

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 an 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 Propertyhistoric name Sullivan, Roger, Houseother names/site number N/A**2. Location**street & number 168 Walnut Street N/A not for publicationcity or town Manchester N/A□ vicinitystate 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 McCoraha
Signature of certifying official>Title1/26/04
Date

NEW HAMPSHIRE

State of 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.
- removed from the National Register.
- other, (explain): _____

G. D. Bell
Signature of the Keeper

Date of Action

3/16/04

Roger Sullivan House
Name of Property

Hillsborough Co., 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)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
		Total
2	0	

Name of related multiple property listing
(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**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation granite

walls wood: weatherboard

wood: shingle

roof slate

other chimney: brick

terra cotta

Narrative Description

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

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Continuation Sheet**

Roger Sullivan House
Manchester (Hillsborough County)
New Hampshire

Section number 7 Page 1

The Roger Sullivan House occupies a 11,000 square foot (0.25 acre) lot at the southwest corner of Walnut and Prospect Streets in a primarily residential neighborhood of Manchester, New Hampshire located north of the central business district. The nominated property includes two contributing resources, the main house and a carriage house, both of which were built in 1892.

A. Main House, 1892. Contributing building.

Facing Walnut Street to the east, the main house is a 2 1/2-story, Queen Anne-style structure displaying the irregular massing and distinctive decorative detailing which is characteristic of the style. The house is capped by a steeply-hipped roof intersected by numerous cross gables and a circular tower topped by a conical roof on the north elevation. The roof is clad with slate with decorative flashing ridges, hip rolls and hip knobs of terra cotta. The wall textures contrast wood clapboards with patterned wood shingles above separated by molded wooden belt courses. Window openings and sash are varied and include flat and curved double-hung sash of varying configurations as well as several windows filled with leaded stained glass. The window openings on the first floor generally have entablatured surrounds while the upper story opening surrounds are typically molded. The house is set on a granite foundation.

The east-facing facade is fronted by a single-story porch which extends slightly beyond the adjacent side walls, terminating in pediments on either end with an additional pediment marking the main, off-center entrance. Each of the pediments displays a distinctive design; those on the ends are decorated by recessed panels and/or shingles while a circular medallion with raised foliate design marks the pediment over the wide, multi-paneled oak front door. The porch is supported by square posts with partially-chamfered edges resting on tapered, wood-shingled bases which in turn rest on three rough-faced granite blocks. The balustrade between the shingled bases alternates two square balusters with a dowel with a central bead. The present owners replicated the original porch in 1985 utilizing historic photographs. The original porch supports and railings were removed c.1960. The south end of the facade is dominated by a two-story, three-sided bay which breaks through the porch roof and is topped by a deck defined by inset panels of square balusters. Above the bay projection is an asymmetrical wood-shingled gable which is cantilevered out beyond the plane of the wall below and is supported by shingled supports. To the north of the bay window and above the entrance is a pair of 1/1 windows capped by a gable, wood-shingled pent roof.

Nearly centered on the north elevation facing Prospect Street is the three-story circular tower with conical roof. The tower is punctuated on each floor by two double-hung 1/1 windows with distinctive curved sash. Wooden beltcourses are interrupted by first and second story openings. Above the third floor windows there is a cornice decorated by raised horizontal panels and dentils; a finial caps the conical roof. Adjacent to the front porch and breaking through the porch roof is

