

**AREA FORM**

**AREA NAME: THE HOLLOW**

1. Type of Area Form

- Town-wide:
- Historic District:
- Project Area:

9. Inventory numbers in this area:

MAN0153, MAN0186, MAN0482,  
MAN0483, MAN0492, MAN0497,  
MAN0498, MAN1130, MAN1131,  
MAN1171

2. Name of area: "The Hollow"

3. Location: 403-479 Lake Ave.; 354-428  
Spruce St.; 554-621 Cedar; 401-429 Wilson;  
672-684 Auburn; 1-188 Massabesic; 404-444  
Hall; 385-438 Belmont; 44-50 Old Falls; 31  
Clifford Ave.

10. Setting: mixed urban neighborhood

4. City or town: Manchester

5. County: Hillsborough

11. Acreage: approx. 30 acres

6. USGS quadrangle name:  
Manchester South

12. Preparer: Lisa Mausolf

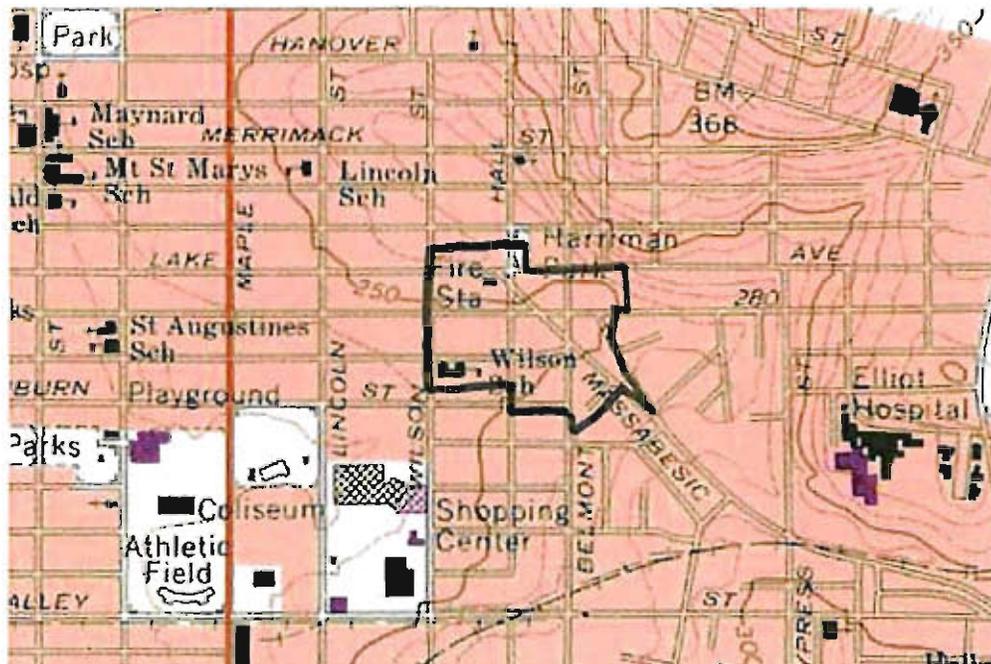
7. USGS scale: 1:24000

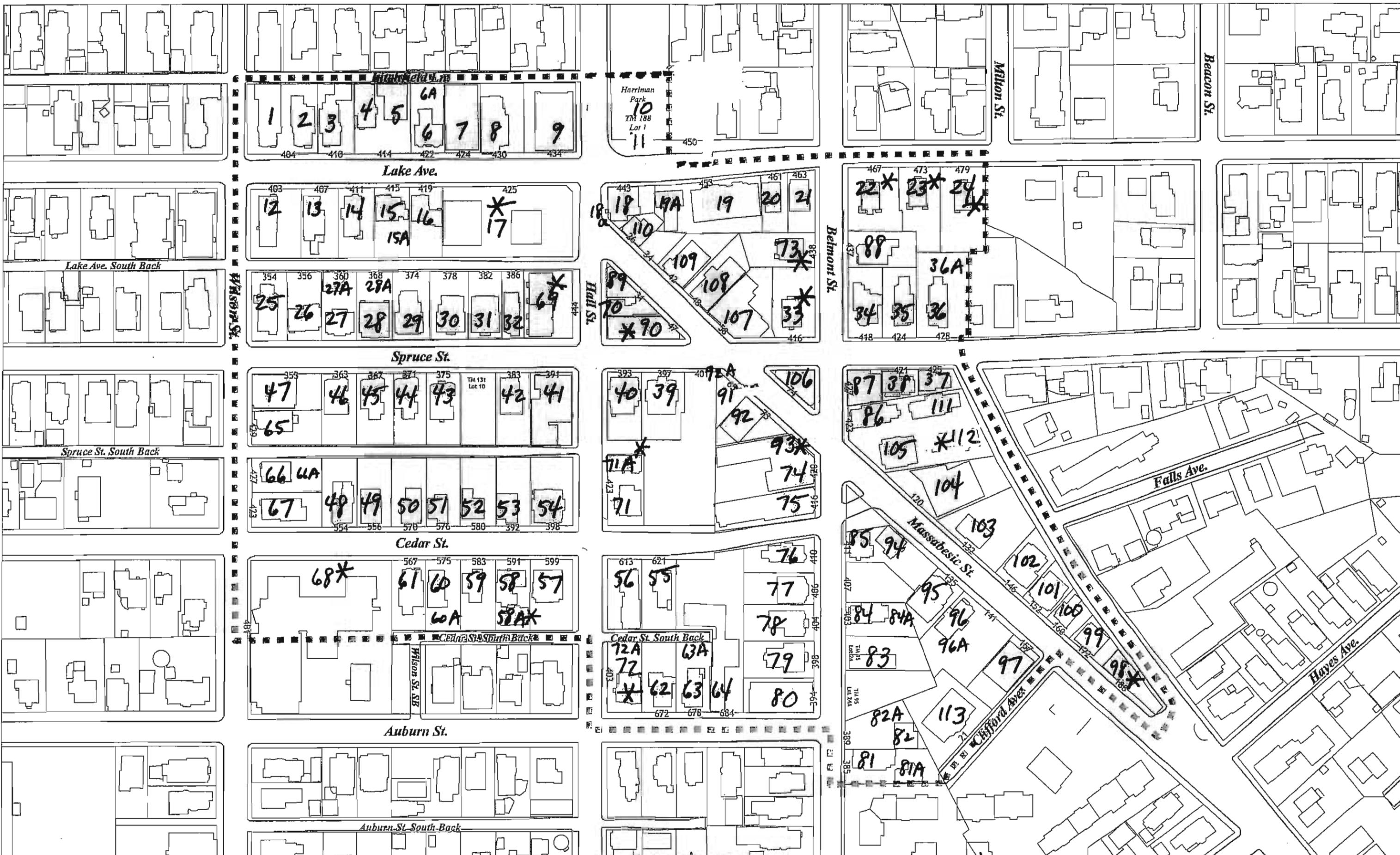
13. Organization: City of Manchester

8. UTM/SP reference: see attached

14. Date(s) of field survey: Oct. 2013-  
Jan. 2014

15. Location map





The Hollow Historic District, Manchester, NH

\* = Non Contrib.



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8. UTM References:

Z19 4762186N 300270E

Z19 4762131N 300606E

Z19 4761841N 300690E

Z19 4761910N 300262E

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16. Sketch map

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17. Methods and Purpose

This historic district area form was prepared on behalf of the City of Manchester as part of a Memorandum of Agreement with the New Hampshire Division of Historical Resources (NHDHR) resulting from the demolition of the historic buildings at 450 and 454 Lake Avenue in 2013. The intent of the project is to provide a detailed assessment of “The Hollow” Neighborhood. The boundaries used for the historic district area form were developed by NHDHR staff and checked in the field by the consultant.

Over the years, various documentation efforts in the vicinity have identified the neighborhood as a potential historic district. As far back as 1991, the City-wide survey noted that portions of Hallsville/East Manchester (Area E18) might be eligible for the National Register as a good example of a turn-of-the-twentieth-century commercial center. In 2010 as part of the evaluation of 401-405 Spruce Street, DHR staff reviewed thirty-three Hallsville inventory forms that were then in the State inventory. Of those, only one property, a three decker at 367 Spruce Street (MAN0153) was determined individually eligible. In 2010 Dearborn Memorial Hall at 434-436 Lake Avenue (MAN0483) was determined individually eligible for the National Register under Criteria A and C. The mixed use building at 443 Lake Avenue (MAN0186) was determined to contribute to a potential district as was the property at 65 Massabesic Street (MAN0492). The property at 401-405 Spruce Street (MAN0482) was determined ineligible as an individual or contributing building under any criterion.

Field work for the historic district area form was conducted from October 2013 to January 2014. An individual photograph was taken of each property within the project area in addition to streetscape photos. Deed research using records at the Hillsborough County Registry of Deeds provided information on the original layout of lots, original owners and in a few cases, builders associated with area properties. The Manchester Historic Association has the records of the Amoskeag Manufacturing Company including information concerning the sale of company lots. Ancestry.com (including directories and Census Records), Manchester city directories and local newspapers (available on microfilm at the State Library and City of Manchester library) provided information on individuals. Additional research was conducted at the Manchester Historic Association and the Manchester City Library. Historic maps which were critical to dating buildings included the 1892 Hurd Atlas, the 1896 City of Manchester Atlas and Sanborn insurance maps from 1897, 1915 and 1950.

18. Geographical Context

The historic district project area covering “The Hollow” is located within the Hallsville section of East Manchester. It includes the rectilinear arrangement of streets and lots which characterizes properties on Lake Avenue, Spruce Street and Cedar Street between Wilson Street and Hall Street as well as the more irregularly shaped lots to the east in the area between Hall Street and Old Falls Road, which conform to the diagonal swath that is Massabesic Street. This area has historically been known as “The Hollow” although extensive research did not yield a definitive rationale for the nickname. It is likely to be a topographical reference to the slightly lower elevation of the neighborhood in comparison to Hanover Hill to the north. Historically the area was traversed by a brook which extended between Spruce and Cedar Street before extending to a mill pond near the present intersection of Lake Avenue and Belmont Street.

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## 19. Historical Background

“The Hollow” is a nickname for the neighborhood center of Hallsville. It appears to derive from the fact that there is a pronounced down slope from Hanover Hill, from the Elliot Hospital and a less pronounced one from the south. According to local historians, the first known mention is in an East Side News column appearing in the *Union Leader* in 1908 which mentions “the Hollow”.<sup>1</sup> The Hollow includes the mix of residential and business structures in the vicinity of Lake Avenue and Massabesic Street in East Manchester. Hallsville was one of several villages in the City that developed outside of the area initially laid out by the Amoskeag Manufacturing Company in the early 19<sup>th</sup> century. Hallsville was named for Joseph B. Hall, who once owned extensive real estate in the vicinity.

In 1858 the village center of Hallsville consisted of less than twenty dwellings located along what is now Massabesic Street and Old Falls Road. Old Falls Road was one of Manchester’s early roads, leading from the Amoskeag Falls to Manchester Center. There was a mill at the north end of the village on the brook which ran between Cedar and Spruce Streets with the mill and large mill pond located near what is now the southeast corner of Lake Avenue and Belmont Street (the Potter history calls this Amoskeag Brook, Clarke refers to it as Cemetery Brook and maps label it as Humphrey’s Brook). The mill was built in the early 19<sup>th</sup> century for wheelwright purposes by Frederick G. Stark but was converted to a paperhanging manufactory by Charles Barnes in 1850. In 1855 it was purchased by John P. Lord, formerly of Manchester Print Works, and he fitted it for the printing of delaines and calicoes, operating as the Belmont Print Works. In 1856 seven thousand yards of fabric were printed daily or two million annually. After that business closed the mill was unused for a number of years although the addresses for dwellings in this area still refer to “near the dye house” as late as 1870. The mill was briefly used as a shoe manufactory in 1873.<sup>2</sup> At one time Hallsville also had a tavern and stores but by 1875 these were but a memory.<sup>3</sup>

As the city expanded in the late 19<sup>th</sup> century, development gradually spread from the center city east and southeast to include Hallsville and the Hollow. The section of the neighborhood west of Hall Street was laid out into lots by the Amoskeag Manufacturing Company in the early 1880s and represented the eastern extent of the company’s holdings in the city. Amoskeag sold lots on Park Street (soon after renamed Lake Avenue) and Spruce Street to a number of individuals, most of whom built houses for rental purposes. Land for a fire station was conveyed by the Amoskeag Manufacturing Company to the City of Manchester in 1882. The Merrimack Hose Company No. 4 was organized June 21, 1883. At first the company was served by a wooden hose house.

The first industry to locate in Hallsville in the late 19<sup>th</sup> century was the Kimball Shoe Factory which erected the first of three sections of its brick factory at the corner of Massabesic and Cypress Streets (south of the Hollow) in 1885. Kimball Brothers was the first modern shoe factory constructed in the city and an important prototype for successive shoe factories. In 1885 the legislature extended the right of the Manchester Horse Railroad to construct a branch from Elm Street to Lake Avenue and Massabesic Street.

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<sup>1</sup> Dick Duckoff to David Beauchesne, January 24, 2014.

<sup>2</sup> Clarke, *History of Manchester*, 1875: 321.

<sup>3</sup> *Ibid*, p. 70.

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The year 1887 was a year of great activity in the neighborhood. Business was booming at the shoe factory. Construction of the Massabesic Street Horse Railroad was occurring at a rapid pace and the Lake Avenue line extension was completed to Massabesic Street. A local newspaper also reported that East Spruce Street between Wilson and Massabesic Streets "has been fenced up at both ends, as it is not yet completed and can hardly be called safe for travel".<sup>4</sup> An impressive brick fire station was constructed by the City on Lake Avenue, west of Hall Street, in 1889. Designed by City Engineer Bennett and John M. Kendall the twin-towered building also included a ward room for Ward Six. Elliot Hospital was constructed east of the Hollow in the late 1880s.

Incorporated in 1892, the Elliott Manufacturing Company built a brick factory at the corner of Wilson and Valley Streets for the manufacture of silk hosiery and underwear. Although the actual factory was located south of the Hollow, the arrival of Elliott Manufacturing had a large impact on the neighborhood. In June 1894 Elliott acquired a large parcel of land previously plotted by the Amoskeag Manufacturing Company. Struggling in hard economic times, Amoskeag sold the land to Elliott at just four cents per square foot; earlier Amoskeag had sold lots to individuals at eight cents per square foot. This land, was bordered on the west by Wilson Street, north by Spruce Street, extended east almost to Belmont Street and south to their factory on Valley Street. The company spent a large amount of money grading and laying out streets and subsequently put the lots on the market for house lots and business purposes. Deeds for properties in this area still often include an original Amoskeag lot number as well as a later Elliott Manufacturing Co. lot number. The lots sold by Elliott included the earlier restrictions incorporated in the Amoskeag deeds. Each house was to be "surrounded by a space of open ground in order that people employed by said corporation may be benefited by ample space and good dwellings and that the health of the city be preserved". For a period of 25 years the deeds restricted development to only one dwelling house with a shed or barn. Each dwelling could house no more than two families.

A number of developers saw the potential for growth in the neighborhood but none more than brothers L.W. and A.A. Page. Levi Page purchased several lots in the area from the Amoskeag Manufacturing Company about 1890. Between April 1896 and May 1899 Levi W. Page (1858-1924) and Arthur A. Page (1867-?) purchased almost forty building lots from the Elliott Manufacturing Company (including at least twenty-two in the area covered by this area form). They bought lots on Spruce, Hall, Cedar, Auburn, Wilson, Summer, and Green Streets (the latter two streets are south of the study area). The brothers were born in Londonderry. The 1890 Manchester City Directory lists Arthur as a clerk and Levi as a carpenter; both were living at 369 Amherst Street. By 1892 the two were living within the Hollow neighborhood, at 444 Hall Street in a house which Levi Page likely built. The 1893 Directory is the first to include an advertisement listing L.W. and A.A. Page as real estate brokers. The ad notes "We make a specialty of building houses upon lots of our own and selling such places to people who desire comfortable homes at reasonable prices" (see p. 91). The Hollow project is the largest speculative venture the brothers were involved in; deed research indicates they also owned smaller amounts of land in Manchester south of Somerville Street between Cypress and Jewett Streets (1893); Brooklyn Avenue between Jewett and Cypress (1895); and a small piece of land between River Road and Elm Street. The 1 ½-story cross gable dwellings standing at 130-162 Jewett Street were likely built by the Page Brothers and appear to be similar in design to the buildings they built in the Hollow neighborhood.

