High Victorian Italianate style commercial building, built in 1876 in the heart of the historic downtown core of Manchester, New Hampshire. Abutting the building on the west and east, respectively, on Hanover Street are the Harrington-Smith Block (1881) and the Palace Theater (1914, NR).

The original 1876 building was T-shaped in plan. The main block presents a 100' front facade along Hanover Street. As originally constructed, it extended 70' deep into the lot at the first story only; the wall of the upper stories was set back on the north wall 20'. Sources record a similar setback along the west elevation of the rear ell for the first 10' north of its junction with the main block (Exhibit 1). The block was constructed with a three-story rear ell, 40' wide, which extended north 96' to the edge of Derryfield Lane, an alley. These principal building elements remain distinguishable; however, a one-story wing and small freight loading dock, added in the mid-twentieth century along the east and west sides of the ell, respectively, combine with the original structure to occupy nearly the entire building lot.

The design, fenestration, and masonry and wood details of the exterior of the Old Post Office Block survive largely intact. The building underwent Certified Rehabilitation in 1985-86; certain key features were restored or revealed after having been covered for decades with mid-twentieth century building fabric. Exhibit 2 depicts the original appearance of the building.

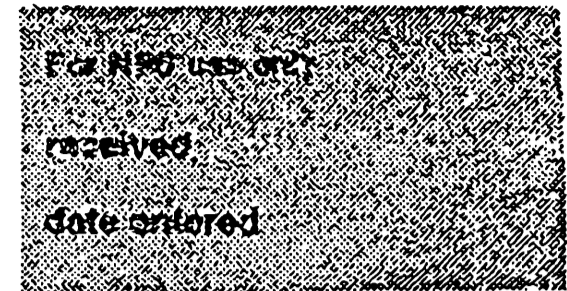
The principal facade (south elevation) is organized in three symmetrical elements, which are delineated by four brick wall piers and granite belt courses. The storefront (first story), installed in 1986, consists of ten bays, and replaces the incongruous, black pigmented glass and brushed aluminum construction of c. 1950. The latter supplanted the original cast iron and wood-framed storefront partially visible in Exhibit 2. The present storefront system, consisting of black aluminum framing with clear display windows and transom lights, and solid wooden panels below, contains three recessed entrances. Two massive brick piers flank the central entrance, which leads to the lobby, while four simple, round steel columns support the spans over the central entrance and the twin retail store entries. A sheet metal cover with panels forms the sign architrave; this is surmounted with the original cast iron cornice.

Removal of the white paint which had covered the upper two stories of the fifteen bay facade since the mid-1950s, has restored the original polychromatic composition. The red pressed brick walls, granite sills and beltcourses, and the crisply carved and chamfered granite label and hood-moulds, are the principal ornamental features below the cornice. The window details of the central bays are of more elaborate configuration than those of the east and west openings; their shapes include various flat, segmental, round and lancet arch forms, which are repeated in the window sash. This central vertical thrust and concentration of detail formerly culminated above the cornice with an ornamental wooden pediment, no longer extant.

(continued)

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Continuation sheet 1

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The center plane at the second story contains eight flat-arched windows. The central pair is linked by a stone label-mould with a stepped pediment. This group is flanked by single windows with stone details of similar, but diminished, expression. These in turn are flanked by paired windows with flat-arched stone label-moulds. The five windows in each of the outer planes have segmental arches and are surmounted by pedimented stone label-moulds.

The second and third stories are divided by a projecting granite beltcourse. At the third story, the middle plane contains a group of four windows in the center; the middle pair display lancet arches, while the others are round-arched. The stone hood-moulds of the center pair are linked; all four bear pedimented keystones. The five windows in each of the outer planes have flat arches and display simple, chamfered label-moulds of granite.

Windows in the facade are original, the sash having been repaired during Certified Rehabilitation. The original glazing pattern of one-light-over-one in the center plane, and two-lights-over-two in the outer divisions, is also maintained.

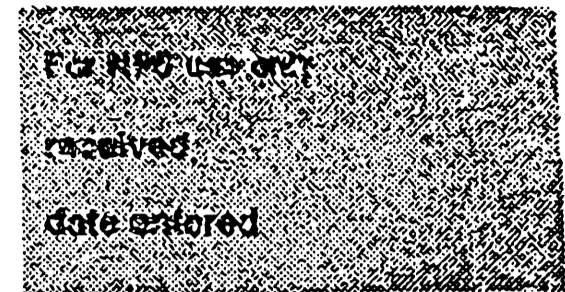
A stone string course underlined with brick dentils separates the third story from the elaborate brick masonry of the heavy, projecting cornice. This consists of a frieze of depressed rectangular panels with projecting soldier courses of bricks. Above these is a denticulated, corbelled brick string course. In the east and west planes are eight brick brackets surmounted by wooden brackets, overlaying a narrow double course of brick laid in the sawtooth pattern. The central division contains ten brick and wooden brackets. The cornice is further embellished by massive, ornamented wooden brackets with incising, located at each end of the facade, and above the two central brick piers. These were originally surmounted by wooden finials and a central, finialed pediment on which the words "Post Office Block" appeared. Cast iron cresting spanned the interstices along the roof curb between these elements. These features were removed sometime between 1904 and 1946; the cornice is now capped with simple sheet metal coping.