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Roger Sullivan House
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New Hampshire

an exterior brick chimney decorated by a granite band and step with a panel of square terra-cotta tiles on the first floor, brick quoining on the west edge and three elongated panels with corbeling in the upper sections. A single 1/1 window is located on the first floor to the east of the chimney, sheltered by the porch. Between the chimney and the tower is a series of four stepped window openings. Those on the ends have double-hung sash with an upper sash of staggered clear panes in three columns and a single-light sash below. The two center windows each have three stained glass panels. Above the stepped windows the wall is clad in wood shingles with a central band of fishscale shingles. A semi-circular, leaded glass window is located on the first floor, resting on the molded wooden water table. Punctuating the roof between the chimney and the tower is a hipped dormer. To the west of the tower is a single bay of two windows in vertical alignment separated by a paneled section. Each of the two double-hung windows has an upper sash consisting of rectangular panes in an "H" arrangement over a two-light lower sash. Marking the west end of the north elevation is a third story pediment mounted over a second story recessed, enclosed porch with stick balustrade. The recessed entry porch on the first floor is supported by a plain post with brackets. A brick sidewalk leads to the rear entrance which is raised above wooden steps and contains a glass-and-panel door on the west wall.

Facing an alley the south elevation is dominated by a central, wide third story, wood-shingled pediment projecting from the main hip roof. The pediment is shingled and is punctuated by a pair of double-hung windows with an "H"-configured upper sash. The windows are topped by a semi-circular shingled arch displaying four courses of shingles. The arch rests on a molding with curved ends which in turn rests on pilasters and another molding. Located below the west half of the cantilevered pediment is a two-story, three-sided bay window. On the first floor the front face of the bay has a leaded glass panel over an urn-embossed panel. Under the east half of the pediment a rectangular second story bay is suspended over an offset first floor circular opening containing two double-hung 1/1 windows with curved upper sash flanked by narrow margins of stained glass. To the east of the pediment there is a single 1/1 window opening on each floor. West of the central pediment there is a 1/1 window and a casement window on the first floor and a single 1/1 window above.

The rear, west elevation displays a gable pent with cornice returns aligned with the south wall. The glass-and-panel doors on the second and third floors are accessed by an open circular metal staircase. A belt course on the second floor separates the shingled upper wall surface from the clapboards below. The north portion of the elevation consists of the second story enclosed porch and first floor recessed porch described on the north elevation.

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Manchester (Hillsborough County)
New Hampshire**Interior Description**

The house has eighteen rooms and features extensive decorative ornament including stained glass, millwork, ornamental flooring and tilework. The oak and cherry woodwork includes paneled wainscoting, multi-paneled doors with ornate hardware, door and window casings with decorative corner blocks, and parquet floors in two geometric patterns. The five fireplaces in the house including four on the first floor are all quite elaborate and display distinctive designs.

The large entrance hall is a focal point of the interior design. Finished in oak, the walls are sheathed in a wainscot with horizontal panels. The staircase leading from the first to the second floor is lit by four windows, two of which are filled with leaded glass. The open stringer stair with quarter landing displays spiral turned balusters. Rising from the circle end starting steps is a distinctive stylized newel post which is rounded and decorated by foliage, perhaps intended to suggest a cigar motif. Underneath the stairs is a small bathroom lit by a semi-circular stained glass window, with an original sink and beadboard wainscoting. The entrance hall's elaborate fireplace incorporates a horizontal mirrored overmantel flanked by columns above a hearth constructed of brick with a green glazed tile foliate border. Adjacent to the fireplace and flanking the wide panel-and-glass door is a small alcove set behind an arched, partially cased opening adorned by rondels. The pocket doors leading into the adjacent parlor are finished in oak on the hall side and cherry on the parlor side. The parquet floor pattern of the front hall consisting of a hexagonal design with a border of intersecting diamonds and elongated five-sided shapes is continued into the parlor although there is no wainscot or mantel present in the room.

The study to the west of the front parlor is also without wainscoting but contains a large, semi-circular stained glass window which is especially noteworthy. The mantel in this room features an oval mirror topped by a shelf and is decorated by square raised panels, bead and reel moldings and cream-colored glazed tiles. The adjacent dining room features wainscoting and is oval in plan with a three-sided window bay with a stained glass panel over wainscoting on the south wall. The foliate mantel is accented by gold leaf. The hearth is decorated by square, green tiles with five-petaled flowers. To the north of this room is another sitting room in which the original fireplace mantel was damaged by fire in the 1960s and replaced by the present salvaged one by a previous owner. The doorway leading from the dining room has an unusual doorway consisting of a partially-cased, arched opening fronting a fully-cased door frame with cornerblocks. The parquet floor in this room is laid in squares with a chevron border. At the west end of the first floor, the original kitchen space was updated with new cherry cabinets and a new hardwood floor several years ago. Suspended by chains, several of the semi-indirect lighting fixtures on the first floor of the house appear to original although the plaster medallions are recent additions.