<sup>4</sup> Newspaper Scrapbook, Manchester Public Library.

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Levi Page continued to live at 444 Hall Street but by 1896 Arthur Page was living in a newly constructed house with cross-gable plan at 534 Lake Avenue (extant but outside study area). Business appears to have been good for the brothers who moved their offices from 31 Hanover Street to the prestigious Kennard Block at 1008 Elm Street about 1897, labeling themselves “real estate promoters”. The Page Brothers remained at the Kennard until about 1902. In 1905 Arthur, then a widower, remarried and moved to Attleboro, Massachusetts where he continued to work in real estate. Deed research suggests that at some points the Page brothers hit some financial hard times. They each took out dozens of mortgages with local businessmen who offered loans and mortgages (first and second) including Halbert Bond, William Burgess, James Folsom, Frederick Platts, and John Sheehan, as well as unlikely lenders such as Rev. Orrin Patch. In a few cases the Pages defaulted on mortgages judging from the writs of possession filed at the Registry. Levi Page and his wife Alice remained at 444 Hall Street for the remainder of his life but by 1910 had changed his business focus to include automobiles as well as real estate.

Other buildings in the neighborhood were also constructed as income producing ventures by local residents. Truman J. Perry completed two double tenements on East Spruce Street in 1892.<sup>5</sup> Early multi-family buildings include the c.1892 tenement block at 394 Belmont Street erected by local builder Andrew Bunton. In general absentee landlords were the norm. Few of the buildings in the neighborhood appear to have been constructed by owners for their own use or were owner-occupied. In a few cases owners built additional buildings next to their residence for rental income or occupied one unit while renting out the balance.

In addition to spurring additional residential building construction, the Elliott silk mill also brought other improvements. Additional street cars were extended to the mill and the factory provided jobs for up to five hundred persons.<sup>6</sup> During this period other shoe factories also located in East Manchester. While a number of residents in the neighborhood worked for the textile mills or shoe shops, this was hardly a neighborhood dominated solely by those industries. The list of occupations gleaned from directories and U.S. Census returns is lengthy and diverse and included cigarmakers, streetcar workers, cattle and poultry dealers, junk collectors, bottlemakers, engravers, woodworkers, carpenters, teamsters, machinists, steamfitters, masons, plumbers, barbers, tailors, and box makers. There were a few professionals including a doctor and a civil engineer. Other occupations included policeman, fireman, mail carrier, grocer, druggists, clerks, a bicycle shop owner, upholsterer, umbrella repairer, bakers and restaurant owners. The Hollow was also historically a melting pot of immigrants and residents of various ethnicities. Again, no one group appears to have outnumbered any other. Ethnic groups represented include (but are not limited to): Irish, Greek, Scottish, Lithuanian, German, French Canadian, English, Russian, Prussian and Polish. A Chinese Laundry even operated on Massabesic Street for many years.

A new brick school, named after New Hampshire native and U.S. Vice President Henry Wilson, was built at the northeast corner of Wilson and Auburn Streets in 1894. It was designed by Manchester architect William Butterfield. In August 1894 the local newspaper noted that “although the hard times have affected East Manchester to some extent, this section continues to be the thriving and growing suburb which it has always been”.<sup>7</sup>

<sup>5</sup> *Mirror and American*, July 15, 1892.

<sup>6</sup> *Daily Mirror and American Souvenir Edition*, October 1892, p. 64.

<sup>7</sup> *Mirror and American*, August 22, 1894.

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In 1905 East Side Park was established at the northeast corner of Hall Street and Lake Avenue on land the City of Manchester purchased from Emma Richards for \$2,000. To the west, Dearborn Memorial Hall was built in 1908-9 by the Oak Hill Lodge No. 97 of the Independent Order of Odd Fellows. The structure was built with commercial space on the first floor and lodge spaces on the second, third and fourth floors. It was erected by builders Bunton & Bernard who had their office nearby at 684 Auburn Street. Construction of the hall was funded by a bequest of \$10,000 made at the death of Mrs. George (Lydia) Dearborn in 1906.

With the streetcar line running along Lake Avenue and Massabesic Street, neighborhood businesses became concentrated on those streets in particular. By 1915 both sides of Massabesic Street between Hall and Belmont were lined by mixed-use buildings with ground floor storefronts and apartments above. Among the businesses in the area were barbers, shoe repair shops, grocers, fruit stores, bakers, druggists, watchmakers, cigar manufacturers, plumbers and laundries.

Speculative development continued in the neighborhood in the early 20<sup>th</sup> century but was now typically in the form of larger, multi-family residences. Sometime between 1900 and 1915, a series of four triple deckers were built on the south side of Spruce Street by members of the Savage family. Maurice J. Savage was born in Ireland and worked in a local dye house. His sons Maurice and Michael Savage owned a painting and paperhanging business (Savage Brothers) at 292 Pine Street and lived on Cartier Street. Dr. Michael Kean and his wife Elizabeth who lived on Beech Street built the impressive building on French flats at 453-457 Lake Avenue c.1910. Charles Clifford, an adjuster for the Fire Insurance Company built the ornate Colonial Revival apartment building at 23 Clifford Avenue.

Andrew Bruno, a fruit dealer, built two large apartment blocks on the west side of Belmont Street (420 and 414-416 Belmont Street) in the early 20<sup>th</sup> century. Bruno was born in Italy in 1863 and emigrated to the U.S. in 1892. He died in 1917 after a fall from a streetcar. Pierre Lachance, an immigrant from Quebec, built multi-family blocks at 404 and 406 Belmont Street c.1920. He was a carpenter/contractor by trade. Both the Bruno and Lachance families occupied units in their buildings.

Andrew Bruno was also the owner of the local landmark, Empire Theater. The first show at the 300-seat moving pictures theater occurred on December 15, 1913 and initially admission was five cents for all for all shows. In 1913 George G. Simonds erected a new bakery building at the corner of Hall and Massabesic Streets, replacing his earlier bakery at Hall and Spruce Streets.

East Side Park was renamed Harriman Park on May 2, 1922 in honor of Second Lieutenant Lynn H. Harriman who was killed during World War I in France and was awarded the Distinguished Service Cross. Another fallen soldier, Pvt. Bernard Barry, is commemorated by an iron marker on the sidewalk to the west of 443 Lake Avenue. He was killed in France on October 16, 1918. In addition to the Odd Fellows, a number of other clubs, fraternal and benefit organizations also had meeting rooms in the neighborhood. These included the Improved Order of Red Men, the New England Order of Protection, Bethesda Mission, the Daniel O'Connell Club and the East Manchester Fish and Game Club.

In the late 1930s national chains such as First National and A & P Grocery stores began to locate in the neighborhood alongside family-run businesses. For a time there was even a post office substation on Belmont Street. The streetcar ended operation. Gas stations and garages were constructed on sites throughout the neighborhood in the 1920s and 1930s.

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The late 20<sup>th</sup> century saw many of the properties enter into a period of decline. In 1978 the Lake Avenue Fire Station closed and five years later the property was sold by the City. After standing vacant for several years, the building was damaged by fire and subsequently demolished in 2002. A large convenience store/gas station now occupies the site. In recent years there has been an increase in building activity in the neighborhood including the construction of new housing on vacant or underutilized lots. The Wilson School has been greatly expanded to serve as a Community Center/School and Dearborn Memorial Hall has been rehabilitated by the City as well.

20. Applicable NHDHR Historic Context(s)

Commerce, industry and trade in New Hampshire cities, 1630-present

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## 21. Architectural Description and Comparative Evaluation

“The Hollow” in the Hallsville area of East Manchester is a primarily residential neighborhood which includes mixed use corridors along Lake Avenue and Massabesic Street. Cutting a diagonal swath through the neighborhood, Massabesic Street and Old Falls Road are two of the oldest roads in Manchester although there are no surviving resources to document this. The surrounding roads display a more regular gridded layout corresponding to the influence of the Amoskeag Manufacturing Company and Elliott Manufacturing Company in the 19<sup>th</sup> century. Streetcar routes along Lake Avenue (which runs in an east-west orientation at the north edge of the neighborhood) and Massabesic Street defined these routes and they are lined by mixed use buildings with ground floor commercial space and upper-story residential as well as some buildings that are solely commercial. The remainder of the district is primarily residential in nature, dominated by multi-family buildings with lesser numbers of single-family residences. At the southwest corner of the district, the neighborhood school – Wilson School (#68) was constructed in 1894 in a Richardsonian Romanesque style but is much altered.

Resources in the neighborhood date from c.1880 to the present day with the primary period of development extending from c.1880 to c.1930. The Hollow displays a variety of building forms including single, two and three family houses of varying sizes and forms; multi-family blocks with more than four units, mixed use structures combining residential and commercial buildings, strictly commercial buildings and community resources. With the exception of two brick community landmarks – Dearborn Memorial Hall (#9) and the Wilson School (#68) - almost all of the buildings are of wood-frame construction, typically sheathed in synthetic sidings, with foundations of granite or brick. There are relatively few buildings which can be described as representative of a particular architectural style although a good number include decorative features such as door hoods, window caps or cornice embellishments. A late Gothic Revival style influence is present in numerous steeply-pitched gable wall dormers. One building (#47) has a mansard roof, a Second Empire style feature which no doubt also afforded the owner with more space on the upper level. The widespread use of decorative door hoods and three-sided bay windows are late Italianate style features which remained popular in the Queen Anne period and were incorporated in many building designs. Several buildings incorporate Queen Anne style features including small fixed windows with colored glass borders, turned posts, spindle friezes and cutaway corners. Colonial Revival style ornament is notable on several buildings including Dearborn Hall (#9), the former Simonds bakery at 31 Massabesic Street (#89) and the French Flats at 453 Lake Avenue (#19). A Craftsman/Colonial influence is detectable in the stuccoed mixed use block at 414 Belmont (#75).

Beyond building form, use and style, the relationship between the buildings and the lot is also an important character-defining feature in this neighborhood. Most of the dwellings in the neighborhood are sited on small lots, measuring approximately 5,000 square feet, and are set close to the street with small amounts of open space surrounding the structure. For the properties along Massabesic Street, a diagonal street cutting through the otherwise gridded street pattern, the buildings typically display an irregular footprint that is also a defining characteristic. These buildings were almost always built directly on the property lines and have skewed, irregular facades and entries that are typically set back within the buildings.

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Single-Family Dwellings

The Hollow Historic District includes approximately twenty buildings which were originally designed as single-family dwellings. A number of these correspond to the initial settlement of the neighborhood. In a number of cases the single-family dwellings were later converted to two-family dwellings in order to accommodate a family member or bring in some rental income.

The majority of single-family houses in the area are 1 ½ stories in height with gable fronts and sidehall entries. Several of the houses including 404 Lake (#1), 407 Lake (#13), and 411 Lake (#14) are among the earliest in the neighborhood and were constructed c.1880. Each of these display character-defining features including decorative door hoods at the sidehall entry embellished by knobs and pendants as well as an adjacent three-sided bay window. Another similar but slightly later house of the same form is visible at 410 Belmont Street (#76). The house at 132 Massabesic Street (#103) combines a two-story gablefront with a lateral ell with gable wall dormer. A jerkinhead gabled variation is located at 461 Lake Avenue (#20).

Within the district there are approximately fifteen two-story gablefront dwellings with cross gables constructed by L.W. and A.A. Page between 1896 and 1899. These include 386 Spruce (#32), six houses on the north side of Cedar Street (554-592 Cedar; #48-53), 613 and 621 Cedar (#56 & 55), 423 and 427 Wilson (#67 & 66), 403 and 423 Hall Street (#72 & 71) and 678 Auburn Street #63). The house at 672 Auburn Street (#62) retains a higher degree of integrity including clapboard siding, trim, entablature lintels, and a front porch with turned posts and jigsaw brackets.

Multi-family Dwellings

The District includes a variety of different multi-family housing forms. In some cases the buildings were built as multi-family dwellings and in other cases they were later converted. The multi-family buildings included owner-occupied and absentee landlord owned buildings. There do not seem to be many cases where extended family members occupied units in the building. Duplexes were constructed by developers according to several standardized designs. The multi-family forms include both a single living unit per floor and side-by-side configurations. The restrictions included in the Amoskeag and later Elliott Manufacturing Company deeds initially precluded the possibility of any structure housing more than two families. Thus, the larger tenement blocks generally date to the early 20<sup>th</sup> century.

Two Families/Duplexes

The earliest two-families in the area appear to be primarily gablefront 2 ½-story structures with sidehall entries. These include a number of early structures on Lake Avenue including 410 Lake (#3); 414-416 Lake (#4); 403 Lake (#12); 415 Lake (#15); 419 Lake (#16) as well as 403 Belmont (#84); 567 Cedar (#61), 141 Massabesic (#96) and 44 Old Falls (#111). The buildings all share limited decorative details such as door hoods over the sidehall entries and bay windows. Simpler gablefront duplexes which are basically devoid of detailing include 354 Spruce (#25); 356 Spruce (#26) and 423 Belmont (#86). The two-story cross gable dwelling at 463 Lake (#21) is notable for its high degree of integrity. The adjacent cross gable duplexes at 424 Spruce (#35) and 428 Spruce (#36) were built according to the same plan and at the same time as were those at 421 Spruce (#38) and 425 Spruce (#37).

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An interesting two-family variation seen in at least six instances in the neighborhood is a 2 ½-story side gabled form with a prominent, steeply-pitched gable wall dormer centered on the façade. Examples of this form are visible at 422 Lake (#5); 389 Belmont (#82); 117 Massabesic (#94); 26 Massabesic (#110); 411 Belmont (#85) and 172 Massabesic (#99). The building at 135 Massabesic (#95) is similar but has twin gable wall dormers rising from the façade.

The two-family was also built with side-by-side units. Simple 2 ½-story, side-gabled duplexes (lacking the gable wall dormers) are visible at 378 Spruce (#30) and 382-384 Spruce (#31). Other examples include 398-400 Belmont (#79) and the particularly well preserved example at 152 Massabesic (#101). The duplex at 362-364 Spruce (#27) is a 1 ½-story side-gabled structure with twin gables and side-by-side units. The duplex at 374-376 Spruce (#29) also displays a late Gothic Revival influence in its two steeply-pitched gable wall dormers.

Developers A.A. and L.W. Page built a number of side-by-side duplexes in the neighborhood in the 1890s using several designs. Hip-roofed examples include 397-399 Spruce (#39); 393-395 Spruce (#40); 598-600 Cedar (#54) and 599-601 Cedar (#57). Another side-gabled duplex with projecting gable bays with cutaway corners is found at 368-370 Spruce (#28). An additional hip-roofed duplex, not constructed by the Pages, is located at 106-108 Massabesic (#105).

Three-Families

The three-decker was a popular early 20<sup>th</sup> century multi-family house form. The building at 406-408 Lake (#2) is a well-preserved example of the building type, displaying contrasting clapboards and shingles, a decorative cornice and a three-story, three-sided bay window on the façade, adjacent to the entrance bay.

Other examples include 418-420 Spruce (#34); and 437-439 Belmont (#88). The Savage family built four three deckers on the south side of Spruce Street in the early 20<sup>th</sup> century: 375-377 Spruce St. (#43); 371 Spruce (#44); 367 Spruce St. (#45) and 363 Spruce St. (#46). The Lachance Three Family at 404 Belmont (#78) displays a symmetrical façade with an entrance between two, three-sided bays.

The building at 387 Belmont Street (#81) was constructed as a multi-family building by prominent local contractor, F.X. Laflamme. A good example of the Queen Anne style, with an asymmetrical massing, turned porch posts and cutaway corner details, it stands in stark contrast to the more vernacular structures which dominate the neighborhood.

Buildings with Four or more Units

The most refined example of multi-family housing in the neighborhood is undoubtedly the Kean French Flat building at 453-457 Lake Avenue (#19). The well-preserved building retains a mix of shingles and clapboards enhanced by recessed panel cornerboards, modillions, dentils, Doric columns, original and varied window sash and entablature lintels. The three-story block at 21 Clifford (#113) is a simpler version with ornament limited to projecting bays and a decorative cornice.

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The Bunton Block at 394 Belmont (#80) is an early (c.1892) three-story block with door hoods and paired brackets at the cornice. It was built by local contractor Andrew Bunton. The Lachance Apartments at 406 Belmont Street (#77) is an early 20<sup>th</sup> century apartment building in the Colonial Revival style. It was also constructed by a local builder as an income producing property. The block at 157 Massabesic (#97) is a three-story block containing twelve units. It is without ornament and was constructed c.1894.