The rear walls (north elevation) of the main block which flank the junction with the ell each consist of five bays at the second and third stories. The first story is obscured by one-story additions constructed in the twentieth century. The original fenestration of the rear walls of the main block and the east, west and north elevations of the ell are defined by brick segmental arched door and window openings in a regular pattern; sills are granite. All of the original six-light-over-six window sash survive. Wooden fire shutters clad in sheet metal, with which these windows were fitted, have been retained and repaired.

The west elevation of the rear ell consists of six window bays at the basement and first-story levels. The original deep window wells for the tall basement windows have been restored. The bays extend from the northwest corner to a brick loading dock addition. The eleven bays of the second and third stories are interrupted by a square brick, external freight elevator shaft which extends up the wall at the junction with the loading dock. The latter are both mid-twentieth century features.

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The north wall of the rear ell contains four basement windows of varying heights and widths; two of these are bricked in. The three upper stories are each articulated with five bays. The first story contained a large freight loading bay in the center. This was reduced in size at an unknown date to create a typical window, matching the adjacent four. A painted wall sign in the spandrel above the third-story windows ("Machinist's Yard Goods Wholesale Retail"), has been preserved, recalling the property's prime tenant and owner during the mid-twentieth century.

The original 1876 one-story extensions at the rear of the building have since been incorporated into later infill additions. One extends along the west wall of the ell and terminates in a loading dock, about 55' from Derryfield Lane. On the east, the other original addition, was extended north (by 1953) the full length of the ell, to the edge of Derryfield Lane. The north elevation of the infill addition once contained two door openings and a window opening. The window and one door are bricked in; there is a six-panel metal door in the third opening.

The roof planes of the T-shaped building are of two types and are not visible from grade. The main block has a shed-type roof, pitched to drain to the north. Two wall chimney stacks project above the roofline on the east elevation; a single wall chimney is located near the northwest corner. A skylight, illuminating the original central stair, is located in the center of the roof plane.

The roof of the rear ell is a low-pitched gable, with the ridge aligned on a north-south axis. Four wall chimney stacks survive. Both roof surfaces are covered with a modern, black rubber membrane surface.

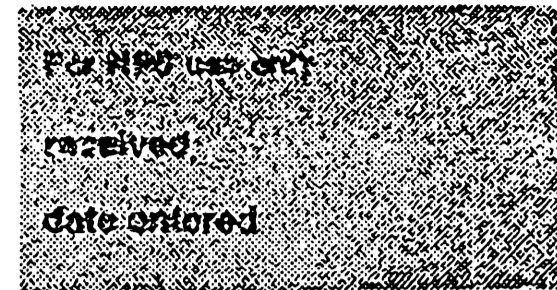
The interior of the Old Post Office Block consists of retail and office space on the first floor and offices on the upper levels. The retail level is entered through the central double doors on Hanover Street. A central lobby with elevator and stair core is located near the junction with the rear ell. There are two retail storefront spaces, each with their own entrance along Hanover Street. The former loading dock structure and east wing addition have been rehabilitated for offices. These spaces are each illuminated by a pair of roof skylights - original features. A mezzanine level exists at the north end of the rear ell, and was a feature installed during the Machinists' era of ownership.

Original turned wooden columns support the floor framing of the second story; the exterior surfaces of the brick bearing walls of the rear ell, including original window openings, remain visible from the wings.

The basement, which extends beneath the main block and rear ell, consists of simple, utilitarian space. New partitions of gypsum wallboard have been installed. The split granite foundation is visible in several locations.

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Many original features, including ornate, pressed metal ceilings, window and door casings, the ornate central stair, and paneled doors are located on the second and third floors.

In plan, the second floor offices of the main block are laid out around an L-shaped central corridor. The principal feature of this space is the ornate central stair, which rises to the third story. The stairwell is illuminated by the large, original gabled roof skylight. The stair consists of a continuous, massive, moulded walnut rail, and heavy faceted newel posts. Beaded wainscoting and a chair rail complement the ornate, turned balusters.

All of the door and window openings are cased with original broad, bolection moldings. Door openings have three-light operable transoms, which are hinged to swing out. Individual offices have baseboards with deep top moldings. Original office doors are four-panel style; panels are trimmed with bolection moldings.

Wall surfaces are of plaster on wooden laths. Much of this original wall material suffered damage by water-soaking and has been covered with gypsum wallboard and repainted.

The second floor of the rear ell is a large, L-shaped open space, distinguished by the original grid-patterned, ornamental pressed metal ceiling. The southwest corner of this area is now occupied by a new, code-required fire-rated corridor and emergency exit stair. Contemporary restrooms and the electric utility closet also make up this space, against the west wall.