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Roger Sullivan House
Manchester (Hillsborough County)
New Hampshire

B. Carriage House, 1892. Contributing building.

To the southwest of the main house is a two-story carriage house which also rests on a granite foundation and is sheathed in a combination of clapboards and hexagonal wood shingles separated by wooden beltcourses with additional beltcourses bisecting the double-hung windows and topping the attic openings. The carriage house is capped by a slate-covered hip roof with gable wall dormers on the north and south elevations and a tall, brick chimney rising from the southeast roof slope. The central square tower has two louvered, rectangular openings on each face below a flared pyramid roof sheathed in slate. The predominant facade faces the house to the north and is punctuated by two modern overhead garage doors, one single and one double-wide as well as a glass and panel door. Each of the gable wall dormers feature an upper set of double loft doors with recessed panels with chamfered edges filled with vertical boards. Above the double doors is a two-light window. The predominant window is a double-hung sash with the upper sash arranged in a "T" configuration of three panes of glass.

A modern iron fence runs along the east and north lot lines. The southern boundary, facing the alley, is lined by a wooden, vertical board fence. The house is surrounded by a level, grassy lawn. A row of evergreen shrubs is located inside the front fence while an arborvitae hedge flanks the paved access off the west alley.

Roger Sullivan House

Name of Property

Hillsborough Co., NH

County and State

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 67) 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

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Butterfield, William

Primary location of additional data:

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

Name of repository:

Roger Sullivan House

Name of Property

Hillsborough Co., NH

County and State

10. Geographical Data

Acreage of Property 0.25 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	9	2	9	9	6	2	0	4	7	6	3	3	4	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, Preservation Consultant

organization _____ date October 2003

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 Brian & Laurie Lawrence

street & number 168 Walnut Street telephone 603-645-0195

city or town Manchester state NH zip code 03104-4233

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 to amend existing 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 Reduction Projects (1024-0018), Washington, DC 20503.

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Roger Sullivan House
Manchester (Hillsborough County)
New Hampshire

The Roger Sullivan House is eligible for the National Register under Criterion C, for Architecture, as a fine representation of Queen Anne residential architecture. The house is of additional interest as the work of prominent late nineteenth/early twentieth century Manchester architect, William Butterfield. The Sullivan House stands out as Butterfield's most notable, wood-framed Queen Anne-style residential design and is one of the finest examples of the style in Manchester. It retains integrity of location, design, setting, materials, workmanship, feeling and association for the period of significance, 1892, the date of completion. The property is significant on the local level.

Typical of the Queen Anne style, the Roger Sullivan House is a varied and decoratively rich structure which displays asymmetry in design and a rich variety of forms, textures, materials and colors. The exuberant design emanates from a hipped-roof core and includes towers, projecting gables, porches, chimneys and bays. The textured wall surface contrasts wood clapboards and shingles which are complemented by moldings and a variety of window styles and shapes including stained glass. Inside, the irregular floor plan, the large entrance hall and decorative mantels are also hallmarks of the Queen Anne style.