Mixed Residential/Commercial

The multi-gabled building at 443 Lake Avenue (#18) is the earliest mixed use building in the district and was constructed prior to 1891. The Whedon Block at 353-357 Spruce Street (#47) is a two-story block topped by a mansard roof, the only one in the neighborhood.

The Mara Block at 74 Massabesic Street (#106) is a distinctive flatiron shaped, three-story building which originally had numerous storefront businesses. Constructed about 1900 it incorporates Colonial Revival features including tripartite windows and a bracketed cornice. The buildings at 65 Massabesic (#91) and 73 Massabesic (#92) were both also originally designed to combine commercial first floor space with upper level apartments but are now entirely residential. Other buildings which still combine mixed uses include 54-60 Massabesic (#107) and the Connelly Block at 38-44 Massabesic (#109). The building at 26 Massabesic (#110) appears to have been originally residential but later saw the addition of storefronts.

Andrew Bruno constructed a distinctive stuccoed, three-story block with first floor storefronts and upstairs apartments c.1910 at 414-416 Belmont (#75). He also owned the mixed use block at 420-422 Belmont (#74).

Commercial

Several buildings in the district were constructed with solely a commercial purpose in mind. The former Simonds Bakery at 31 Massabesic (#89) is a unique expression of Colonial Revival architecture translated to a small, single-story structure. Character-defining features include Corinthian pilasters and a modillioned cornice. More utilitarian commercial structures include the Page-Landregan Block at 47-49 Massabesic (#909), Houde's Garage at 120 Massabesic (#104) and Milligan Hardware Store at 424 Lake (#7).

Mixed Public/Commercial

Dearborn Memorial Hall at 434 Lake (#9) stands out in the district both in terms of its architectural presence and its original function which combined commercial storefronts with public halls on the upper floors. The Colonial Revival brick and granite structure is adorned by beltcourses and pilasters.

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Individual Statements of Integrity

Most of the buildings in the historic district have individually experienced a loss of integrity of materials and workmanship yet overall the neighborhood preserves a sense of design, feeling and association. Incremental changes over the years including artificial sidings, new windows, additions and alterations have eroded the integrity of individual structures but taken together the area still clearly read as a late 19<sup>th</sup> to 20<sup>th</sup> century working class neighborhood center. The neighborhood character-defining features include a dense mixture of single and multi-family dwellings and mixed use buildings set on small lots, close to the street or on the property line.

Under Criterion A, all buildings erected between c.1880 and 1960 are considered to contribute to the district unless they have lost so much integrity that their original form has been rendered unrecognizable by additions or alterations. Buildings must retain their essential physical features and massing needed to convey historic form, building type and usage/function. Change in use (i.e. from residential to commercial or commercial to residential) does not necessarily negate a building's potential to contribute to the larger district. A number of the mixed use buildings in the neighborhood have seen the loss of their first floor storefronts but are still able to convey a sense of a mixed use commercial and residential building through other visual cues such as cornice detailing, siting with respect to the sidewalk, etc. Though they may be lacking some historic detailing, these buildings continue to occupy an important presence in the streetscape, particularly at corner locations, and contribute to the overall district and sense of a community center.

**AREA FORM**

**AREA NAME: THE HOLLOW**

The following provide a description of each structure and a brief summary of its history including ownership and occupants. Each entry also includes an individual assessment of contributing or noncontributing status within the district.

**1. Dodge House, 404 Lake Avenue, 1879-80, Contributing building. [Photo 1]**

Located at the northeast corner of Lake Avenue and Wilson Street, 404 Lake Avenue is a 1 ½-story dwelling with a cross-gable plan, oriented with its two-bay wide gablefront to Lake Avenue. The house is set on a granite block foundation and is clad in vinyl siding. All of the windows contain modern vinyl 1/1 sash. Character-defining features include the intact double-doors at the sidehall entry which is capped by a flat door hood supported by decorative brackets with knobs and pendants. Each of the doors has a rectangular upper glass panel over two molded horizontal panels. Adjacent to the entrance is a single-story, three-sided bay window, also set on granite. The west side of the main house also displays a three-sided bay window above which is a steeply-pitched gable wall dormer. Extending behind the front section is a 1 ½-story ell, which is fronted on the west side by a single-story porch supported by turned posts. There is an entrance centered on the west wall of the ell and above this is another steeply-pitched gable wall dormer.

Attached to the north end of the ell is a 1 ½-story dwelling oriented with its gablefront facing Lake Avenue spanned by a single-story porch supported by turned posts. Historic maps indicate that this was originally an attached barn but was converted to residential use between 1897 and 1915 and given the address of 459 Wilson Street.

This house was built on land that was originally owned by the Amoskeag Manufacturing Company. The Lot (#2049) was sold by Amoskeag to Jonathan Dodge in 1879. The 1880 Census lists Jonathan Dodge as living here with his wife Jerusha, two children and a niece. Jonathan worked as a carding overseer in the Manchester Mills. The house was sold by the Dodges to Henry I. Haselton in 1890. Henry Haselton was an overseer of worsted combining in the mills and lived here with his wife Emma. In 1908 the property was sold to Annie McLaughlin, wife of John. John McLaughlin was a plumber and the couple apparently converted the house to multi-family rental housing. It was during this period that the former attached barn was converted to living space and the adjacent three decker at 406-408 Lake Avenue (#2) was built.

At the time of the 1910 Census John and Annie McLaughlin were living at 404 Lake Avenue with their six children. John was 44 years old and was self-employed as a plumber. Annie was born in Ireland. Also living at 404 Lake were John's brother-in-law Patrick Manning, wife Maria and their six children.

In 1916 the house was occupied by George Hoyt, a lumber surveyor, who lived here with his wife Lena. Also renting a unit was Mrs. Annie Stokes, widow of Edward. The building was owned by the McLaughlin family until 1978.

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**2. McLaughlin Three Decker, 406-8 Lake Avenue, c.1910. Contributing building. [Photo 2]**

The building at 406-408 Lake Avenue is a well-preserved example of an early 20<sup>th</sup> century three decker. Set on a stone foundation, it is primarily sheathed in wood clapboards and capped by a flat roof with a cornice that is decorated by dentils and brackets. The western half of the façade consists of a continuous, three-story, three-sided bay with diamond-shaped wood shingles covering the area below the second and third story windows. The single-story entrance porch is also decorated by dentils and brackets and displays Doric columns and turned balusters. The porch shelters two original wooden front doors each with large oval glasses with decorative wood trim at the corners. Windows on the building contain double-hung 2/1 sash. A three-story porch projects from the west wall of the rear portion of the building and there is a three-story rectangular bay projection on the opposite (east) elevation.

This three-family building was apparently constructed c.1910 by John and Annie McLaughlin. The couple had purchased the house at 404 Lake Avenue from Henry Haselton in 1908 and the three-decker was built sometime after 1910 to the east of the house. In 1916 the building was occupied by Justin Brown, Frank Kent and David Smith. Frank Kent was still renting an apartment in 1920. He worked as the foreman of a woodwork shop and lived here with his wife Isabella, three children and a servant. Mary Meehan, an elderly widow, was living in another apartment in 1920 with her three grown daughters. In 1940 the tenants were the families of Francis McAvoy, a machinist; Mrs. Berthilda Pichette, a widow piano teacher; and Athas Matis who was born in Greece and worked in a shoe store. The building remained in the McLaughlin family until 1978 when it was sold by Catherine McLaughlin to Stavros Soulios.

**3. Breed House, 410 Lake Avenue, c. 1885. Contributing building. [Photo 3]**

The house at 410 Lake Avenue is a fairly well preserved 2 ½-story gablefront dwelling of the late 19<sup>th</sup> century. It is rectangular in plan with a cross gable on the west wall and a two-story, three-sided bay window on the east, topped by a gable wall dormer. The house is set on a granite block foundation. The façade is covered in vinyl siding and the remainder is sheathed in wood clapboards with simple cornerboards and a plain frieze under the overhanging eaves. The three-bay façade has a sidehall entry with modern door and infill panels. It is sheltered by a door hood decorated by knobs and pendants. The second story window above the entrance has been removed. The windows contain modern 6/6 sash and originally had entablature lintels although a number have been altered or removed. Extending behind the main house block is a two-story wing with a two-story porch fronting the east side, supported by simple wooden posts and spindles. Attached to the northeast of the wing is a two-story barn dating to the late 19<sup>th</sup> century. It has seen the addition of vinyl siding and modern windows and a small door replacing the original larger loading door.

The land that this house stands on was originally owned by the Amoskeag Manufacturing Company and was lot no. 2420. The land was sold by Amoskeag to Dillwyn Breed in 1884. Breed was living here from about 1885 to 1896 and worked as a belt maker for Manchester Mills. The property was sold by Breed to Henry Haselton in 1896 (Haselton lived at 404 Lake) and in 1906 by Haselton to Clarence Stevens. Stevens lived at 335 Manchester Street and owned a number of properties in the neighborhood which he used as rentals.

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In 1900 the house at 410 Lake was being rented by Morris Langley, a photographer, who lived here with his wife Amanda and a boarder, Edward Little. In 1910 the house had two tenants – Langley (then described as a spinner at the wool mill) and Ernest Cox who lived here with his wife and two daughters and sold nerve tonic. The 1920 Census indicates that the house was then rented to Langley, who was working as a janitor, and Dana Wilson who was born in New York and worked as a foreman at a shoe shop.

In 1930 Clarence Stevens sold the property to Fred Zamponi. Zamponi (1899-1981) was born in Italy and worked as a truck driver. He lived in one unit with his wife Virginia. The other apartment was rented out to John Leney and his brother-in-law Ernest White and wife Anrilla. By 1945 Mrs. White was occupying the unit by herself. Zamponi continued to own the house until 1973.

**4. Morrison Multi-Family, 414 Lake Avenue, c.1889. Contributing building. [Photo 4]**

The building at 414 Lake Avenue is a 2 ½-story, gablefront structure which was moved back from the sidewalk in the mid 20<sup>th</sup> century. The façade is three bays wide with a sidehall entry capped by a hip-roofed door hood supported by decorative brackets. The building is sheathed in vinyl siding and all of the windows contain modern 1/1 sash flanked by modern shutters. There is a shallow two-story rectangular bay toward the rear of the east elevation of the main block and a cross gable on the west wall. Behind the main block is a two-story wing with two-story porch supported by turned posts spanning the east wall.

This house stands on what was originally lot 2506, owned by the Amoskeag Manufacturing Company. About 1887 the lot was sold by F.J. Morrison. Frank J. Morrison was a clerk, then living at 112 Lake Avenue. By the time of the 1891 directory Frank and various family members are listed as living at 414 Lake Avenue. In 1900 the tenants were the families of George Hill, a bricklayer, who lived here with his wife Emma and four sons and of Hugh Carr, a Scottish-born fireman who lived here with his wife and two children. George Hill's family was still renting an apartment in 1910. In 1920 the tenants were Charles Roberts and John Leney.

In 1938 the property was sold by Sarah Miley to Catherine Molloy, wife of John. At the time of the 1940 Census the couple was living here with their four grown children. John Molloy was born in Ireland and worked as a supervisor for the W.P.A. The other unit was rented to various tenants. It was during Molloy's ownership that the house was moved to the rear of the lot and the gas station was built to the east. Two of his sons, Francis and Joseph, were working at the gas station in 1940. Members of the Molloy family continued to own the property until 1976.

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**5. Rival Gas Station, 416 Lake Avenue, 1938. Contributing building. [Photo 4]**

Sheathed in vinyl siding, the single-story gas station consists of an asymmetrical gablefront to the east with a single overhead garage door and a slightly lower single-story section set at right angles to the west containing the office. The wooden door with three upper glass panes is flanked on the west by a single fixed glass vertical window with two similar units to the east. A metal pole with hanging metal sign is located in front of the building.

There was no gas station on this site at the time of the 1915 Sanborn map and the adjacent house (414 Lake Avenue) is then shown closer to the sidewalk. The Rival Oil Co. gas station was located here by the time of the 1939 directory and was operated by Martin Molloy. Originally there was a gas pump in front of the building.

**6. Streeter Duplex, 422 Lake Avenue, c.1885. Contributing building. [Photo 5]**

The building at 422 Lake Avenue is a 2 ½-story, side-gabled duplex which is set on a granite foundation and sheathed in asbestos shingles. All of the windows contain modern 1/1 sash. The roof is covered in slate shingles with two interior brick chimneys rising from the ridge and the overhanging eaves are decorated by paired brackets. Centered on the three-bay façade is a single-story hip-roofed entrance porch with paired brackets which shelters an original pair of double doors with glazed upper panels. The porch originally had turned posts which are in place adjacent to the doorway; the plain front posts and stoop are of recent construction. Above the entrance there is a single window with a steeply pitched gable wall dormer breaking through the front roof slope and containing two narrow 1/1 windows. The center bay is flanked by two-story, three-sided bay windows which retain recessed panels to the sides and eaves trim above. Centered behind the main house block is a 2 1/2-story ell with shed dormers added.

**6A. Garage, c.1900. Contributing building.**

Behind the house, fronting Litchfield Lane, is a hip-roofed garage. It is not shown on the 1897 Sanborn map but was in place by 1915.

This duplex occupies Lot 2439 on the Amoskeag Manufacturing Company plan. The land was sold about 1885 to M.E. Streeter. Mary E. Streeter was the wife of Leroy Streeter, a farmer. The couple lived on Mammoth Road. A building was constructed prior to the 1891 Sanborn Map. In 1900 one apartment was rented to Bert Glines who lived here with his wife Lizzie and two lodgers – Dr. Rufus Weeks and Walter Clement, an ice cream dealer. The other unit was rented by George Newton, 43, who was born in Scotland. He was living here with his daughter, son-in-law and three lodgers. In 1920 Dr. Weeks apparently owned the building. His tenants included E. Ray Cheney, shoe shop foreman and Ida Maggee. Later owners included John Yeronis, an electrician, who owned the property from the 1940s into the 1980s.

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**7. Milligan (& Currier) Hardware Store, 424 Lake Avenue, 1923. Contributing building. [Photo 6]**

This single-story commercial building was constructed about 1923 replacing an earlier residential structure. The façade is sheathed in sections of wood clapboards set between wider boards and is set on a concrete foundation. The façade displays a single recessed entrance toward the west end of the building. The glass and aluminum front door is topped by a transom and there is a three-sided wooden-framed glass display window to the west with rectangular transom lights above. A projecting cornice is located in the frieze above the entrance and window. Mounted on the plywood parapet above are wooden letters reading "Milligan & Currier". This is supplemented by a small, hanging, internally lit plastic sign projecting from the front of the building.

An additional entrance was originally located in the eastern portion of the building but has been filled with clapboards. A matching display window occupies the east end of the building. The sidewalls are sheathed in asphalt shingles.

The 1915 Sanborn map indicates that there was then a single family dwelling on this site. The present one story hardware store was constructed about 1923 for James G. Milligan. Milligan was born in Scotland and came to this country as a small child. Percy Currier later became a partner and the business name was changed to Milligan & Currier. The building was sold by members of the Milligan family in 1968 although the business's historic name has been retained.

**8. Stevens Multi-Family/Commercial Building, 428-430 Lake Avenue, c.1895 with c.1940 storefront addition. [Photo 7]**

The building at 428-430 Lake Avenue is a late 19<sup>th</sup> century multi-family building which has seen various alterations over the years including the addition of a commercial storefront in the early 20<sup>th</sup> century. The older portion of the building consists of a two-story structure with a broad gablefront, resulting from alterations to what was originally a 2 ½-story structure. A smaller two-story gable projection fronts the east portion of the façade. The building is covered in vinyl siding and all of the window openings contain modern vinyl 1/1 sash. The three-sided bay on the east wall is original but the two-story porch spanning the east wall is a modern addition. The single-story storefront which was added at the southwest corner of the building has a brick veneer front and sides which are sheathed in vinyl siding. The original configuration of the storefront is no longer apparent. There has been infill with concrete block and vinyl siding and a large metal rolling security door has been inserted.