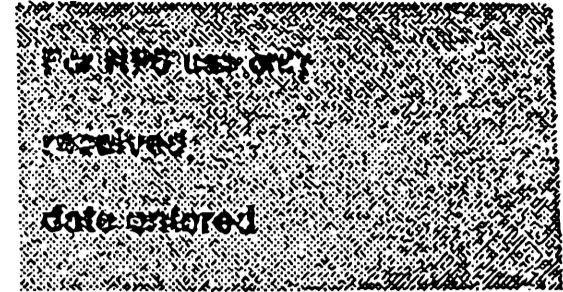
The principal space has massive exposed wood structural posts with quarter-braces, which march along the centerline, the full length of the room. The heavy mill-type construction was installed to support the linotype machines of John B. Clarke's publishing operation (1876-1918) on the floor above. All of the window openings in this well-lit space retain their original bolection casings and deep sills.

The floor plan, features, and historic finishes are largely repeated on the third floor. There are several distinctive differences, - these include, foremost, the large meeting hall space in the southwest corner of the main block. This clear-span space, once occupied by the Christian Society, according to sources, has an ornate, pressed metal coved ceiling. The ceiling is coffered in a regular grid pattern. A single large bay, trimmed with the typical bolection casing, connects the principal space with the ante-room at the rear. The latter room has a double-door entrance from the central corridor, at the main stair landing.

The smaller offices in the southeast corner of the main block (once used by A. B. Eaton, photographer) contain two dropped partitions which are delineated with elliptical arches and simple piers with caps. A massive, multi-light wall transom mounted in the longitudinal partition wall of these rooms, transmits muted north light into the spaces. All the original plaster in these rooms survived and has been repaired and painted.

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The rear ell also repeats the floor plan of its counterpart below. The clear span ceiling reflects the timber truss system which supports the low-pitched gable roof. Wall and ceiling finishes are plain plaster, and window and baseboard details are of typical configuration found throughout the upper levels.

The nomination represents one contributing building.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1924	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		journalism; publishing

Specific dates 1876 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Old Post Office Block (Mirror Block) has been a prominent architectural landmark on Hanover Street in Manchester, New Hampshire since its erection in 1876. The building has served as a focal point of urban activity and communications (U.S. Post Office); publishing house; and in the twentieth century, the state's leading retail department store. The property was at the center of Manchester's once flourishing "press and theater district" which existed in the block east of Elm Street, between Hanover and Chestnut Streets. The Old Post Office Block was constructed to accommodate the expanding postal service needs of New Hampshire's most populous city and to house the journalistic and publishing operations of the veteran Manchester editor, John B. Clarke. During the period 1876-1924, the building gained significance as the site of the Mirror newspapers and other publishing activities of Clarke and his successors, who produced a detailed chronicle both of urban, industrialized Manchester and of agrarian New Hampshire in newspapers, journals and books. By the mid-twentieth century, the entire building was identified with Machinist's department store - the result of an immigrant's successful commercial development of a small hosiery business into the state's leading department store. (Criteria A and B) The Old Post Office Block possesses architectural significance as a prominent local example of High Victorian Italianate commercial architecture. Its ornate facade is an important reference which foreshadows the influence of this style upon the Panel Brick and later, Queen Anne Revival modes of expression in vernacular commercial design in the city. The bold stone window ornamentation, polychromy, and deft use of brick in the highly embellished cornice rank the structure as one of the most important in Manchester's central business district. With the Odd Fellows Hall (1871) and the Harrington-Smith Block (1881), it is one of only three buildings surviving which still define the nineteenth century commercial character of Hanover Street (Elm - Chestnut Streets block). (Criterion C)

Manchester's original U.S. Post Office was located in the old Town Hall which stood on the west side of Elm Street. In the late 1830s the original city plan was laid out by the Amoskeag Manufacturing Company, the textile manufacturing company which transformed Manchester into the state's largest city and the world's largest cotton manufactory. Elm Street separated the brick textile mills and worker housing along the east bank of the Merrimack River from the privately developed blocks to the east. The Town Hall burned in 1844; the post office was housed temporarily in a frame "ten footer" on Hanover Street and was returned to the new Gothic Revival style City Hall after its completion in 1846. In 1854 the office was again relocated on Hanover Street, "four or five rods" from Elm Street in a two-story frame structure. (1)

(continued)

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreege of nominated property less than one

Quadrangle name Manchester South

Quadrangle scale 1:24,000

UTM References

A

1	9	2	9	9	2	8	0	4	7	6	2	5	5	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

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 Christopher W. Closs, Principal Consultant, with Jane M. Porter

organization Closs Planners Inc. date August 14, 1986

street & number 4 Bicentennial Square telephone (603) 224-6714

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 Shirley Gray Adamovich

title New Hampshire State Historic Preservation Officer date 10/23/86

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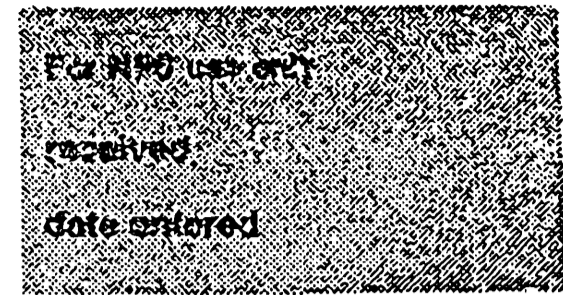
I hereby certify that this property is included in the National Register

for [Signature] date 12-1-86
Keeper of the National Register

Attest:

date

Chief of Registration

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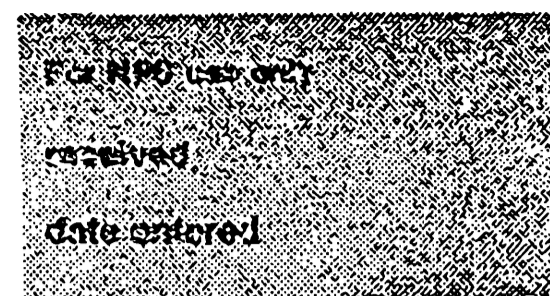
5