Historical Background

The land on which this house sits was purchased by Roger Sullivan from Augusta Cross in June of 1890 for \$2,750. The land was part of Lot 1635 which was lotted by the Amoskeag Manufacturing Company in 1870 but remained unbuilt upon until Sullivan started construction in 1891. (Prior to constructing the house on Walnut Street, Roger and Susan Sullivan occupied a cottage at the corner of Lincoln and East Spruce Streets which they sold in May of 1892.) In June of 1891 a Manchester newspaper reported that Wilberforce Ireland was building the "elegant residence of Roger G. Sullivan" (*Mirror and American*, June 20, 1891). The local press also noted that "the new residence of Roger G. Sullivan...will be an elegant structure when completed. The interior will be finished in cypress, cherry, and quartered oak" (*Mirror and American*, September 4, 1891). Several years after its construction, a publication highlighting homes across the state of New Hampshire credited the design to Manchester architect William M. Butterfield and noted that the house was "thoroughly up to date, like its progressive owner, and the external beauties of the structure in no wise (?) surpass the elegancies of the interior, for in finish, adornment, and convenience it contains everything that ingenuity can suggest or expenditure supply to add to the comfort and convenience of its occupants" (*New Hampshire Homes*, 1895, p. 56).

Roger G. Sullivan (1854-1918) was a noted cigar manufacturer whose products, particularly the 7-20-4 ten-cent cigar, were known across the United States. At one time, Sullivan operated the largest union ten-cent cigar factory in the country, was classed as the greatest individual manufacturer of cigars and was the heaviest individual internal revenue tax payer in the United

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Manchester (Hillsborough County)
New Hampshire**

States (*The Union*, July 15, 1918). Sullivan was born in Bradford, New Hampshire in 1854. His family moved to Manchester when he was a child and he attended grammar school in the city. At the age of 14, after working in the Manchester Print Works, Sullivan went to Amesbury, Massachusetts where he apprenticed as a carriage painter. In 1874 he returned to Manchester and established himself in the tobacco business. After beginning with a retail store on Amherst Street, Sullivan opened a small cigar factory at 724 Elm Street where he employed two or three cigar makers. The factory later moved to West Central Street and a modern six-story facility was opened at 114 West Central Street in 1913. At the time of his death in 1918, the factory employed nearly 800 cigarmakers, 295 strippers and 50 packers making 200,000 cigars a day. Beyond his success in the business sector, Sullivan was also widely respected for his honesty and integrity. Sullivan served as a director of the Amoskeag National Bank, the Manchester Traction, Light and Power Company and the New Hampshire Fire Insurance Company. In addition to their Manchester home, Sullivan and his wife also had a summer cottage at York Beach, Maine and with the Judge John Mitchell of Concord, built the Star of the Sea Church at York. The Sullivan family also donated an altar to St. Patrick's Church at Hampton and a window at St. Joseph's Cathedral in Manchester.

Roger Sullivan retained two of the city's most prolific and respected practitioners to design and construct his residence. The builder, Wilberforce Ireland (1827-1892) was born in Dunbarton, New Hampshire and came to Manchester at the age of 18, apprenticesing with old-time contractor Andrew Butterfield (no apparent relation to William Butterfield) to learn the carpentering and building trade. Ireland worked with him to build the Franklin Street Congregational Church. After spending a year in Boston working on the Boston Theater, Ireland returned to Manchester in 1854 and became a foreman for Alpheus Gay. He helped build various downtown blocks and a number of corporation boarding houses and also supervised construction of the Lake Avenue Engine House and the General Stark Engine House for the City of Manchester. Ireland's work also included the private residences of Frederick C. Dow, Charles Balch, Horatio Heath and Frank Carpenter; the latter was deemed the finest and costliest house in the city in its day (*Mirror and American*, April 26, 1892). Ireland's work on the Sullivan House was one of his last jobs.

The architect, William M. Butterfield (1860-1932) was born in Sidney, Maine, the son of a builder and architect. The family moved to Waterville, Maine when William was 11. At the age of 16 William Butterfield found employment with general contractors Foster & Dutton of Waterville and worked as a foreman for them for six years. In 1881 he moved to Manchester to practice architecture and briefly formed a partnership with Albert E. Bodwell. Butterfield practiced architecture in Manchester for more than 50 years and was the city's most prolific architect in the late 19th and early 20th century. By 1895 he had designed 500 buildings through New England. At one time during the height of his career, he had thirty buildings being constructed according to

**United States Department of the Interior
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Manchester (Hillsborough County)
New Hampshire**

his designs (*The Union*, June 7, 1932). Butterfield's commissions included a wide variety of building types including schools, churches, public buildings, commercial blocks, tenements and single family residences.