This multi-family building was constructed during the mid 1890s on land that was originally laid out by the Amoskeag Manufacturing Company (lot 2218). In 1881 this lot and two others had been sold to John Maynard who had extensive real estate holdings in Manchester. By August 1894 Maynard was deceased and three lots owned by him at the corner of Lake Avenue and Hall Street were sold to Robert Stevens (Scrapbook, August 30, 1894). Stevens was a farmer living on Lake Avenue. A building had been constructed by the time of the 1896 map. In 1900 the renters included Mabel Mower, a dressmaker; Walter Giffin, a barber; and Frank Ward, a train dispatcher.

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The property was acquired by Kazimeras (Charles) Simuntis in 1938. He was born in Lithuania and operated a grocery store on Manchester Street. After acquiring the property he added the commercial portion in front which was leased to the Great Atlantic and Pacific Tea Co. The Simuntis family continued to own the building until 1960.

**9. Dearborn Memorial Hall, 434 Lake Avenue, 1908. Contributing building. [Photo 8]**

Located at the northwest corner of Lake Avenue and Hall Street, opposite Harriman Park, the Dearborn Memorial Building is an impressive, four-story brick block with granite trim, designed in the Colonial Revival style. The three main elevations are divided into bays by a system of horizontal cornices and beltcourses and vertical brick pilasters with granite bands near the top. The Lake Avenue façade faces south and is divided into three bays with a center entrance leading to the upper floors. The granite door surround consists of two pairs of Doric pilasters supporting a lintel with raised letters reading "DEARBORN MEMORIAL BUILDING". The double doors are modern glass and the adjacent former storefronts have been filled with brick. A wide metal cornice caps the first floor openings. The second and third story openings correspond to an interior public hall and have paired rectangular 1/1 windows. The second floor windows rest on the cornice above the storefronts and are capped by stepped brick lintels with keystones while the third floor openings have granite sills but no lintels. In the central bay, between the second and third stories, there is a granite tablet reading "Oak Hill/I.O.O.F/1908" with the three links which are symbolic of the Odd Fellows. The fourth floor openings contain rectangular 1/1 windows which are capped by semi-circular transoms with gridded sash and radiating brick arch lintels with central brick keystones. Crowning the building is a heavy metal cornice with dentils and modillions topped by a low brick parapet wall capped by a lesser molding.

On the four bay wide east and west elevations there are three pairs of two-story arched windows (now filled with brick) on the second to third floor. Above these, the fourth floor openings consist of elevated square fixed panes. On the rear (north), the openings are less numerous and less ornate and nearly all have been filled with brick. There is an exterior chimney and a wooden staircase. Sanborn insurance maps indicate that a single-story garage formerly spanned the east half of the rear elevation.

Dearborn Memorial Hall was erected by Oak Hill Lodge No. 97 of the Independent Order of Odd Fellows (I.O.O.F.) of East Manchester in 1908-9. The lodge was one of several Odd Fellows' lodges in Manchester and was instituted April 24, 1899 with forty-three charter members. Initially the lodge met in the hall on East Spruce Street at the corner of Massabesic Street. The building was made possible by the bequest of Mrs. George W. (Lydia) Dearborn who died about 1906. Mrs. Dearborn's husband, George, had been a member of Ridgely lodge. Mrs. Dearborn's will left the Oak Hill Lodge \$12,000 for the erection of a "Memorial Building" with the proviso that an additional \$13,000 be raised. The will furthermore specified that the Odd Fellow building should be erected on a lot as near as possible to the former home of Mrs. Dearborn, who lived at 287 Massabesic Street.

In November 1907 the Odd Fellows purchased a 75' x 100' lot at the northwest corner of Lake Avenue and Hall Street from C.A. Stevens for approximately \$4,000. The cornerstone of the building was finally laid on August 29, 1908 in elaborate exercises that included a speech by U.S. Senator Henry E. Burnham. The building was dedicated on Thursday, April 22, 1909 with impressive ceremonies, music,

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and oratory, followed by refreshments including ice cream. When completed, the Dearborn Memorial Hall was reportedly one of the finest lodge quarters in New England owned and controlled by an individual lodge. A detailed description of the interior was published in *The Union* the day after the dedication. There were three stores on the ground floor. The front two were occupied by the Cloverdale Company who sold butter, cheese and eggs, and Duke & Whitney (men's furnishings). The T.W. Lane Veteran Firemen's association used the space to the rear as a social room. A large public hall occupied the second and third levels and the Odd Fellows Lodge Hall was on the top floor. By the time the new building was completed in 1909, the lodge numbered 280 members.

The Cloverdale Company was replaced by a First National Stores grocery store in the 1930s. Holland Cleaners was in the other storefront in the late 1930s and in 1948 a New Hampshire State Liquor Store rented the space. The Odd Fellows retained ownership of the property until 1964 and continued to meet in the upper hall. The building was purchased by the City of Manchester in June 2010 and rehabilitated as a police station and offices.

**10. Harriman Park, northeast corner of Lake Ave. and Hall Street, 1905. Contributing site.**

*[Photo 9]*

Harriman Park is a small level neighborhood park measuring 0.41 acre and located at the northeast corner of Lake Avenue and Hall Street. It includes a playground and a basketball court.

**11. Monument, 1922. Contributing object. *[Photo 10]***

Surrounded by granite paving and facing southwest, this granite monument has raised letters reading "HARRIMAN PARK". Mounted on the sloping face above the lettering is a bronze plaque which tells the story of the renaming of the park in 1922.

On October 31, 1905 Emma S. Richards, widow of Eliphalet Richards and then living in Newtonville, Mass., sold this parcel of land to the City of Manchester for \$2,000. The land had never been built upon as it was for many years crossed by a road. Initially the park was known as East Side Park. In 1922 it was renamed Harriman Park in honor of Lt. Lynn H. Harriman who served in the 101<sup>st</sup> Infantry during World War I. Lt. Harriman was mortally wounded in action and died on May 31, 1918, earning him the French Croix de Guerre and the American Distinguished Service Cross.

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**12. Maynard (Rental) House, 403 Lake Avenue, c.1880. Contributing building. [Photo 11]**

Located at the southeast corner of Lake Avenue and Wilson Streets, 403 Lake Avenue is a 2 ½-story, 3 x 4-bay, gablefront, multi-family dwelling which is set on a granite foundation and sheathed in asbestos shingles. Greek Revival-style details include the recessed sidehall entrance which is framed by full sidelights and transom lights and the front pediment. The entrance contains a modern door and is capped by a hip-roofed door hood supported by decorative brackets with pendants. All of the windows contain modern 1/1 vinyl sash. Extending behind the main house block is a slightly lower wing that is three bays wide and also rests on a granite foundation. A secondary entrance facing Wilson Street is capped by a simple door hood on braces. Attached to the south end of the wing is another, slightly smaller wing.

This property consists of what was the west part of Lot 2083 on the Amoskeag Manufacturing Company plot plan. It was sold by Amoskeag to John H. Maynard in 1880. Maynard (b. 1805) was a carpenter and owned extensive real estate in Manchester. There is no evidence to suggest he ever lived here. In 1892 the property was sold by Maynard to Addie Thompson who used it as a rental property. In 1900 the tenants were Lyman Roby, a teamster, and Edwin Winegar, a chef. Charles Oaks, a carpenter, and his wife Albertine, a medicine manufacturer, were renting an apartment here in 1910. In 1916 Addie Thompson Latuch sold them the building. Joseph Wheeler, a wood worker, was living here 1916 to 1920. In 1945 the house was rented to Fred Bowen and Albert Lamontagne. After the death of Albertine Oaks Beeman, the house was owned briefly by Annie Swanson and by Jeannette Bowen from 1946 to 1969.

**13. Hillerdt House, 407 Lake Avenue, c.1880. Contributing building. [Photo 12]**

Set on a granite block foundation, the house at 407 Lake Avenue is a 1 ½-story gablefront cottage sheathed in wood clapboards with simple cornerboards and a plain frieze under the projecting eaves which end in returns on the gable. Alterations to the sidehall entrance include the replacement of the original porch supports with c. 1960 wrought iron porch supports and the removal of the original door but the distinctive hip roof with central peak survives and is echoed by the same roof on the adjacent three-sided bay window which is decorated by panels below and between the windows. Windows include a mix of 1/1 and 6/1 sash and the windows are topped by simple entablature lintels. There is a gable wall dormer on the west elevation. A single-story addition offset at the southeast corner of the building was constructed c.1960.

This house is located on Amoskeag lot 2084 and was sold by Amoskeag to M.E. Hillerdt in 1880. The 1892 map also shows it as being owned by M.E. Hillerdt. Martha Ellen (Veasey) was the wife of Theodore Hillerdt. The couple had married in 1875 and lived at 391 Concord Street. From about 1900 to 1910 the house was rented to Edward Chamberlain, foreman of a lumber company. Leland Chute, a textile mill worker who was born in Canada, was the tenant in 1920. The house was owned by the Matis family from about 1957 to 1981.

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**14. Lyons-Fosburgh House, 411 Lake Avenue, c.1885. Contributing building. [Photo 13]**

The house at 411 Lake Avenue is a 1 ½-story, gablefront dwelling dating to the late 19th century. The sidehall entrance retains its original decorative door hood with knobs and pendants and the adjacent three-sided bay window has similar features including a two-part frieze as well as recessed panels between and below the windows. Other details are likely obscured by the vinyl siding which covers the walls, cornerboards and projecting eaves. The windows contain modern vinyl sash and any lintels have been removed. There is a gable wall dormer on the east wall and a projecting gable on the west wall. A modern exterior wooden staircase is located on the east side.

This lot of land (lot 2085) was sold by Amoskeag Manufacturing to G.F. Stewart in 1880. J.B. Lyons is shown as the owner on the 1892 map. The 1900 Census indicates that Joseph Lyons was then 46 and worked as a conductor. He lived here with his wife Ida and daughter Helen. By 1910 Joseph Lyons was deceased and Ida Lyons was living here with her daughter, son-in-law Edward Fosburgh who worked on the street railway. By 1930 Edward was a foreman at Public Service and the couple had eight children between the ages of 7 and 23 living at home. Mrs. Lyons was still living here in 1934. The house was later occupied by Herman Fosburgh and remained in the Fosburgh family until 1980.

**15. Sullivan-Folsom Multi Family, 415 Lake Avenue, c.1885. Contributing building. [Photo 14]**

The building at 415 Lake Avenue is a 2 ½-story gablefront dwelling which is two bays wide with a lower two-story ell extending to the east. It is sheathed in vinyl siding and all of the window openings contain modern 1/1 vinyl sash. The sidehall entrance contains a modern door with 3 x 3-lights and is capped by an original hip-roofed hood supported by brackets with turned ornament. Adjacent to the entrance is a two-story, three-sided bay window. The front of the ell is three bays wide and is fronted by a single-story porch enclosed by jalousie windows.

**15A. Garage, c.1930. Contributing building.**

To the southeast of the house is a detached, hip-roofed garage constructed between 1915 and 1950.

This property corresponds to lot 2541 on the Amoskeag Manufacturing Company plan. It was sold initially to James Sullivan but J.A. Folsom is shown as the owner of this house on the 1892 map. According to directories, James A. Folsom had a clothing store on Elm Street and lived on Myrtle Street. In 1900 the house was rented to Frederick Follansbee, building mover and in 1910 the tenant was William Jones, steamfitter. In 1920 there were two apartments – occupied by George Wells, a wheelwright, and Martin Syra, a German born shoe shop worker. In 1945 William S. Rainford, a carpenter, was living here as was Alfred Flanders. The property was conveyed by the estate of Bernadette Duhaime to Harry and Pauline Lord in 1950 for \$7,350.

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**16. Sullivan-Cronin House, 419 Lake Avenue, 1887. Contributing building. [Photo 15]**

The multi-family building at 419 Lake Avenue is a 2 ½-story, 2 x 2-bay gablefront structure set on a granite foundation and sheathed in aluminum siding. Extending to the east is a 2 ½-story ell of slightly lesser height. Historic maps suggest that the house was originally two stories in height and was raised between 1897 and 1915. At the same time two-story, three-sided bay windows were added to the façade and east elevation. The sidehall entrance has a hip-roofed door hood on brackets which is common in the neighborhood. Windows contain modern 1/1 aluminum sash. The front face of the ell has a distinctive gable breaking through the front roof slope. There is a secondary entrance sheltered by a metal canopy. Historically the ell was fronted by a single-story porch. An exterior wooden staircase is located at the rear of the ell.

Deeds indicate that in May 1887 James Sullivan purchased this 5,000 square foot lot (#2542) from the Amoskeag Manufacturing Company. In 1889 he sold the property, including a house, to Margaret Cronin, a widow, for \$3,000. Margaret Cronin was born in Ireland about 1837 and came to this country in 1855. In 1900 she was living here with a boarder and a tenant, William McCloud, a fireman. By 1910 Mrs. Cronin was living elsewhere with her niece's family and the house was rented to Herbert Cummings, who worked on the railway, Emma Holts, who worked in the shoe shop and John Denis, a grocery driver. In 1921 Margaret Cronin conveyed the property to her great niece Isabel Holland, who never occupied the house. The property was sold by Miss Holland's estate in 1963 for \$8,000.

**17. Gas Station/Convenience Store, 425 Lake Avenue, c.2010. Noncontributing building (due to age). [Photo 16]**

This modern gas station/convenience store stands on the site of the former Lake Avenue Fire House. The single-story, 49'x 60' building is capped by a low gable roof and is sheathed in vinyl siding. The entrance is located on the east side, facing the island of gas pumps.

Land for a fire station (lot 2261) was given by the Amoskeag Manufacturing Company to the City of Manchester in 1882. The Merrimack Hose Company No. 4 was organized June 21, 1883. At first the company was served by a wooden hose house. This was replaced by an impressive, twin-towered brick station that was constructed on the site in 1889 according to designs by City Engineer Winfred Bennett and City Councilman John M. Kendall who was a civil engineer. In addition to an engine room, the brick building also included a ward room for Ward 6 and served the neighborhood for almost one hundred years. It closed in 1979 and the property was sold by the City in 1983. The building was damaged by a fire in 2002 and subsequently demolished.

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**18. Perry-Gilman Building, 443 Lake Avenue (447 Hall Street), c.1880. Contributing building. [Photo 17]**

Occupying an important site commonly known as Gilman's Corner, 443 Lake Avenue is a 2 ½-story mixed use building combining a commercial first floor with residential units above. Set on a granite foundation, the block is sheathed primarily in vinyl siding with T1-11 siding covering the first floor and a shallow roof above the storefronts. The building is capped by an asphalt-shingled gable roof with projecting eaves that are without returns and two brick corbel cap chimneys rising from the ridge. The wide gable faces Hall Street to the west while twin gable wall dormers are oriented to Lake Avenue. The main entrance is recessed at the corner as it always been but the large display windows with transoms visible in historic photos have been replaced by modern fixed and sliding windows punctuating the T1-11 siding. Window openings on the upper floors have also seen alterations. Several have been covered over and the original 2/2 sash has been replaced by modern 1/1 units with shutters. To the south of the main block is a small two-story flat-roofed wing with a covered entrance vestibule facing Hall Street.

**18A. Bronze Marker, c.1920. Contributing object. [Photo 18]**

On the sidewalk in front of the building is a bronze marker erected in honor of Pvt. Bernard Barry who was killed in action during World War I.

This building was constructed prior to the 1891 Sanborn map which shows that the first floor spaces were occupied by a drug store, a barber and a cobbler. The earliest known owner of this building was T.J. Perry who is shown as the owner on the 1892 map. True J. Perry (1835-1900) was a former schoolteacher who acquired considerable real estate in Manchester. His wife Annie was a clairvoyant who at one time had an office in the building. After her husband's death, Mrs. Perry continued to live here. Her 1914 obituary noted that she "had given probably more readings to Manchester people than any other medium in the city" (*Manchester Union*, March 26, 1914).

In 1895 Burpee & Co. Groceries & Provisions was located at 443 Lake Avenue (see p. 85). Lewis G. Gilman operated a drug store here for many years. By 1897 the entire first floor was occupied by his drug store. Gilman was also prominent in Democratic Party affairs and served on the Governor's Council in 1913 and 1914. Gilman purchased the building from Dyer & Gale Perry in 1926 just two years before his death. The property was sold by Gilman family members in 1954 to Edgar and Olivette Goulet who owned it until 1967.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**19. Kean French Flats, 453-457 Lake Avenue, c.1910. Contributing building. [Photo 19]**

453-457 Lake Avenue is an extremely well-preserved and decorative example of an early 20<sup>th</sup> century apartment building in an eclectic Colonial Revival style. Set on a granite block foundation, the three-story building retains a wood clapboard exterior with a flared apron of staggered butt wood shingles below the second story windows. Above and below the apron there are recessed panel cornerboards. The projecting eaves display modillions and dentils above a two-part frieze. Three three-sided bay windows enliven the façade, rising three stories and adorned by simpler pilasters that are without decorative panels. Also projecting from the façade are two single-story, flat-roofed entrance porches decorated by dentils and brackets and each supported by two pairs of Doric columns. Surviving character defining elements include original wooden windows and wooden front doors with oval glass panes. Most of the windows are of an individual 2/1 configuration but there are also pairs and a few tripartite sets. A few have diamond-paned upper sash. Most of the windows have simple molded surrounds but those on the upper floors of the facades between the bays have entablature lintels framed by pilasters.