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Manchester had grown to a city of about 23,000 by 1870; by 1875 the combined annual volume of letters, newspapers and postcards handled in Manchester amounted to over a million pieces. (2) In June 1875, plans were approved for a new brick structure to be used in part by the U.S. Post Office. The building was to be constructed on the "James Parker lot just east of the Hanover Street Church. (3) During construction the post office was located temporarily in the Odd Fellows Hall (1871) on the south side of the street diagonally opposite the site. The Manchester men who proposed and built the new building were Alpheus Gay, a successful building contractor who also served as Mayor of Manchester in 1875; Charles Wells, a physician; Charles Bartlett, a lawyer; and Bushrod W. Hill, proprietor of the Boston and Manchester Express. (4) No architect was recorded in the press coverage of the construction. The building may have been constructed by Alpheus Gay. The design for his elaborate Italianate Villa style house (c. 1870) on Manchester Street is attributed to an architectural pattern book (5); a similar source for the Old Post Office Block is possible. However, Gay also built Manchester public school buildings in 1871 and 1874; these were designed by an Amoskeag Company civil engineer, George W. Stevens (6), who may have had a hand in the design of the post office block. The arrangement of the post office on the first story of the west side of the main block and a small portion of the ell was planned in consultation with Postmaster John L. Stevens, and included projections at the rear of the first story, illuminated by skylights which facilitated mail handling tasks. (7) The other projected tenant with special requirements to be met was the publishing company of John B. Clarke, then located in the Merchant's Exchange Building on Elm Street. (8) Clarke's company was to occupy the second story of the west side of the main block and the ell of the T-shaped building, the latter 40' wide with windows along both walls. Clarke's Mirror and American newspaper reported regularly on the progress of the new building until its completion in April of 1876 (9), when the interior of the post office was proclaimed "as elegant in its appointments as any north of Boston, not excepting the one in the custom-house in Portsmouth," (10) the small but venerable port city which Manchester had long since surpassed in population. Other original tenants of the block included crockery and produce merchants, and an upholsterer and a plumber on the first story. Second-story offices were rented to a physician and an insurance agent. Photographer A. B. Eaton occupied parts of the second and third stories, while the meeting hall on the west half of the third story was leased by the Christian Society. (11) The post office occupied the building until a new U.S. Customs House and Post Office of stone masonry was constructed at the intersection of Hanover Street and Chestnut Street in 1891. Manchester's population had nearly doubled to over 44,000 during the fifteen years the post office occupied the 1876 block.

John B. Clarke's publishing and printing operations and the John B. Clarke Company formed after his death in 1891 by sons Arthur and William, continued in the building until the mid-1920s. The Mirror papers, under new ownership in 1918, continued until their absorption by a rival newspaper in 1924. The period between 1876 and 1924,

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during the occupancy of the Old Post Office Block by the Clarkes and Mirror Publishing Company, spanned the decades of Manchester's most vigorous growth and prosperity. John Badger Clarke (1820-1891) was born in Atkinson, New Hampshire, and was an 1843 graduate of Dartmouth College. He was a school principal and a law student (admitted to the New Hampshire Bar in 1848), and spent two years in California before beginning his long career in Manchester as a writer, editor, publisher and printer in 1852. In that year he became the chief of the editorial department of the Manchester Daily Mirror, a paper he bought the next year. (12) In 1863, he added to his holdings the Daily and Weekly Mirror and American and the New Hampshire Journal of Agriculture (successor to the Farmer's Monthly Visitor) and renamed by Clarke the Mirror and Farmer. (13) Clarke was also a job printer and binder, and publisher of his own and others' work. (14) The Mirror papers shared the daily newspaper market in Manchester with the Union (after 1913 the Union-Leader), published in the adjoining Harrington-Smith Block. While the Union specialized in broad state and national coverage and implemented new technology to this end, the Mirror publications were characterized by "intense localism," (15) and contained the same detail about local events that is evident in Clarke's 1875 history of Manchester. (16)

Clarke's sons, also Dartmouth graduates, began their apprenticeships in the publishing and printing business at about the time of the move into the new building. All three men were avid sportsmen, a fact reflected in both the Mirror and Farmer and Mirror and American, where special attention was given New Hampshire trotting and race horse breeding. (17) The father began, and his sons continued, the operation of "Mirror Farm" where experiments in agricultural practice were conducted and reported upon. (18)