Butterfield designed residences for a number of the city's most prominent and wealthy citizens. His earliest known residential designs in Manchester date to 1882 and include a brick house for Charles Morrill at 1799 Elm Street, and wood-frame houses for Dr. Henry deWolfe Carvelle at Bay and Salmon Streets and Freeman Higgins at 573 Pine Street (corner of Harrison). The house he designed for Dr. Hosea Burnham in 1888 at 74 Brook Street (corner of Pine Street) was also illustrated in the *New Hampshire Homes* publication and is a less refined example of the Queen Anne-style in comparison to the later Sullivan House.

The Sullivan House remained in the family until 1957 when it was sold to Claudette Leclerc. Alfred and Jeannine Laurendeau owned the property from 1963 to 1975 and it was owned by Michael Danello from 1975 to 1987. Warren C. Carpenter purchased the property in 1987 and it was sold by his estate to Brian and Laurie Lawrence in 1991. The Lawrences have restored the front porch based on extensive research of photos of the house, recollections of members of the Sullivan family and period descriptions of the home.

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National Park Service****National Register of Historic Places
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Manchester (Hillsborough County)
New Hampshire**Major Bibliographical References**

Bacon, George F. *Manchester and Its Leading Business Men*. Boston: Mercantile Publishing Co., 1891, p. 64.

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

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"Death Claims R.G. Sullivan", *Manchester Union*, July 13, 1918.

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Hengen, Elizabeth. National Register Nomination for Governor John Butler Smith House, Hillsborough, New Hampshire, 2002.

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Information on R.G. Sullivan 7-20-4 Cigar Factory. Manchester Historic Association files.

Manchester Board of Trade Journal, July 1892, p. 15.

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Mausolf, Lisa. Research on William M. Butterfield.

Moses, George H. *New Hampshire Men*. Concord: New Hampshire Publishing Co., 1893.

Sanborn Insurance Maps, Manchester, New Hampshire, 1891, 1915. Microfilm collection of the New Hampshire Historical Society, Concord, NH.

Tolles, Bryant F., Jr. and Carolyn K. Tolles. *New Hampshire Architecture: An Illustrated Guide*. Hanover, NH: University Press of New England, 1979.

Wood, James A. *New Hampshire Homes*. Concord: 1895.

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Continuation Sheet**

Roger Sullivan House
Manchester (Hillsborough County)
New Hampshire

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Verbal Boundary Description

The nominated property constitutes Map 0001, Lot 0009 in the local tax assessor's records.
Boundaries are indicated by a dashed line on the attached sketch map.

Verbal Boundary Justification

The nominated property consists of the original parcel of land on which Roger Sullivan built his house in 1892.

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Roger Sullivan House
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New Hampshire

PHOTOGRAPHS

The following information is the same for all photographs:

Name of Property: Roger Sullivan House
Town/County/State: Manchester, Hillsborough County, New Hampshire
Photographer: Lisa Mausolf
Date of Photograph: October 2003
Location of Negative: Brian and Laurie Lawrence, Manchester, NH

Photo #1

Description of view: Main house, south and east (facade) elevations, looking NW.

Photo #2

Description of view: Main house, looking south at north elevation.

Photo #3

Description of view: Main house, west elevation. Looking NE.

Photo #4

Description of view: Main house, north and west elevations with carriage house in distance at right. Looking SE.

Photo #5

Description of view: Carriage House, North (facade) and west elevations. Looking SE.