**19A. Garage, c.1920. Contributing building. [Photo 19]**

To the west of the apartment building is a single-story, clapboarded garage building with a T-shaped plan. The flat-roofed building has four sliding garage doors on the north elevation facing Lake Avenue and four additional doors on the east side of the rear ell. Each of the original wooden doors displays two sets of 4 x 2-light panes above four narrow recessed vertical panels.

Sanborn maps indicate that this upscale multi-family building of French Flats was constructed between 1897 and 1915. Elizabeth W. Kean, wife of Dr. Michael Kean, purchased the two parcels of land in 1911 and 1912, from Charles Hadley and William Burgess and from Annie Perry. The Keans lived on Beech Street and apparently built the multi-family as an investment. In 1916 the occupants of 455 Lake included Harold Burbank, a shoemaker; Henry Dunton, a veterinarian; and Jean Guyette, a bricklayer. The residents of 457 Lake were Mrs. Theresa Browning, a widow, and Frank Walker.

The property was sold by Elizabeth Kean to Edward M. James, a musician, in 1917. James never lived here and in 1930 sold the property to Walter Suosso. Walter Suosso was a police inspector and occupied one of the eight units with his wife Margaret and two children. In 1940 the tenants included George Bellemore, a loom fixer; Paul Barnollar, mail carrier; Thomas Cussen, policeman; Dana Wilson, who worked in a shoe shop; John Langley, box maker; Frank Walker; and Walter Suosso's mother and two siblings. Walter Suosso continued to own the property until 1962 when it was sold to Charles and Angela Teas. Charles Teas sold the property in 2011.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**20. Mara-Summerville House, 461 Lake Avenue, c.1897. Contributing building. [Photo 20]**

Although it has lost most of its decorative details, the asymmetrical massing of this two-story cottage still reflects its eclectic late 19<sup>th</sup> century date of construction. Set on a brick foundation, the house is now sheathed in vinyl siding and was probably considerably more decorative originally. The house consists of a two-story side-gabled core with the east part of the façade consisting of a two-story, jerkinhead-roofed projection which has clipped corners on the first floor. To the west of this is a shed roofed porch with simple posts taking the place of what were probably originally turned posts (as seen on the back porch). The front door is a modern replacement and windows consist of modern 1/1 sash and fixed plate glass windows. The original sash configuration is not known.

There is no house on this site at the time of the 1896 map. The land was sold in 1896 by Alonzo Gage to Henry Mara who probably had this house and the house next door at 463 Lake built soon thereafter. The 1900 Census indicates that Henry Mara was an engraver, born in England in 1865. He lived next door at 463 Lake with his wife Carrie. In 1900 the house at 461 Lake was being rented to George McDonald, a woodworker who was born in Canada in 1857. He occupied the house with his wife Maude and children, Carrie and Harry. In 1920 Mara was living in Connecticut and sold the house at 461 Lake to Carrie Summerville. Carrie was born in Liverpool, England and was the wife of James Summerville, a machinist, and the couple was living at 78 Massabesic Street. By 1928 the couple was living at 461 Lake Avenue. The 1930 Census lists Carrie as a widow, living here with her son Harold, a truckdriver. Mrs. Summerville died in 1945.

**21. Mara-Dugan House, 463 Lake Avenue, c.1897. Contributing building. [Photo 21]**

Located at the southwest corner of Lake Avenue and Belmont Street, 463 Lake Avenue is a well-preserved late 19<sup>th</sup> century dwelling which retains virtually all of its original detailing. Set on a brick foundation, the 2 ½-story clapboarded dwelling displays a cross gable plan with distinctive, steeply-pitched gables that retain decorative bargeboards with incised linear designs. At the top of each cornerboard a pair of curved brackets with incised, stylized floral decoration support the gable. The front porch is two bays wide with square posts, decorative brackets and a jigsawn balustrade. Windows primarily contain double-hung 2/1 sash with peaked lintels; a Queen Anne style window with a border of smaller panes in each sash, lights the front stairs. Extending behind the main house block is an original two-story wing with similar detailing including decorative gable wall dormers with matching bargeboards and a porch on the east side with turned posts.

There is no house on this site at the time of the 1896 map. The land was sold in 1896 by Alonzo Gage to Henry Mara who appears to have had this house and the house next door at 461 Lake built soon thereafter. The 1900 Census indicates that Henry Mara was an engraver, born in England in 1865. He lived at 463 Lake with his wife Carrie but by 1910 the family was living in Connecticut. In 1922 the house was sold by Ada Frances Mansfield to John Dugan. John L. Dugan worked as a motorman for the street railway. At the time of the 1930 Census he was living here with his Irish-born wife Annie and their seven children between the ages of 5 and 23. The two eldest children worked in the shoe shop. Members of the Dugan family continued to own the property until 1985.

AREA FORM

AREA NAME: THE HOLLOW

**22. Duplex, 467 Lake Avenue, c.1996. Noncontributing building (due to age). [Photo 22]**

This is one of three identical two-family houses constructed by Louis Pichette in the late 1990s on land that was formerly occupied by an auto body shop. The two-story dwelling is rectangular in plan, sheathed in vinyl siding and set on a poured concrete foundation. It is oriented with its broad gablefront to Lake Avenue. At the center of the façade, a gable-roofed porch supported by turned posts shelters two entrances. There are two 1/1 windows on either side of the entrance porch and a pair of larger windows on the second floor. At the rear are two back decks.

**23. Duplex, 473-475 Lake Avenue, c.1996. Noncontributing building (due to age). [Photo 23]**

Same as #22 above.

**24. Duplex, 479 Lake Avenue, c.1996. Noncontributing building (due to age). [Photo 24]**

Same as #22 above.

**25. Veasey Multi-Family, 354 Spruce Street, c.1885. Contributing building. [Photo 25]**

Located at the northeast corner of Spruce and Wilson Streets, 354 Spruce is a 2 ½-story gablefront multi-family structure dating to the late 19<sup>th</sup> century. Sheathed in asbestos siding c.1950, it is without stylistic features or detailing. Above a granite block foundation, the gablefront displays projecting eaves that end in returns while a large central gable wall dormer is centered on the adjacent east and west elevations. The sidehall entry has been fitted with a wide c.1980 porch. Windows on the building contain vinyl 1/1 sash. Extending behind the main house block is a 1 ½-story wing.

This house is shown on the 1891 Sanborn map and on the 1892 map it is shown as being owned by N. Vausey (sp?). It was lot 2610 on the Amoskeag Plot. It was probably constructed as a rental property by Nathaniel Veasey, a carpenter, who lived on Concord Street. In 1900 the tenants were the families of John Magoon who was born in Canada and Henry Wilson who was born in England and worked as a brakeman.

In 1917 the two apartments were rented to John Sarkez, a machinist, and Gertrude Jones, a textile worker from New York. Gertrude Jones was still living here in 1920 at which time the other tenant was Jesse Walker, a millwright for a casket company. Joseph Parenteau purchased the building prior to 1945. The 1945 directory shows him as living in one unit with Arthur Rivet renting the other. The Parenteau family continued to own the property until 1981.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**26. Noyes Multi-Family, 356 Spruce Street, 1890. Contributing building. [Photo 26]**

356 Spruce Street is a 2 ½-story multi-family dwelling with a cross gable plan. Despite the application of vinyl siding, the building retains a number of original features including wooden 2/2 windows and doors. The principal façade is three bays wide and the gables are without returns. The sidehall entrance contains a pair of double wooden doors with upper rectangular glass panes over recessed panels. The doors are sheltered by a hip roofed door hood supported by decorative brackets with incised detailing and pendants. The three bay-wide ell extending to the east is fronted by a two-story porch which is largely of modern construction. The doors at the east end on each level are original wooden units with upper glass.

This three-family dwelling was built on Amoskeag Lot 2785. The land was sold by Amoskeag to Isabel Noyes in September 1889. Isabel's husband, George B. Noyes, is shown as the owner on the 1892 map. Noyes was a stone mason and lived here with his wife Isabelle and son Frank. In 1900 the other half of the house was rented to Ernest Wagner who had emigrated from Prussia. George Noyes died in 1912 but Mrs. Noyes continued to live here until her death in 1918. In 1917 her tenant was Thomas Baxendale. At the time of the 1920 Census Frank Noyes, a house painter, was living here with his German-born wife Louise and two sons. The other unit was rented to Timothy O'Leary, an Irish born millworker. In 1921 Frank Noyes sold the property. It was owned by Mary Casey from 1921 to 1944. She lived here with a sister-in-law and cousins. Leo and Lucille Leoutsakos owned the property from 1944 to 1969 and also occupied one of the units.

**27. Gladden-Reif Multi-Family, 362-364 Spruce Street, c.1885. Contributing building. [Photo 27]**

The 1 ½-story, 3 x 2-bay side-gabled building at 362-364 Spruce Street is a well-preserved late 19<sup>th</sup> century duplex featuring side by side units. Set on a granite foundation, the clapboarded building displays a late Gothic Revival influence in the twin gable wall dormers that dominate the façade. Small curved brackets are located at the tops of the cornerboards. Other character defining details include entablature lintels; the window sash is a modern 1/1 vinyl unit. The two front doors are centered between single-story rectangular bays and sheltered by a low gable porch with posts and steps that have been rebuilt.

**27A. Apartments, 360 Spruce Street, c.1924. Contributing building.**

The building at the rear of the duplex is shown as a barn on the 1897 and 1915 Sanborn maps. The present two story, rectangular apartment building may incorporate that structure or have been built on its footprint. The building is clapboarded with a flat roof and bracketed cornice. A two-story porch supported by turned posts spans the entire south side. Fenestration includes modern 1/1 windows and modern doors.

**AREA FORM**

**AREA NAME: THE HOLLOW**

This property was originally Amoskeag Lot 2840 and was sold in May 1890 to Lizzie Gladden, wife of Amos, a carpenter. The couple lived on Cypress Street. There was a house shown on the 1891 Sanborn map and the 1892 Hurd Atlas which indicates that it was then owned by G.W. Reif. In 1917 Mrs. Flora Mahoney was living here. In 1920 the unit at 362 Spruce was occupied by Helen Sharek (Szarek) who was born in Poland and worked in the textile mill. She lived with her three children, a lodger and her sister-in-law. In 1930 the tenants were Charles Mitchell and Lawrence Leathers, a shoe worker. The Szarek family owned the property until 1959 but primarily used it as a rental property. In 1945 the tenants were Mrs. Rose Hebert and Mary Casey.

**28. Noyes Duplex, 368-370 Spruce Street, c.1892. Contributing building. [Photo 28]**

The building at 368-370 Spruce is one of several large duplexes constructed as rental properties in the neighborhood in the 1890s (see also 598 and 599 Cedar). The original massing of this 2 ½-story, side-gabled structure is still intact despite the application of vinyl siding and modern windows and doors. The symmetrical façade has two individual entrances at the center flanked on either side by a two-story gabled bay with cutaway corners on both levels. Centered on the front slope above the two center bays is a gable dormer with two windows. Two brick chimneys rise near the ends of the rear slope. A single-story porch of modern construction spans the entire façade with plain posts and a wrought iron railing. Originally the building had a smaller porch set between the two bay windows but projecting slightly and with angled corners. Extending behind the main block is a two-story wing.

**28A. Garage, c.1960. Noncontributing building (due to age).**

Behind the house, a small gable-roofed, concrete block garage faces the back alley.

Deed research indicates that this lot of land (#2850) was sold by Amoskeag Manufacturing to Martha Clark in 1890 for \$400. Two years later it was sold for \$600 to Isabelle Noyes, wife of George Noyes, a stone mason. The Noyes family lived down the street at 356 Spruce Street and apparently built this duplex as a rental property. In 1900 the tenants were the families of Morris Duncan, grocery man, and Charles Roberts, machinist. The occupants in 1910 were Edson Wyman, a furniture clerk, and Edward Carey, who worked as a meat cutter in a market. In 1917 William Howe was in residence and the East Manchester Fife and Drum Corps were located here.

After Isabelle Noyes died in 1918 the property was sold by her son, Frank, to Samuel Baigel, a Russian-born tailor. In 1920 Samuel Baigel was living at 368 Spruce with his wife Tillie and six children all of whom were born in the U.S. (including New York, Connecticut, Massachusetts, and New Hampshire). The other unit was rented to Arthur Massicotte, a French Canadian house carpenter.

Tillie Baigel sold the property in 1924 to Isadore Brodie. Born in Poland, Brodie was born in Poland and was a furniture dealer. He and his wife Bertha lived at 200 Hanover Street. Bertha Brodie died in 1943 and Isadore sold it in 1949. Later owners included Spiros and Bessie Pappageorge who owned the property from 1953 to 1996.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**29. Goodwin Duplex, 374-376 Spruce Street, c.1891. Contributing building. [Photo 29]**

The 1 ½-story, 3 x 2-bay side-gabled building at 374-376 Spruce Street is late 19<sup>th</sup> century duplex which is similar to that at 362-364 Spruce. The vinyl-sided building displays a late Gothic Revival influence in the two steeply-pitched gable wall dormers that dominate the façade. Two interior brick chimneys rise from the ridge of the asphalt-shingled roof above the dormers. The two modern front doors are centered between single-story rectangular bays capped by shed roofs. A c.1960 metal canopy is mounted over the doorways and is supported by wrought iron posts. The window openings are without lintels and contain modern vinyl 6/1 sash. Extending behind the main house block is a two-story ell.

This land was originally lot 2937 of the Amoskeag Manufacturing Company and was sold by the company to David M. Goodwin in 1891. The 1892 map shows a house had already been built. Goodwin was a stove and tinware merchant and apparently built the present building as a rental property. In 1900 the tenants were Granville Hesselton and Isaac Noyes, a shoe cutter. The occupants in 1920 were William Ballsover, who worked in the shoe shop, and Joseph Joubert, manager of a grocery store. In 1930 the two units were occupied by the families of Charlie Glines, an auto mechanic, and Scott Clark, a contractor.

The property was sold by the estate of Leon Goodwin in 1944. It was purchased by Stanislas and Eva Bourgeois in 1950 and family members continued to own it until 2009.

**30. Goodwin Duplex, 378-380 Spruce Street, c.1892. Contributing building. [Photo 30]**

This side-by-side duplex and its neighbor to the east at 382-384 were built according to the same plan. The 2 ½-story, side-gabled duplex is set on a granite foundation and is clad in vinyl siding. The eaves overhang slightly and have a decorative raking with curvilinear end brackets. At the center of the façade, the two front doors are modern replacements and are sheltered by a canopy with wrought iron supports and railings, replacing an original porch of unknown design. There is a pair of windows on either side of the entrance with another pair aligned above on the second floor. A narrow pair of windows which originally existed over the entrances has been removed or covered over. All of the windows contain modern vinyl 1/1 sash. Extending behind the main house block is a 2 ½-story ell with a two-story porch on the east side and a smaller single-story porch on the west. Both have modern supports.

The duplex at 378-380 Spruce Street stands on Amoskeag Manufacturing Company's Lot 2938 and was also sold to David Goodwin. There is no building on this site at the time of the 1892 map but a structure was in place by 1896. At the time of the 1900 Census 378 Spruce was rented to Albee Jones, a shoemaker, who lived here with his wife May, five children and a servant. The tenant at 380 Spruce was James Dyer who was born in Canada and operated a bicycle business. He was living here with his wife, mother-in-law and a boarder. In 1917 the tenants were Herman Koster and Nathaniel Gilbreth, an insurance agent. Gilbreth was still renting an apartment in 1920; the other tenant was George Pappamileas who worked in a local shoe shop. In 1930 Joseph Lajoie paid \$19/month for his apartment at 378 Spruce. He was born in Quebec and worked for a coal and ice company. Clarence Morgan's rent was \$20/month; he worked in a cotton mill. In 1945 the tenants were William Landry and Alfred Grimard. The property was owned by Frank Q. and Helen Young from 1918 to 1945, by William Roy from 1946 to 1954 and by Arthur Perry from 1954 to 1990.