After John B. Clarke's death, Arthur Clarke assumed management. He added to the pages of the Mirror and Farmer an authoritative voice on agricultural matters by employing Nahum J. Bachelder to edit and contribute to the agricultural coverage in the paper. Bachelder, a market gardener and dairy farmer from East Andover, New Hampshire, and Secretary of the State Board of Agriculture from 1887 to 1913, wrote for the Clarke paper for twenty years, until it ceased publication. He was prominent in state and national Grange affairs and as Governor of New Hampshire in 1903-04 oversaw the expansion of the State Agricultural College after its transfer from Hanover to Durham in 1903. During the teens, the Mirror and Farmer published New Hampshire, Vermont, and national editions. (19)

William Clarke continued his association with the company and was active in local politics. He was elected to an unprecedented sequence of four two-year terms as Mayor of Manchester, serving from 1895 to 1902. (20)

With the sale of the Mirror papers in 1918 to a syndicate headed by Rosecrans W. Pillsbury, (21) the Clarke brothers withdrew from publishing but continued the printing business in the Old Post Office Block through the mid-twenties. The

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Mirror and American under Pillsbury was renamed The Manchester Daily Mirror, shifting its political outlook from Republican to Democratic. In 1922 the paper went into receivership and was bought by John H. Fahey (a Manchester native) of Worcester, Massachusetts. The paper continued publication in the Old Post Office Block (known through the early decades of the twentieth century as the Mirror Block) until its absorption in 1924 by the Union-Leader, making Manchester a one-newspaper town, except for the French language papers which served the large French-Canadian population. (22)

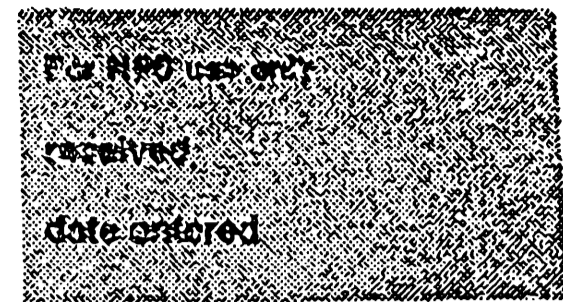
The Clarke printing facilities attracted the prolific author, editor and publisher George Waldo Browne to the building in 1907. Browne, whose office was at 64 Hanover Street through 1926, according to city directories, was at various times an editor, owner or business manager of various publications and a publishing company, including the Granite State Magazine, New Englander Magazine and the Standard Publishing Company. Browne was author of numerous historical adventure novels for boys, some published under the pseudonym "Victor St. Clair," and also wrote on New Hampshire history. His History of the Amoskeag Manufacturing Company was published in 1915. He served as recording secretary for the Manchester Historic Association and edited the early records of Manchester for publication by the Association. (23)

The Manchester city directories for 1910-1917 show another important tenant in the building - a branch office of the United Shoe Machinery Company. This concern built and maintained shoe manufacturing equipment which leased to virtually every major shoe producer from the east coast to the midwest. Shoe manufacturing had become an important part of Manchester's economy by 1916, employing 10,000 (the second largest employer after the textile mills); the city ranked seventh nationally in shoe manufacture in that year. (24)

Other tenants in 1916 ranged from boot blacks, linen and office suppliers, and a musician's union, to realtors, a medicine company, an embroidery shop, and a woolen merchant, Abraham Machinist.

Until 1922, ownership of the building remained with the heirs of the original investors except for Charles Wells' widow who bequeathed her 1/4 interest to the Grace Episcopal Church. (25) In that year, John Cashman, a Haverhill, Massachusetts coal merchant and real estate investor, bought the Mirror Block. The investment later proved unsuccessful for Cashman, coming near the beginning of the end of the Amoskeag Corporation in Manchester. Labor problems in the textile mills in the early 1920s and the ultimate departure of the Amoskeag Manufacturing Company from Manchester in 1936, at the height of the Great Depression, signalled change and decline in the city's economic fortunes.

By the mid-1940s most of the building was occupied by Machinist's Department Store, and following foreclosure on Cashman's mortgage the EBM Realty Corporation of the Machinist family bought the block in 1946, along with the Harrington-Smith Block to the west. (26) Abraham Machinist, founder of the business, was the son of a

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Rumanian immigrant and had been a hosiery and woolen goods merchant in the building since 1909. He developed a successful dry goods business which eventually occupied most of the building and part of the adjoining Harrington-Smith Block. In 1946 Machinist's occupied 54-60 Hanover Street and began plans for utilizing the entire building. The storefront alterations, the one-story additions to the rear, and the painting of the south facade occurred during the Machinist's era of ownership. The business was so successful that Machinist's was considered the state's leading department store; a branch was opened in Nashua in 1965. (27)

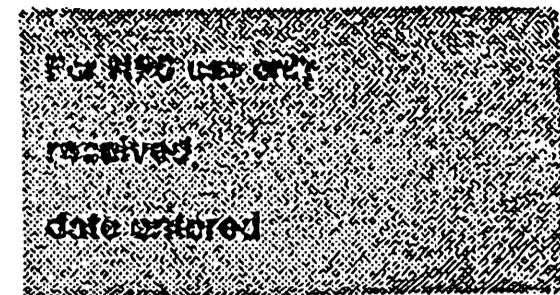
The current owner, a partnership formed by Stebbins Associates, Inc., is completing Certified Rehabilitation of the property in 1986, returning the building to office and commercial retail uses. The rehabilitation of the Old Post Office Block parallels the 1980s rejuvenation of Manchester into the thriving, optimistic city it was in 1876.