Photo #6

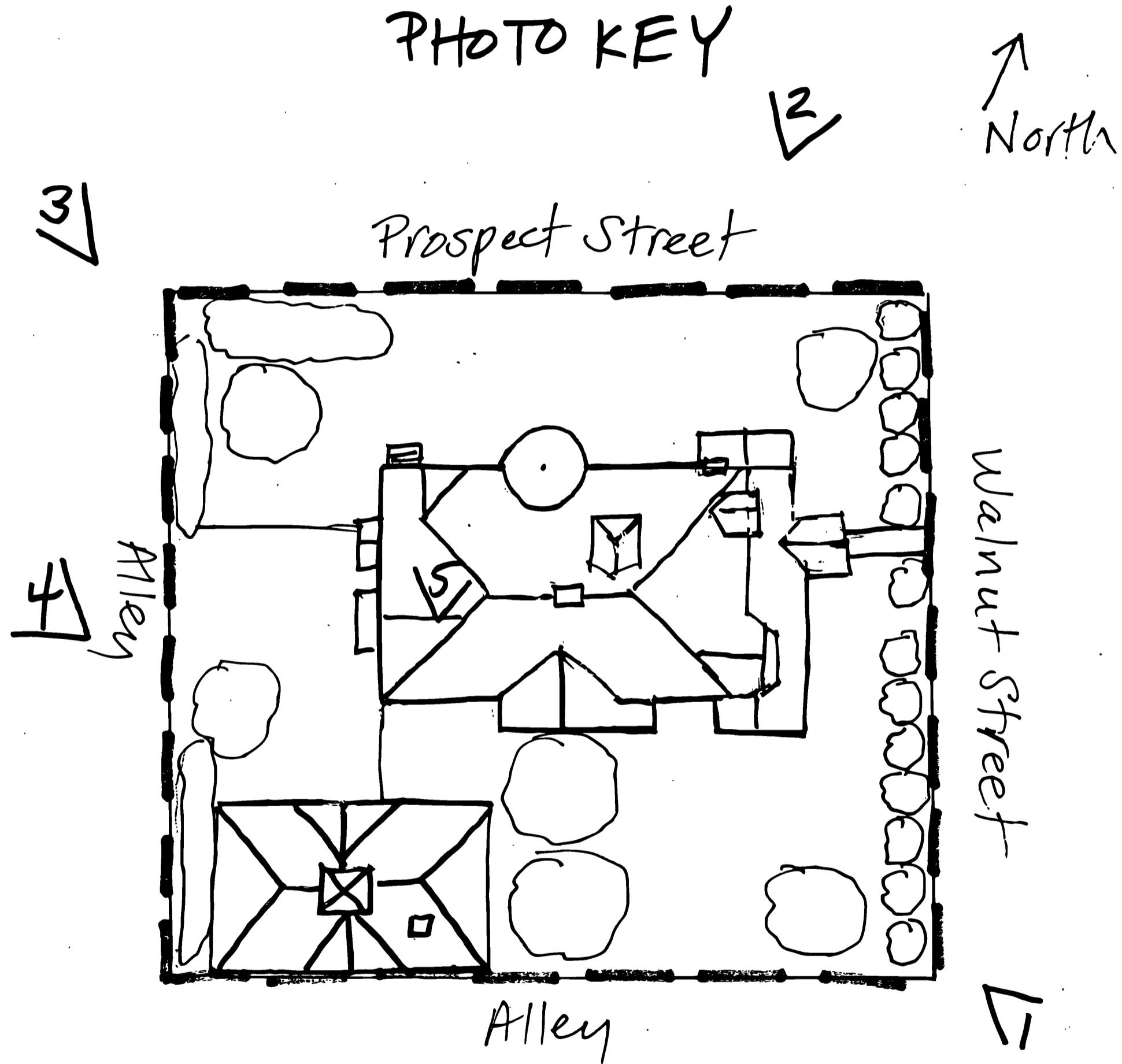
Description of view: Main house, Entrance hall, looking north.