AREA FORM

AREA NAME: THE HOLLOW

**31. Wheeler Duplex, 382-384 Spruce Street, c.1892. Contributing building. [Photo 31]**

This 2 ½-story, side-gabled duplex is nearly identical to its neighbor at 378-380 Spruce Street. The 3 x 2-bay structure is also clad in vinyl siding with modern 1/1 windows. The two center entries have modern doors and are sheltered by a hip roof that appears original but the supports, deck and railings are all of modern construction. The wall area under the porch has been faced with a brick veneer. Above the porch there is a pair of narrow 1/1 windows that contrast with the other 1/1 windows on the building. The decorative raking on the gable ends and decorative brackets remain intact. Extending behind the main house block is a 2 ½-story ell. Both the east and west sides are fronted by two-story porches of modern construction.

This property, Amoskeag Lot No. 2931, was sold by the Company to George Wheeler in April 1891. There is no house on the site at the time of the 1892 map but it was probably built soon thereafter. Wheeler, a fireman, was living at 384 Spruce Street at the time of the 1900 Census with his wife, two children and a boarder. The other apartment – 382 Spruce – was rented to James Kerwin, an Irish-born carpenter in 1900. The property was later owned by Anna Wheeler Gelo; her estate sold the property to Elizabeth Willey, wife of Fred Willey in 1911. Morris and Rebecca Knaiger who were Russian Jews, owned the property from about 1920. Morris Knaiger worked as a cattle dealer. In 1930 a younger relative (son?), Max Knaiger was living here with his family. He was employed as a meat truck driver. William Haselton and his wife Alice lived at 384 Spruce for many years in the 1920s and 1930s. He initially worked as a carpenter but by 1930 the older couple was taking in boarders to help pay their \$25/month rent. The Knaigers' mortgage was foreclosed in the 1940s. Later owners included Edward and Wanda Murphy who owned the property from 1944 to 1978.

**32. Page-Grady House, 386 Spruce Street, c.1892. Contributing building. [Photo 32]**

386 Spruce Street is a 1 ½-story cottage with a cross-gable plan. Set on a brick foundation, it has recently been sheathed in vinyl siding, obscuring what was originally a clapboarded exterior with pilaster cornerboards, a plain frieze and lipped lintels. The windows now contain 1/1 vinyl sash replacing what were originally 2/1 sash. The front gable has a three-sided bay window on its front face and a pair of windows above. The front porch, which projects out from the cross gable retains turned posts but have lost their jigsaw brackets. A brick corbel cap chimney rises from the front roof slope and the gables have cornice returns.

This single-family dwelling was built on Amoskeag Lot 2925. The land was sold by Amoskeag to Levi Page in April 1891. Page was a carpenter who lived next door at 444 Hall Street. There is no house on the site at the time of the 1892 map but a house had been built by the time of the 1896 map. In 1905 Silas Felton acquired the property by writ of possession against Levi and Alice Page.

In 1920 the house was being rented by James Chapman who worked as a cutter in a local shoe shop. He lived here with his wife Etta and five children. Ellen Grady, widow of Thomas, purchased the property in 1927. In 1930 Mrs. Grady, who was born in Ireland about 1873, was living here with her two daughters and a brother, James Donahoe. John Grady was living here in 1945. It was owned by members of the Grady family until 1994.

AREA FORM

AREA NAME: THE HOLLOW

**33. Duplex, 416 Spruce Street, c.2000. Noncontributing building (due to age). [Photo 33]**

Located at the northwest corner of Spruce and Belmont Streets, this two-family house is rectangular in plan, sheathed in vinyl siding and set on a poured concrete foundation. It is oriented with its broad gablefront to Spruce Street. At the center of the façade, a gable-roofed porch supported by turned posts shelters a door with inset lunette. There are two 6/1 windows on either side of the entrance porch and matching windows aligned on the second floor. The rear elevation is spanned by a deck.

This duplex stands on the site of a former gas station/auto repair shop.

**34. Taylor-Alter Three Decker, 418-420 Spruce Street, c.1910. Contributing building. [Photo 34]**

This early 20th century three decker is located at the northeast corner of Spruce and Belmont Streets. It is set on a brick foundation and is clad in vinyl siding. The west part of the south façade consists of a three-story, three-sided bay window. The section to the east was originally fronted by a three-story porch. This was removed (date unknown) and today the two glass-and-panel doors are fronted by a wooden stoop of modern construction. There are several surviving 2/1 windows but most of the windows now contain 1/1 replacement sash. A three-story section with a three-story porch of modern construction is offset to the northwest.

The Old Falls Road originally passed diagonally through this land. In 1895 the road was rerouted and the surrounding parcel of vacant land was laid out in building lots by Head and Dowst. This was lot 6 of that subdivision and was sold in 1895 to Florence E. Platts. In 1910 Platts sold the land to James McLane of New Boston and Richard Taylor of Manchester who apparently built the present building. It was purchased by William Taylor of Goffstown who sold it in 1916 to Ezak Alter. Alter was born in Russia about 1866 and emigrated to this country in 1899. His wife Esther and three children were all born in Russia. He worked as a junk collector. The 1920 Census shows the Alter family as occupying one unit in the building while the other two were rented to Thomas Griffin, a street car conductor, and Frank Knight who worked as a spinner in a woolen mill. Ezak Alter conveyed the property to his son Aaron in 1932 and Aaron continued to own it until 1946. Aaron Alter was a retail fruit merchant. In 1945 the three apartments were occupied by Armand Guillemette, Cornelius Kelly and Omer Lariviere.

**35. Smith Multi-Family, 424 Spruce Street, c.1900. Contributing building. [Photo 35]**

This vinyl-sided building and its neighbor to the east (428 Spruce) were built according to the same plan. The structure consists of a two-story hip-roofed core with a 2 ½-story, two bay wide gable projecting from the west half of the façade and secondary gable wall dormers on the east and west side elevations. The building has eaves which project slightly with simple curved brackets at the end of each projection and gable. Originally a two-story porch spanned the entire façade but the porch is now limited to a modern shed roof over the fiberglass front door to the east of the front gable and the door on the second floor has been removed. A two-story rectangular bay projects from the west elevation under the gable wall dormer and is capped by a shed roof with brackets. Behind this a two-story porch of modern reconstruction spans the west side of the rear wing. Windows contain modern 1/1 sash and are without lintels.

AREA FORM

AREA NAME: THE HOLLOW

There is no building on this site at the time of the 1896 map. The land this building occupies was sold by Head & Dowst to Peter McQuillan in 1900. The following year McQuillan sold the land to the Manchester Building and Loan Association which apparently built the present multi-family building. The land with buildings was sold to David F. Smith in 1906. It was later owned by Kenneth Smith (his son?). In 1920 the occupants of the building were Florence Norris, who worked in a shoe factory and lived here with her two children; John Cook, who was 78 and from Canada and lived with his wife and son; and Kenneth Smith, age 37, born in Scotland and a section hand in a woolen mill. He lived with his wife Una and three children. In 1941 Kenneth Smith sold the building to Annie Donnelly. The tenants in 1945 were John Wagner, Mrs. Georgia Papagianis and Mrs. Emma Flood. In 1946 Annie Donnelly sold it to Evan and Sophie Karatzas. The Karatzas family continued to own the property until 1966.

**36. Paige Multi-Family, 428 Spruce Street, c.1900. Contributing building. [Photo 36]**

This multi-family building was constructed according to the same plan as its neighbor to the west but retains slightly more integrity. Set on a granite foundation, it is sheathed in asbestos shingles with decorative brackets accenting the ends of the overhanging eaves of the hip roof and various projecting gables. Facing the street to the west is a 2 ½-story, two bay wide gable; the recessed section to the east is fronted by a two-story, shed roofed porch with plain posts resting on a low wall. There are entries both on the first and second floor which contain glass-and-panel doors. According to Sanborn maps, the two-story porch originally spanned the entire façade. A two-story rectangular bay projects from the west elevation under the gable wall dormer and is capped by a shed roof with brackets. Behind this a two-story porch with turned posts on a shingled wall spans the west side of the rear wing. Windows contain 1/1 sash.

**36A. Barn/Garage, c.1910. Contributing building.**

At the rear of the lot is a two-story side-gabled barn which is sheathed in clapboards and flanked on both the east and west ends by a shed-roofed bay. Sets of double doors access the first floor and there is a loft door above.

This land, Lot 9 on the Allen Plan of the Manter Heirs Land, 1882, was sold by Florence and Clarence Platts to Clarence Paige in 1910. There is no building on the site at the time of the 1896 map but it was in place by the time of the 1915 Sanborn map. In 1917 the tenants were Clarence Baker, Michael Connor and Leon Edwards. The residents in 1945 were Harry Cotting, George Gilman and Oscar Malo. Clarence Paige sold the property in 1949. The property was owned by Hermengilde and Adelaide Halle from 1950 to 1999.

AREA FORM

AREA NAME: THE HOLLOW

**37. Buch Multi-Family, 425 Spruce Street, c.1892. Contributing building. [Photo 37]**

This 2 ½-story dwelling has a cross-gable plan and is lacking in any decorative details other than the turned and jigsawed work adorning the bracketed door hood over the sidehall entrance on the three bay wide gablefront. The main entrance contains a set of wooden double doors with rectangular upper glazed panels. The building was constructed according to the same plan as the building to the west at 421 Spruce Street. It is set on a granite foundation and sheathed in vinyl siding. Windows contain modern 1/1 sash and the other doors are steel replacements. The two-story porch fronting the lateral ell has plain wooden posts set on lower walls.

Both this multi-family building and its twin next door at 421 Spruce were constructed between 1892 and 1896. The property consists of the eastern part of Lot 7 as shown on the plan prepared for True Perry and Alonzo Gage in 1892. It was owned by Melvin Moore of Raymond prior to 1913. The building was purchased by Christian Buch in 1914. He had emigrated from Germany about 1885 and operated a restaurant on West Central Street. He lived here with his wife Katherine. The property was sold by Katherine Buch Ladd in 1940. In 1945 the tenants were Arthur Maynard and Leander Bowden.

**38. Stetson-Beaudet Multi-Family, 421 Spruce Street, c.1892. Contributing building. [Photo 38]**

This multi-family building was built according to the same plan as its neighbor to the east (see 425 Spruce). It rests on a granite foundation and is sheathed in vinyl siding with modern 1/1 window replacements. Like 425 Spruce, the eaves overhang slightly and end in returns and the sidehall entrance on the gablefront retains double glass-and-panel doors and a hip door hood with wooden brackets decorated by turned ornament. The second floor apartment on the lateral ell also retains an historic glass-and-panel door; the door below is a modern replacement.

Both this multi-family building and its twin next door at 425 Spruce were constructed between 1892 and 1896. Deed research indicates that in 1893 the property was sold by Mabel Morgan, wife of Walter, to Clara Stetson for \$2,100. The deed specifically mentions buildings. Clara was the wife of Silas Stetson who was a weaving overseer; the couple lived on Market Street. They bought this building as an income-producing property. In 1916 the tenants were Isaac Katz and Benjamin Knaiger. The property was sold by Silas Stetson to Merina Beaudet in 1923. She and her husband Simeon were both born in Quebec; he worked as a shoemaker. The Beaudets occupied one of the two units and rented out the other. The property was later owned by their son, Adrien Beaudet, and was sold by his estate in 1962.

**39. Page Duplex, 397-399 Spruce Street, c.1897. Contributing building. [Photo 39]**

This is one of four similar hip-roofed duplexes constructed in the neighborhood by L.W. and A.A. Page in the late 1890s (see also 393 Spruce, 598 Cedar and 599 Cedar). The building is set on a brick foundation and is sheathed in vinyl siding. While retaining its massing, including two gable wall dormers above single-story, three-sided bay windows, the building has vinyl replacement windows and doors. The smaller size of the windows over the porch is also a modern alteration. Sanborn insurance maps show that originally a single-story porch fronted the entire façade. The present shed-roofed porch set between the two bay windows is a recent reconstruction.

**AREA FORM**

**AREA NAME: THE HOLLOW**

There is no building on this site at the time of the 1896 City map or the 1897 Sanborn map. The land is Amoskeag Lot 5010 and Lot 2, Block 18 on the Plan of the Elliott Manufacturing Co. Levi Page purchased the lot from Elliott Manufacturing in June 1897 and probably built the present building soon thereafter. In 1916 Mrs. Alice Clark, widow of Everett was living at 397 Spruce while John F. Healy and his wife Caroline resided at 399 Spruce. Mrs. Clark was still here in 1920 while the other apartment was rented by Thomas Meikle, an English loomfixer. In 1945 Earl Stone was renting the apartment at 397 Spruce while Leontina Magdziatz owned the building and lived at 399.

**40. Page Duplex, 393-395 Spruce Street, c.1897. Contributing building. [Photo 40]**

Of the four duplexes in the neighborhood built according to the same design (see also 397 Spruce, 598 and 599 Cedar), this is the best preserved. The 2 ½-story building is capped by a distinctive, steeply-pitched hip roof with gable wall dormers at each end of the façade. Although like the others it is sheathed in vinyl siding, it retains a mix of windows including narrow 1/1 units on the second story of the façade and fixed Queen Anne sash with a border of colored glass in the front gables. A single-story porch spans the entire porch although it has been enclosed by continuous windows.

There is no building on this site at the time of the 1896 City map or the 1897 Sanborn map. The land is Lot 1, Block 18 on the Plan of the Elliott Manufacturing Co. and Lot 5009 on the Amoskeag Plan. The lot was sold by Elliott Manufacturing to Levi Page in 1897. In 1920 John F. Healy was living here with his wife Caroline and four children. Healy was born in Ireland and worked as a store manager. The property was sold by John Healy's estate to Joseph and Teresa Flis in 1929. According to the 1930 Census both Joseph and Theresa were born in Poland; their two children were born in New Hampshire. He worked as a soler in a shoe shop; she was a weaver in a cotton mill. In 1930 their tenant was Thomas Baxendale who emigrated from England and worked as a milk salesman. The Flis family continued to own the building until 1963.

**41. Simonds & Boynton Cracker Bakery/NEOP Hall, 387-91 Spruce Street, 1896. Contributing building. [Photo 41]**

Located at the southwest corner of Spruce and Hall Streets, 391 Spruce Street is a two-story building combining a commercial first floor and residential apartments upstairs. Capped by a low pitched gable roof, the building is sheathed in vinyl siding. The entrance to the first floor consists of an angled doorway with metal and glass door at the northeast corner of the building. Only one fixed storefront window with transom lights survives today. Any others which were in place originally have been covered with vinyl siding. At each end of the north and east facades there is a gable door hood on brackets sheltering a glass-and-panel door leading upstairs. The second floor windows consist of modern 1/1 replacements with shutters.

AREA FORM

AREA NAME: THE HOLLOW

This land (Lot 9 in Block 1) was sold by the Elliott Manufacturing Company to George Simonds in 1896. Soon thereafter Simonds built the present building which appears on the 1897 Sanborn map. It originally functioned as a cracker bakery for Simonds and his partner, George L. Boynton of Groton, Massachusetts. After Boynton retired Simonds continued with the bakery and also operated a lunch cart business. The 1910 Census lists George G. Simonds as living at 389 Spruce with his wife Minnie and six children between the ages of 1 and 12.

The family owned the building until 1912. In 1913 it was purchased by the New England Order of Protection Building Association which renovated the building to serve as a meeting hall. The NEOP was a fraternal benefit society and used the building for lodge meetings. In 1916 Patrick Devine, a mill operative, was living in the apartment at 389. Also located here was the Daniels & Healy Insurance office. It was owned by NEOP until 1958.

**42. Page-Presby Duplex, 383-385 Spruce Street, c.1897. Contributing building. [Photo 42]**

The building at 383-385 Spruce is a 2 ½-story duplex with each unit occupying an entire floor. Capped by a high hip roof, the building is set on a brick foundation and sheathed in vinyl siding. The entire four bay façade is fronted by a two-story, three-bay wide porch which has been reconstructed in recent years with simple lumber. On the first floor there are two original glass-and-panel front doors with another door of the same design accessing the porch above. Windows on the building retain wooden 2/2 sash. A single-story porch spans part of the east elevation, terminating at the rear hip-roofed wing. There is an original hip-roofed door hood sheltering the back door.