FOOTNOTES

1. John B. Clarke, Manchester (Manchester, NH: John B. Clarke, 1875), pp. 250-251; Union Democrat (Manchester, NH), June 25, 1854.
2. Mirror and American, (Manchester, NH), February 20, 1876.
3. Mirror and American, May 29, 1875 and June 10, 1875.
4. Mirror and American, June 10, 1875; Manchester Directory, 1875.
5. Bryant F. Tolles, Jr., with Carolyn K. Tolles, New Hampshire Architecture, Hanover, NH: University Press of New England (for the N.H. Historical Society), 1979, p. 79.
6. Tolles, pp. 80-81.
7. Mirror and American, September 23, 1875, and April 3, 1876.
8. Mirror and American, June 13, 1876.
9. Mirror and American, September 1, 18, and 23, 1875; October 1, 1875; November 15, 1875; January 22, 1876; April 3, 1876.
10. Mirror and American, April 3, 1876.
11. Ibid.
12. Manchester Board of Trade Journal, (Vol. 1, #1), January 1902, p. 11.

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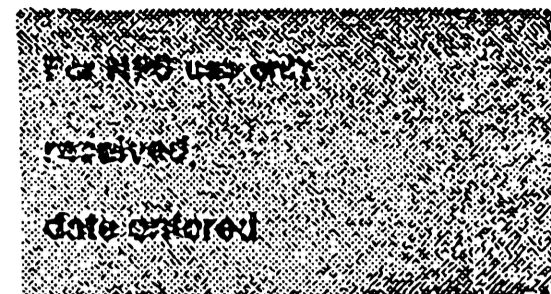
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13. Clarke, pp. 331-334.
14. Manchester Board of Trade Journal, January 1902, p. 11.
15. Hobart Pillsbury, New Hampshire: A History (New York: Lewis Historical Publishing Co., 1927), Vol. 4, pp. 1206-1210.
16. John B. Clarke, Manchester, Manchester, NH: John B. Clarke, 1875.
17. H. C. Pearson, "New Hampshire Horses," Granite Monthly, Vol 20, #5 (May 1896), pp. 285-286.
18. David Lane Perkins, Manchester Up To Date, 1846-1896 (Manchester, NH: Geo. I. Willey, 1896), p. 82.
19. "Commercial Manchester," Granite Monthly, Vol. 24, #3 (March 1903), p. 221; Nahum J. Bachelder, Reminiscences and Addresses (East Andover, NH: By Author, 1930), pp. 62-63.
20. "Commercial Manchester," p. 217.
21. The Union (Manchester, NH), July 19, 1918.
22. Pillsbury, pp. 1206-1210.
23. Manchester Directory, 1891-1930; National Cyclopaedia of American Biography (New York: James T. White Co., 1907), Vol. 12, p. 92; Manchester, NH Brief Historical Sketch (Manchester, NH: Manchester Board of Trade, 1890), p. 46.
24. Edgar J. Knowlton, "Progressive Manchester," Granite Monthly, Vol. 48, #3-5 (March-May, 1916), p. 73.
25. The Leader (Manchester, NH), March 25, 1922; May 11, 1922; September 6, 1922.
26. Hillsborough County Registry of Deeds #808/245; 832/416; #1100/287, 1105/469 and 2926/705.
27. Milton Machinist, Manchester, NH, interviewed by Christopher W. Closs (by telephone), May 7, 1985.

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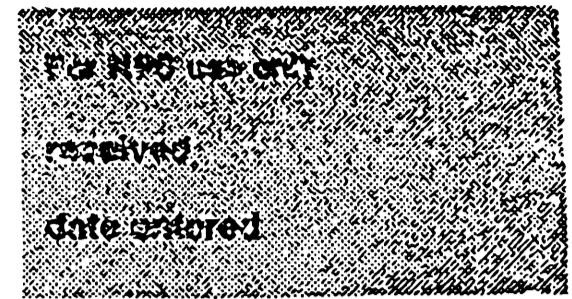
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Maps and Historic Views

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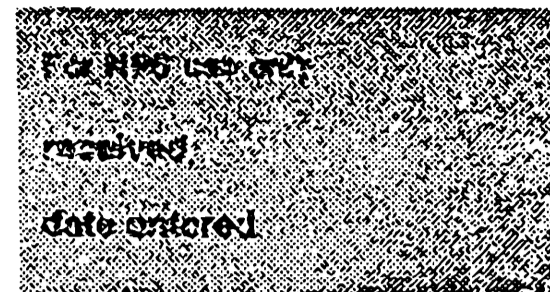
Mirror Block, Manchester, NH, c. 1892 (source: Manchester Historical Association, glass negative # 213).

Map of the City of Manchester, NH; Manchester, NH, James A Weston, C.E., 1870.

Bird's Eye View of Manchester, NH; Lithograph by C. H. Vogt, 1876 (and close up view).