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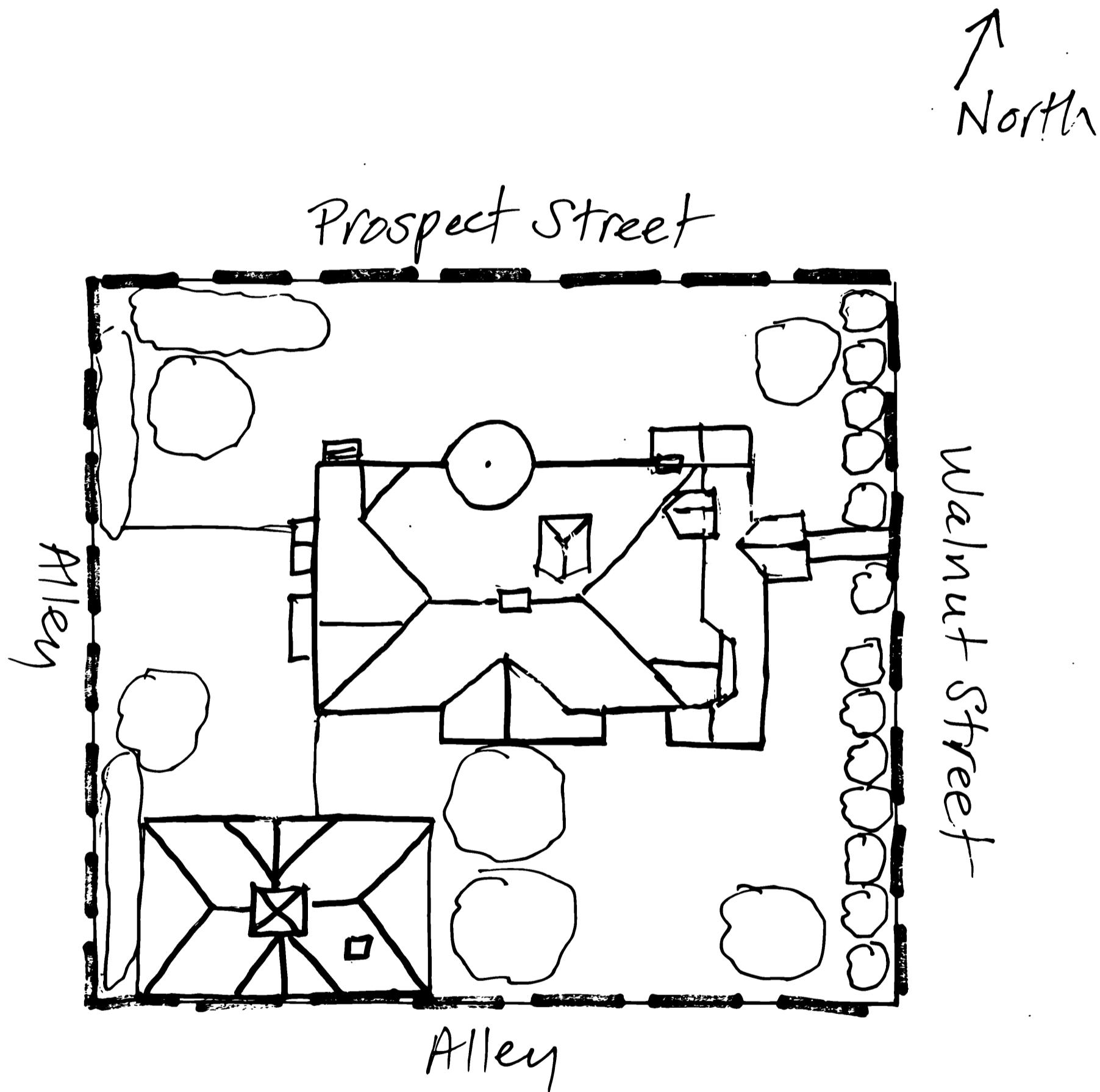
— Property
Boundary

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— — Property
Boundary

Scale (in feet)

0 25 50 75 100