This property consists of Lot 8 in Block 1 on the Elliott Manufacturing Company Plan and Lot 5007 on the Amoskeag Manufacturing Company plan. There is no building on the site at the time of the 1897 Sanborn map. The land was sold by Elliott Manufacturing to Levi Page. He sold the land with buildings to Laura Presby of Sutton in 1901.

The two tenants in 1910 were Clara Ford, an older widow, and Ernest Messer, a civil engineer who lived here with his wife and young son. In 1916 the occupants of the house were John and Mary Cook (383) and Wallace Poore (385). The building was purchased by Ernest Francoeur in 1942. In 1945 he was living at 385 Spruce while Alex Sayfie was at 383 Spruce. William Francoeur sold the building in 1969.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**43. Savage-Perlman Three Decker, 375-377 Spruce Street, c.1900. Contributing building. [Photo 43]**

The multi-family building at 375-377 Spruce Street is one of four adjacent, similar three deckers on the south side of Spruce Street constructed in the early years of the 20th century. The building is set on a granite foundation and is clad in vinyl siding which extends up to the projecting eaves, obscuring any cornice details which once existed. The eastern half of the façade consists of a continuous three-story, three-sided bay. At the center of the façade there are two modern doors sheltered by a single-story shed-roofed porch of modern construction with a single bay of windows above. Sanborn maps indicate that originally the porch was three-stories in height. The west portion of the façade has a single bay of windows facing the street with an adjacent angled bay at the corner. All of the windows are vinyl replacement sash in a 1/1 configuration. A three-story porch projects from the east wall of the rear portion of the building.

This property consists of Lot 7 in Block 1 on the Elliott Manufacturing Company Plan and Lot 5005 on the Amoskeag plan. There is no building on the site at the time of the 1897 Sanborn map but the present building had been built by the time of the 1915 Sanborn map. The original owner may well have been Mary Savage who acquired the property in 1913 and sold it to Sadie Perlman in 1920. Sadie was the wife of Harry Perlman, a Russian Jew who emigrated to this country about 1908. He operated a tailor shop on Spruce Street. In 1930 the Perlman family had four children all born in New Hampshire. The other two families in the building in 1930 were the family of Benjamin Mandel, another Russian Jew who worked as a poultry dealer, and John W. Kelley. The Perlman family owned the property until 1944 when it was sold to Thomas Pappageorge.

**44. Savage Three Decker, 371 Spruce Street, c.1900. Contributing building. [Photo 44]**

This is one of four adjacent, similar three deckers on the south side of Spruce Street; this building and the two to the west (#363 and #367) were built according to the same plans. It is set on a granite foundation and is clad in vinyl siding. The flat roof has overhanging eaves with a cornice frieze also obscured by siding. As on its neighbors, the eastern half of the façade consists of a continuous three-story, three-sided bay. At the center of the façade there is a single entrance rather than the two entrances seen on #375. The single-story entrance porch was rebuilt c.1960 and has wrought iron supports. The windows on the top floor – a mix of 6/1 and 4/1 wooden units appear to be original; those on the lower two stories (6/6 and 1/1) are modern vinyl units. The three-story back porch on the east elevation is an original feature though rebuilt.

This property consists of Lot 5004 on the original Amoskeag plan and Lot 5 in Block 1 on the later Elliott Manufacturing Company Plan and Lot 5004. There is no building on the site at the time of the 1897 Sanborn map but the present building had been built by the time of the 1915 Sanborn map. The land was sold by Elliott Manufacturing to Maurice Savage in 1894. When Maurice Savage sold the property to Mary Savage (his sister?) in 1913, the property included buildings as well. The property was intended to be income producing and had a variety of working class tenants over the years. In 1916 the tenants included Gustaf Ahlgren, a tailor; Max Cohen, a cigarmaker, and Thomas Gallant, a clerk.

**AREA FORM**

**AREA NAME: THE HOLLOW**

Stanislas Bourgeois was living here by 1917 and later purchased the building in 1924. Stanislas died in 1949 and members of the family sold the property the following year. Konstantinos Baryianes purchased the building in 1950.

**45. Savage Three Decker, 367 Spruce Street, c.1900. Contributing building. [Photo 45]**

This typical three decker was built as one of a set with its neighbors on either side. Like the other buildings the flat-roofed structure has a three-sided, three-story continuous bay on the east side of its façade and an unusual angled corner on the other side of the façade. It is also clad in artificial siding and any decorative cornice work which once existed at the projecting eaves is no longer extant. The building is notable for retaining what appears to be an original front door and porch. The hip-roofed porch is supported by Tuscan columns and displays a bracketed cornice. Windows contain modern 1/1 sash. In addition to the three-story porch (rebuilt) on the east side, a modern exterior staircase has been added on the west.

This property consists of Lot 4 in Block 1 on the Elliott Manufacturing Company Plan and Lot 5003 on the Amoskeag plan. There is no building on the site at the time of the 1897 Sanborn map but the present building had been built by the time of the 1915 Sanborn map. Like its neighbors to the east, this building was originally owned by the Savage family. Early tenants included Hyman Blitz, a cigarmaker, and James Dyer, a chef in 1916 and Frank Walinski, a Lithuanian shoemaker, and William Jennings, an Irish millworker in 1917.

**46. Savage-Novak Three Decker, 363 Spruce Street, c.1900. Contributing building. [Photo 46]**

Of the four three deckers on the south side of Spruce Street (see #43-45), this is the one that retains the most exterior integrity. Its plan and massing are identical to the others and it is also set on a granite foundation and sheathed in vinyl siding. Although the concrete stoop is a later addition, the entrance remains otherwise intact with an original wood-and-glass front door and a hip-roofed, single-story porch supported by two turned posts. The porch retains jigsaw brackets and cornice trim including dentils and brackets. The windows now contain vinyl 1/1 sash. The rear porch is an original feature but was rebuilt with attenuated posts and metal railings.

This property corresponds to Lot 3 in Block 1 on the Elliott Manufacturing Company Plan and Lot 5002 on the earlier Amoskeag plan. The land was conveyed by Amoskeag to Elliott in 1894 and sold by Elliott to Maurice and Michael Savage in 1911. The Savages sold the property to Alfred Plumpton in 1911. The buildings were already in place and subject to a \$3,000 mortgage. Plumpton was a piano teacher living on Sagamore Street. In 1914 Plumpton sold the property to Annie and Barney Meltzer. In 1916 Meltzer was living here along with two tenants – Hyman Sachs, an upholsterer and Solomon Shechet, an umbrella repairer. Barned Novak, a bottle maker, purchased the property in 1920 and lived here with his wife Sadie. The Novak family continued to own the building until 1967.

AREA FORM

AREA NAME: THE HOLLOW

**47. Whedon Block, 353-357 Spruce Street, c.1890. Contributing building. [Photo 47]**

Located at the southeast corner of Spruce Street and Wilson Street, 353 Spruce Street is a two-story combination commercial/residential block capped by an asphalt-shingled bellcast mansard roof (the only mansard roof in the neighborhood). The building is sheathed primarily in asbestos shingles with some vinyl siding on the first floor. There is a recessed entrance at the northwest corner of the building (353 Spruce) with a single recessed entrance at the east end of the north façade (357 Spruce). Any storefronts have been covered. On the second floor there are seven window openings on the north façade and four on the west façade. Most contain 1/1 vinyl sash; several have been boarded. Simple dormer windows capped by low gables punctuate the gable roof. A three-story porch spans the rear (south) elevation. At one time there was a detached garage to the east of the building.

This property consists of Lot 2 in Block 1 on the Elliott Manufacturing Company. There is no building shown on this site on the 1892 Hurd atlas. In June 1894 John Magoon sold the land to Charles Whedon of Whitefield for \$312. The 1897 Sanborn map shows a two-story block on this site containing three stores on the first floor. The 1901 City Report indicates that on February 16 of that year, the two-story block at 353 East Spruce, owned by C.T. Whedon, and occupied by E.M. Holmes as a grocery store was damaged by a fire. In 1911 Whedon's heirs including his son Eben sold the property to Jacob Levenson, owner of the Boston Clothing Store on Elm Street. The 1915 Sanborn map shows a three-story, mansard-roofed building.

In 1916 E.M. Holmes, grocer, was still located at 353-357 Spruce. The 1915 Sanborn map shows a "Mission" (church?) in the easternmost entrance (#359). The upstairs tenants at 355 Spruce included Lewis Cohn, an insurance agent; Augustus Hartford, farmer; Alfons Meulenacre, cigarmaker, and Frank Vallie, chauffeur. The Levenson family continued to own the property until 1946. George and Tillie Pappageorge purchased the property in 1946 and owned it until 1962.

**48. Page-Charest House, 554 Cedar Street, c.1898. Contributing building. [Photo 48]**

This is one of six similar 1 ½-story dwellings with cross gable plans built on the north side of Cedar Street between Wilson and Hall Streets in the late 1890s. Sheathed in aluminum siding, the house is set on a brick foundation. The gables display projecting eaves which end in returns. This house is distinguished from its neighbors by its distinctive front porch which wraps around the west elevation as well, terminating at the west cross gable. The porch is supported by Doric columns with a circular projection at the southwest corner. When the house was converted to a two family (date unknown) an additional door was added at what was originally a single, sidehall entrance and the spacing of the second floor façade windows was shifted slightly. Windows contain modern vinyl 1/1 sash and are fitted with modern shutters.

This house was built after the 1896 map which shows a vacant lot, owned by the Elliott Manufacturing Company. It was originally Arnoskeag lot 5021 and was known as Lot 3 in Block 2 on the Elliott plan drawn in 1892. Like its neighbors, the lot contained 5,000 square feet. There is also no building on the lot on the 1897 Sanborn map. Developer Arthur A. Page purchased the lot from Elliott Manufacturing in April 1898 and the house was built soon thereafter.

**AREA FORM**

**AREA NAME: THE HOLLOW**

The earliest known tenant was Alfred Gillis, a shoe shop worker who was living here in 1910 with his wife and three sons. In 1912 Seraphin Charest, a clerk, was living here with his father, Rezaine Charest and Louis Lalumiere. Seraphin Charest was born in Quebec in 1884 and came to this country in 1892. He worked in the mills as a cotton spinner.

The house was later owned by Ubald Smith from 1921 to 1941. Smith was also born in Quebec and came to this country in 1899. He worked as a wood dealer. In 1930 he was living here with his wife Ida and eight children between the ages of 13 and 33. The property was purchased by Charles and Marie Bouchard in 1941 and family members continued to own it until 1997.

**49. Page House, 556 Cedar Street, c.1896. Contributing building. [Photo 49]**

Like its neighbors (see 554, 570, 576, 580, 592 Cedar), 556 Cedar Street is a 1 ½-story dwelling with a cross gable plan dating to the late 19th century. It is set on a brick foundation and sheathed in vinyl siding. Part of the area that was originally open wrap-around porch adjacent to the east side gable has been enclosed. The three-bay front porch displays turned posts with jigsaw brackets and a spindle balustrade. Most of the windows contain modern 1/1 vinyl sash. A modern bow window has been added on the façade, adjacent to the front door. There is a small fixed window on the west wall, lighting the entrance hall.

This house was built after the 1896 map which shows a vacant lot, owned by the Elliott Manufacturing Company. This was Lot 4 in Block 2 of the company plan drawn in 1892 and was also known as Lot 5020 on the older Amoskeag plan. This is one of many lots purchased by L.W. and A.A. Page from Elliott Manufacturing prior to May 1899. The house is one of their common designs.

William Odekirk, a freight conductor on the steam railroad was renting the house in 1910 and lived here with his wife, four children and son-in-law. Otis Celley owned and occupied the house with his wife Ida from about 1914 to 1918. He worked as an edgsetter for W.H. McElwain Shoe. In 1919 the house was purchased by Blazej and Henryka Jamrog, both of whom were born in Poland. They lived here, and in 1930 their grandson, Edward Modliszewski, and his family were also in residence. Henryka Jamrog's estate sold the property in 1956. It was owned by Maurice and Dorothy Gagnon from 1956 to 1998.

**50. Page-McGregor House, 570 Cedar Street, c.1898. Contributing building. [Photo 50]**

The 1 ½-story house at 570 Cedar Street echoes the plan and massing of its neighbors (see 554, 556, 576, 580, 592 Cedar) but has seen a few more alterations. The wrap-around porch has been rebuilt and the section on the west side adjacent to the side gable has been enclosed for living space. The sidehall entrance has seen the removal of the original door in favor of a c.1960 door with added sidelight panel and a modern bow window has been installed next to the entrance. The two façade windows above the front porch are smaller, scaled-down units. Remaining windows consist of vinyl 1/1 sash.

**AREA FORM**

**AREA NAME: THE HOLLOW**

The land that this house stands on was sold by Amoskeag Manufacturing (Lot 5019) to Elliott Manufacturing in 1894. It was Lot 5 in Block 2 of the Elliott subdivision and the lot of land was sold by the Company to Arthur Page in 1898. Page was a real estate “promoter” and he and his brother Levi had a number of houses constructed in the neighborhood.

In 1900 the house at 570 Cedar was rented to Ethan Spencer, age 73, and his wife Josephine 48. In 1911 the property was purchased by Flora McGregor and her mother Carrie Walker. Flora’s husband, Clayton McGregor was a machinist for Amoskeag. Flora McGregor owned the property until 1928 when she sold it to Francis Welch who owned it until 1946. He worked as a steamfitter. Later owners included Francis J. Walsh (1957-2011).

**51. Page-Welch House, 576 Cedar Street, 1898. Contributing building. [Photo 51]**

Like its neighbors 576 Cedar Street is a 1 ½-story dwelling with a cross gable plan and overhanging eaves that end in returns. It is sheathed in a combination of asbestos shingles and vinyl siding. In this case the house was built with a two-bay porch that shelters the sidehall entrance with its original wood panel-and-upper glass door and wraps around the east elevation, terminating at the cross gable. It is supported by turned posts with jigsawn brackets (see also 556 Cedar). Windows contain modern 1/1 vinyl units with modern shutters.

The land that this house stands on was originally Lot 5018 of the Amoskeag Manufacturing Company holdings. It was sold by Amoskeag to Elliott Manufacturing in 1894 and was designated Lot 6 in Block 2 of the Elliott subdivision. In 1898 Arthur Page purchased the land and apparently built the present house before reselling it to Orin Patch for \$1,500. Patch was the pastor of the First Free Baptist Church and owned the house briefly (without occupying it) before selling it in 1906. The property was owned by Thomas B. Turner, a Candia farmer, from 1908 to 1923. The tenants changed frequently in the early 20th century. In 1900 Fred Coan, an overseer, was living here with his wife Minnie and daughter. Frank Walker, a house carpenter, was renting the house in 1910 and from about 1916 into the 1920s the house was rented to J. Morton Langley, a railroad conductor.

In 1924 the house was sold to Michael Welch. He was born in Ireland and came to this country in 1893. In 1930 he was working in a cotton mill and living here with his sons Raymond and Gordon. Ownership later passed to Raymond Welch and after his death in 1946 the house was owned by his widow Della who owned the house until 1988.

**52. Page-McCarthy House, 580 Cedar Street, c.1897. Contributing building. [Photo 52]**

Yet another variation on the 1 ½-story cross gable dwelling that dominates the north side of this block, 580 Cedar does not have a front porch but instead an asymmetrical, scalloped door hood shelters the sidehall entrance. The area between the two gables is filled by a single-story enclosed area sheltered by a shed roof. The building is sheathed in siding and the windows contain modern 1/1 sash with wood board shutters with cut-out three leafed clovers. A small fixed Queen Anne style window survives on the west wall, lighting the entrance hall.

**AREA FORM**

**AREA NAME: THE HOLLOW**

This is Amoskeag Lot 5017 and Lot 7 in Block 2 on the Plan of the Elliott Manufacturing Company land. There is no building on the site at the time of the 1896 map but it was probably built shortly thereafter. In the early 20th century it was owned by the Savage family. The U.S. Census indicates that Albert Dodge, a wholesaler, was renting the house in 1900. In 1910 Frank Brady, a shoe shop worker, was renting the house. In 1916 the tenant was William Odekirk who worked as a bottler. In 1922 the house was sold by Mary Savage to Mary McCarthy who was born in England and was the widow of Charles McCarthy. In 1930 she was living here with her son Jeremiah, a telephone lineman and daughter Catherine Conway who worked in the cotton mill and had three children. Mrs. McCarthy was still living here in 1940 along with her daughter's family. Son-in-law Henry Cote worked for the newspaper. The property was sold by Jeremiah McCarthy to May Ella Anderson in 1944. Donald and Arlene Goodwin purchased the house in 1950 and it remained in the family until 1985.