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The boundary description for the Old Post Office Block (Mirror Block) is as follows:

A certain tract of land, with the buildings thereon, situate in Manchester, County of Hillsborough, State of New Hampshire, bounded and described as follows, to wit:

Beginning at a point on the northerly sideline of Hanover Street at the southwest corner of the within described premises; thence North $00^{\circ} 06' 34''$ West a distance of 146.00 feet to a point on the southerly sideline of a 20.00 foot wide passageway known as Derryfield Lane; thence North $89^{\circ} 48' 32''$ along the southerly sideline of Derryfield Lane a distance of 99.33 feet to a point; thence South $00^{\circ} 06' 34''$ East a distance of 146.00 feet to a point on the northerly sideline of said Hanover Street; thence South $89^{\circ} 48' 32''$ West along the northerly sideline of Hanover Street a distance of 99.33 feet to the point of beginning, being known formerly as the Post Office Block, and later as the Mirror Block, and being the same premises conveyed to John and Margaret Cashman by deed of Annie M. and Frank A. Gay, Carrie B. Anderson, Rector, Wardens and Vestry of Grace Church, and James E. Dodge, Trustee, dated September 5, 1922, said premises are subject to the agreement of Mary W. Buck with Charles Wells and others, as to party wall dated July 5, 1875, and recorded Volume 434, Page 2, said Hillsborough County Registry of Deeds, so far as said agreements now apply; also subject to deed of Charles Wells and others of 8 inches on Hanover Street by 146 feet in depth, being part of said described land, recorded Volume 456, Page 24, said Registry, said deed or contract being with or to John B. Smith. Said premises are further subject to an incomplete party wall contract by and between Annie M. and Frank A. Gay, Carrie B. Anderson, Rector, Wardens and Vestry of Grace Church, and James E. Dodge, Trustee, and Victor Charras and Charles T. Nettleton.

Boundaries of the nominated property are highlighted in yellow on the attached sketch map.

Boundaries of the nominated property are co-extensive with the original boundaries of the property upon which the structure was built.

The nominated property occupies parcel #14, Map 201, Assessor's Records, City of Manchester.

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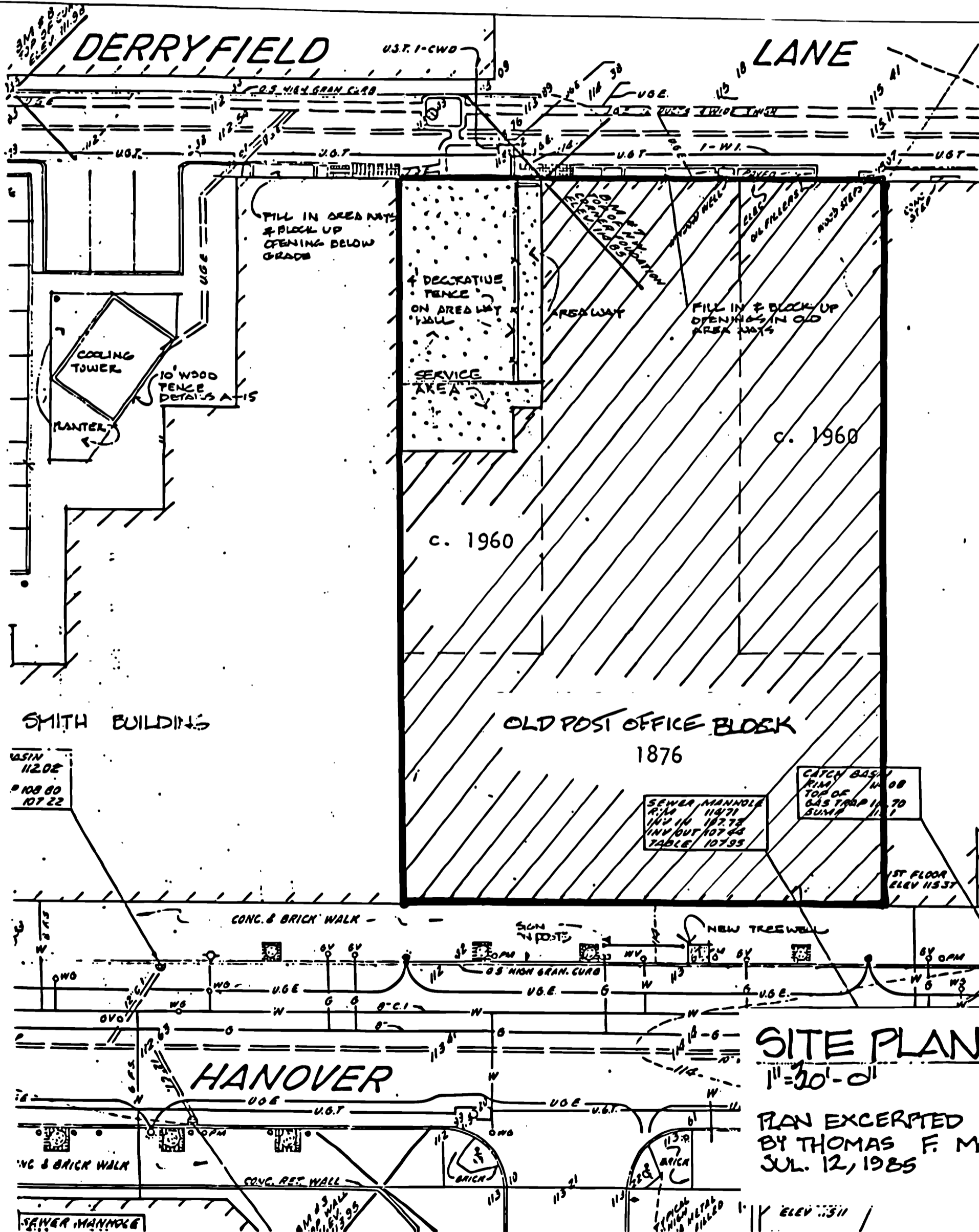


EXHIBIT 1

Conjectural Axonometric View
of Old Post Office Block (Mirror Block)
as constructed in 1876

Source: description from Mirror and American
June 10, 1875 Manchester, NH

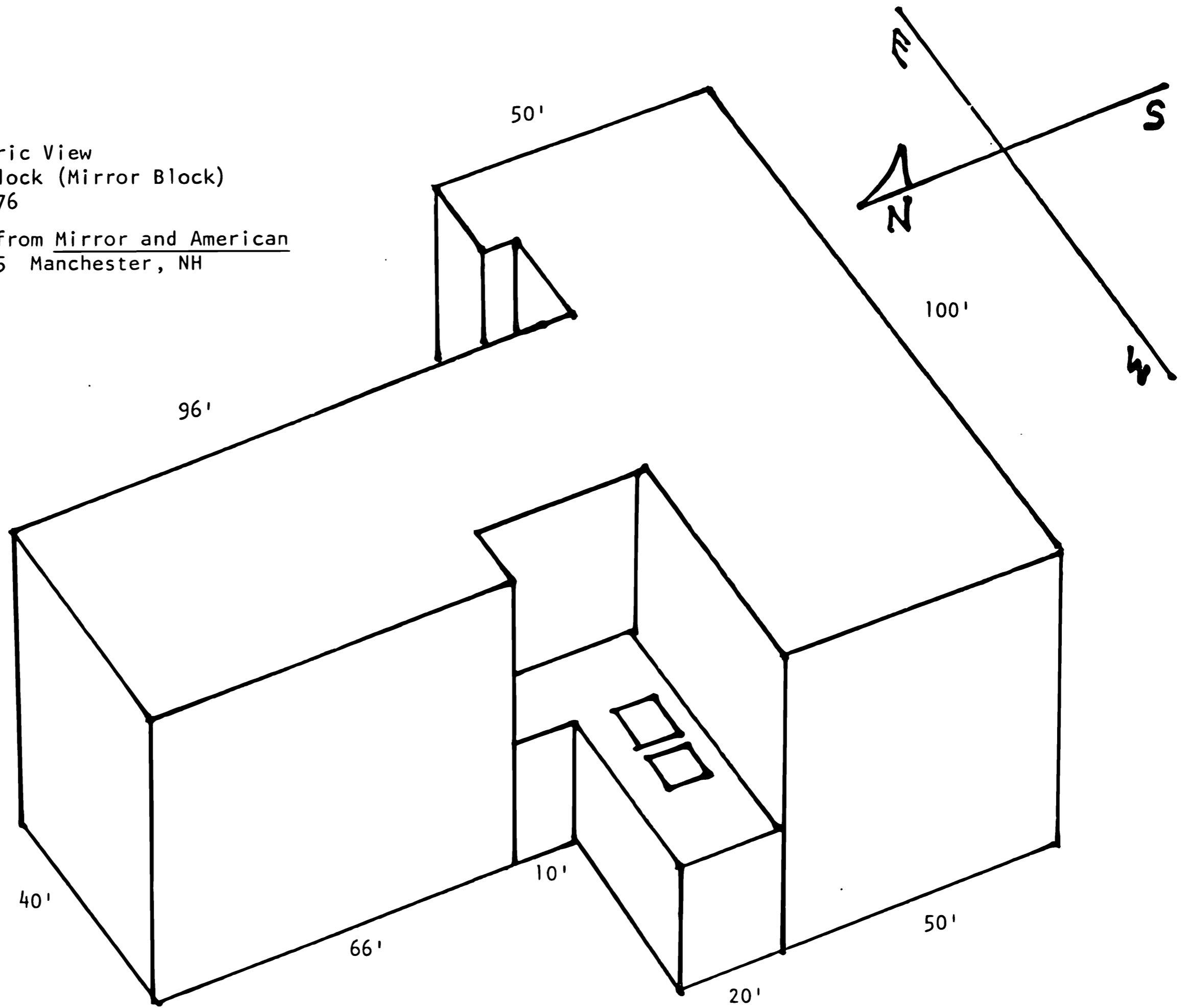


EXHIBIT 2

The Mirror Block
Hanover Street, Manchester, NH
c. 1892
[New US Post Office (1891) @ rear]

Source: Manchester Historical
Association
Glass negative # 213