**53. Page-Story House, 592 Cedar Street, c.1897. Contributing building. [Photo 53]**

This is the easternmost and most changed of the six similar 1 ½-story, cross-gable dwellings constructed on the north side of Cedar Street in the closing years of the 1890s. Like 576 Cedar Street it was constructed with an offset porch at the southeast corner which extends back to the gable projecting from the east side. The former porch has been enclosed and the original windows replaced by smaller openings containing 1/1 sash. Like most of the others, the house has been sheathed in vinyl siding.

This lot was originally laid out by the Amoskeag Manufacturing Company as Lot 5016. It was part of the land sold by Amoskeag to Elliott Manufacturing in 1894 and then became known as Lot 8 in Block 2. There is no building on the site at the time of the 1896 map but it was apparently built shortly thereafter by Arthur Page who was active in real estate and built a number of houses in the neighborhood, and on this block, as investment properties. Rev. Orin Patch paid Page \$1,500 for the property in 1898. In 1900 the tenant was Mortimer Armstrong, a shoemaker, who lived here with his wife Alice. In 1906 Rev. Patch, having moved to Michigan, sold the house to Jennie Story. Jennie Story and her husband George lived in the house for a number of years. He held various jobs including barber and janitor for a shoe shop. In 1922 Jennie Story sold the house to Nellie Yatter. In 1930 Nellie Yatter, a 70 year old widow, was living here with her daughter Lydia Foote, a private nurse, granddaughter Viola Hall, also a nurse, and Viola's son. Lydia later inherited the property and it was sold by Lydia's estate in 1966.

**54. Page Duplex, 598-600 Cedar Street, c.1897. Contributing building. [Photo 54]**

Located at the northwest corner of Cedar and Hall Streets, the building at 598-600 Cedar is a 2 ½-story duplex which is symmetrical in design and similar in plan and massing if not exact details to the duplex across the street at 599 Cedar Street (see also 393 and 397 Spruce). Set on a brick foundation, the building is clad in vinyl siding and capped by a high hip roof with eaves that overhang slightly and two gable wall dormers that break through the roofline on the façade. The front façade is four bays wide with the first floor fronted by an enclosed porch with recessed center entrances. Windows on the building include a few original 2/1 sash as well as 1/1 windows in several widths and sizes. Projecting from each of the side elevations is a hip-roofed projection a single bay wide.

AREA FORM

AREA NAME: THE HOLLOW

This land was originally laid out by the Amoskeag Manufacturing Company as part of Lot 5016. It was part of the land sold by Amoskeag to Elliott Manufacturing in 1894 and then became known as Lot 8 in Block 2. There is no building on the site at the time of the 1896 map but the duplex was apparently built shortly thereafter by Arthur Page who was active in real estate and had a number of buildings constructed in the neighborhood. After Arthur Page defaulted on his mortgage, Rev. Orin Patch acquired the property in 1898. The 1900 Census return indicates that Oscar Bemis was then living at 598 Cedar while Alonzo Nelson, a cobbler, rented 600 Cedar.

Jennie Story purchased the property in 1906. She and her husband George lived at 592 Cedar. He was a barber and later worked for Amoskeag. In the 1910s the unit at 598 Cedar was rented to John Haselton and his wife Josephine. He worked as a steam fitter in the cotton mill. In 1910 Charles Burlington, a German-born musician, was living at 600 Cedar with his wife Jennie and son.

In 1922 the house was acquired by Nellie Yatter who also lived at 592 Cedar while renting out 598. Mrs. Yatter was the widow of Edmond Yatter; the two-family at 598-600 Cedar was later inherited by her daughter Lydia Foote. In 1930 #598 was occupied by Frank Newman who was the janitor for the Odd Fellows Hall while #600 was rented by James Edmunds, an electrician. By 1940 the tenant was Newman's nephew, Earle Shaw, who lived here with his wife, mother and sister-in-law. After Mrs. Foote's death, ownership passed to Everett Tuttle, Sr. in 1966.

**55. Page-Ross-Gerard House, 621 Cedar Street, c.1897. Contributing building. [Photo 55]**

Built according to a similar plan as its neighbor at 613 Cedar Street, 621 Cedar Street is a 1 ½-story dwelling with a cross gable plan. The building is sheathed in vinyl siding with simple cornerboards. The gables have no frieze but the overhanging eaves end in returns. Sanborn maps indicate that originally a single-story porch spanned the entire façade, terminating at the cross gable on the west side. As seen today, the porch is limited to the sidehall entry and is of modern construction with plain posts and a simple wooden rail. Next to the entrance, which contains a modern door, there is a single-story, three-sided bay which was altered to accommodate a second entrance when the building was converted to a two-family. Windows contain modern vinyl 1/1 sash.

This land corresponds to Lot 2 of Block 20 on the Elliott Manufacturing Company plan of 1892 and was previously known as Amoskeag Lot 5034. It was sold by Elliott Manufacturing to developer Levi Page in 1898. The house was built soon thereafter. The first known occupant was Max Gelb, a cigarpacker, who was living here in 1917. By the early 1920s the house was owned by Alfred Ross, a French Canadian cigarmaker who had immigrated in 1883 and lived here with his wife Alma and four children. Ross was living here at the time of the 1930 Census. By 1940 the house had been sold to Maria Parmentier Gerard, widow of Henry Gerard. She was born in France about 1872 and came to the U.S. about 1882. She lived here with her daughter Florence and Florence's husband, Earl Mahoney, who worked as a diemaker for Manchester Die Company. The property was owned by Florence Mahoney until 1995.

AREA FORM

AREA NAME: THE HOLLOW

**56. Page-Glennon House, 613 Cedar Street, c.1896. Contributing building. [Photo 56]**

Located at the southeast corner of Hall and Cedar Streets, 613 Cedar is a two-story gablefront dwelling which is three bays wide with a cross gable that is a single bay wide projecting from the west elevation. A single-story porch, now enclosed, fronts the façade and wraps around the west side terminating at the gable. The building is covered in vinyl siding. Windows consist of short, modern 1/1 sash. A single-story wing links the main house to a two-story, gable-roofed barn with three sets of double doors facing Hall Street. This is one of the few attached outbuildings in the neighborhood.

This house stands on Amoskeag Lot 5033 which later became Lot 1, Block 20 of the Elliott Manufacturing Subdivision of 1892. The land was purchased by Levi Page in April 1896 and the house was undoubtedly built soon thereafter. The first known tenant was Fern Pike who was living here in 1916 and 1917. In the 1920s the house was acquired by John and Mary Glennon. John Glennon was born in 1878 in Ireland and arrived in the U.S. in 1902 at the age of 24. He and his wife Mary lived here for many years; he worked as a laborer for the gas company. The house was later inherited by John and Ann Glennon who sold the property in 1963 to Stella Kontos who owned it until 2007.

**57. Page-Anderson Duplex, 599-601 Cedar Street, c.1896. Contributing building. [Photo 57]**

This symmetrical duplex is similar in massing to the duplex across the street at 598-600 Cedar Street. Like its neighbor, 599-601 Cedar is two stories high, topped by a high, steeply pitched hip roof. The differences between the two buildings are minimal – this building has a centered front gable dormer rather than the two dormers across the street; the front porch is open and supported by turned posts and the side projections are capped by gable rather than hip roofs. The windows above the front porch again consist of wider openings on the ends of the elevation with narrow 1/1 sash in the center. The windows are vinyl replacements and the walls are also clad in vinyl.

This house occupies Lot 9, Block 3 as shown on the 1892 Elliott Manufacturing Co. plan and Lot 5032 on the Amoskeag Plan. The original owners were A.A. and L.W. Page. There is no building on the site at the time of the 1896 map. According to the U.S. Census, in 1900 William Goodwin, a hotel proprietor, was renting the unit at 599 Cedar while George Whittier, a shoemaker, was the tenant at 601. As early as 1916 599 Cedar was already occupied by Carl O. Anderson; that same year Fred Cate was renting 601 Cedar. Carl Anderson was born in Sweden and lived here with his wife Lena. In 1916 Anderson was operating a saloon at 28 Manchester Street. He later sold tonics and worked on automobiles. The property was owned by Carl Anderson until 1974 when it was sold to Alyce Carey.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**58. Page-Carey House, 591 Cedar Street, c.1897. Contributing building. [Photo 58]**

The house at 591 Cedar Street is a 1 ½-story structure that is built according to the same plan as 575 Cedar Street but has seen more extensive alterations. The vinyl sided building is set on a brick foundation and displays an asymmetrical side gable with an enclosed front porch and a gable projection resting on the roof of the front porch. A c.1970 carport is attached to the east side of the front porch. The mix of windows includes the addition of two modern picture windows on the front porch and gable.

**58A. House, 593 Cedar Street, c.1960. Noncontributing building (due to age).**

Behind the main house is a small, single-story Ranch style dwelling added sometime after 1950. The single-story building is rectangular in plan, capped by a low gable roof and sheathed in vinyl siding. Windows contain double-hung 1/1 sash. The house stands on the site of an earlier garage.

This property comprises Amoskeag Lot 5031 and Lot 8 in Block 3 on the Elliott Manufacturing Company's 1892 subdivision. It was sold by Elliott to Arthur Page in 1897. This is one of numerous houses in the neighborhood built by Page. The 1900 U.S. Census return shows that the house was already standing and occupied by William Selliphant (sp?).

The property was later sold to Mary E. Felton, wife of Silas Felton, who lived on Bridge Street. She sold it in 1912 to Charles and Wealthy Young who were living here in 1916 but sold it that year to Edward G. Carey. Carey was a meat cutter and lived here with his wife Jennie and two children. After Edward's death (about 1927) Jennie continued to live in the house until she sold it in 1945.

**59. Page-Lussier House, 583 Cedar Street, c.1897. Contributing building. [Photo 59]**

Set on a brick foundation and clad in vinyl siding, the two-story house at 583 Cedar Street is a simple gablefront dwelling with a smaller gable projecting from the east elevation and an enclosed single-story porch projecting toward the street. A modern tripartite picture window punctuates the first floor of the façade. The 2/2 windows upstairs may be original. A gable wall dormer rises from the west wall and a single story shed spans the rear.

The house at 583 Cedar Street stands on what was Lot 7 in Block 3 of the Elliott Manufacturing Company's 1892 subdivision and before that was known as Amoskeag Lot 5030. It was sold by Elliott Manufacturing to developer Arthur A. Page in 1897. This was one of about twenty houses in the neighborhood that the Page Brothers had built. In 1900 William Heath, conductor, was renting the house.

Ownership of the building later passed from Page to the Methodist Episcopal Church and then to Mary Savage. Charles M. and Annie Lussier owned the house from 1922 to 1930. Charles Lussier worked as a shoemaker. Thomas Moher purchased the house in 1930. The tenant in 1930 was Annie Yoursin, a widow who was born in Quebec and emigrated to this country in 1886. She lived here with her daughter. In 1945 Anna Moher, assistant treasurer of RGS Inc. was living here. Anna Moher sold the property in 1955. Joseph and Agnes Brady purchased the property in 1956.

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**60. Page-Bechard House, 575 Cedar Street, c.1897. Contributing building. [Photo 60]**

Similar in design to 591 Cedar Street, 575 Cedar is a 1 ½-story side-gabled dwelling with gable projection rising from the western portion roof of the enclosed front sunporch. With the exception of the clapboards on the front porch, the building is clad in asbestos shingles. Behind the side-gabled section is a two-story wing with two-story porch on the east wall.

**60A. Garage, c.1960. Contributing building.**

Behind the house is a detached single story garage capped by a gable roof.

This is another of the houses in the neighborhood constructed for real estate developer Arthur A. Page. It was built on what was Lot 6 of Block 3 on the Elliott Manufacturing Company subdivision (previously Lot 5029 Amoskeag). The 1900 Census indicates that the house was then occupied by Remy and Regina Bechard. The couple was from Quebec and he worked as a printer. George Kantargis was living here by 1916 as was Mrs. Cora Manning. Kantargis had immigrated from Greece in 1902 and lived here for many years with his wife Lottie and son James. He operated a grocery store. The property was sold by Kantargis in 1940 to Gregory Diamantis who was a shoemaker and lived here with his wife Glekyna. The Diamantis family continued to own the property until 1969.

**61. McSweeney-Quinn Multi-Family, 567 Cedar Street, c.1897. Contributing building. [Photo 61]**

Located next to the Wilson School, 567 Cedar Street is a 2 ½-story gablefront multi-family dwelling built at about the same time. The building is set on a granite foundation and clad in vinyl siding. It is otherwise relatively unchanged and retains a number of original features including a glass-and-panel front door, single bay entrance porch with low pediment supported by turned posts and two-story, three-sided bay windows on the façade and west elevations. There is a projecting gable on the east elevation and a two-story porch on the west side. Windows on the building contain modern 1/1 sash.

This lot of land (Lot 5 in Block 3 – Elliott Manufacturing and Lot 5028 Amoskeag) was sold by Elliott Manufacturing to Thomas Sheehan in 1896. In 1898 it was sold again, to Catherine McSweeney, wife of John. The 1900 U.S. Census return indicates that there were then two families living here. John McSweeney owned the building and lived in one unit with his wife Catherine and four sons. He was born in Ireland and had immigrated to the U.S. in 1873. He was a blacksmith by trade. The other unit was rented to Thomas O'Donnell, a lawyer. In 1916 the two apartments were occupied by Mrs. Catherine McSweeney and Mrs. Mary Farnham.

Catherine McSweeney sold the building to Mary Quinn, wife of James, in 1920. Both James and his wife were born in Ireland, he worked in a tobacco business. The 1930 Census lists three units in the building. In addition to James and Mary Quinn, the units were occupied by Albert Fletcher, a shoemaker and Dolphin Lemire, a French Canadian who worked in an ice cream factory. In 1945 both Albert Fletcher and James Quinn were still in residence. Emile Cloutier and his wife Thelma occupied the other unit. The building was sold by the estate of James Quinn in 1986.

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**62. Page-Fox House, 672 Auburn Street, c.1899. Contributing building. [Photo 62]**

The house at 672 Auburn Street is a well-preserved 1 ½-story, cross gable dwelling dating to the turn of the century. The clapboarded house retains its simple trim including pilaster cornerboards and overhanging eaves ending in returns as well as turned posts and jigsaw brackets on the wrap-around porch. The sidehall entry contains a modern glass-and-panel door; adjacent is a three-sided bay window. Most of the windows contain modern 1/1 sash but retain simple entablature lintels. A small fixed Queen Anne style window with a border of small panes is located near the front of the east elevation and lights the front hall. A gable wall dormer is located just to the rear. Offset to the rear, northwest corner is a modern, single-story addition.

This house stands on what was Lot 2 in Block 21 of the Elliott Manufacturing Company plan of 1892 and also Amoskeag Lot 5037. There is no house on this site at the time of the 1897 Sanborn map. The lot was sold by Elliott Manufacturing to Levi Page before May 1899 and the present house was built soon thereafter. In 1916 the house was divided into two units, rented to Henri Gagne and Mrs. Annie Gagner. During this period the building was owned by Elizabeth Eastman.

Lizzie Manning acquired the building in 1921 and it was later inherited by Nancy Dear who sold it to Celia Fox, wife of Frank, in 1937. In 1940 the household included 58 year old Frank, who worked in a shoe factory; 54 year old Celia who worked in a woolen mill and their nine children between the ages of 8 and 27. The building was sold by Celia's estate in 1977.

**63. Page-Tobin House, 678 Auburn Street, c.1897. Contributing building. [Photo 63]**

This house (now a two-family) was built according to the same plan as its neighbor at 672 Auburn Street. The gablefront 1 ½-story house was sheathed in asbestos shingles sometime before 1950. A single-story porch fronts the façade and extends along the west elevation, terminating at the projecting gable. The western portion is enclosed. The porch is supported by paired posts with recessed panels. The replacement windows contain 2/1 sash and are capped by flat lintels. A gable wall dormer breaks through the eaves on the east side. Behind this is an exterior wooden staircase and a single-story wing.

**63A. Garage, c.1930. Contributing building.**

Behind the house, facing the back alley, is a single-story, flat-roofed garage that was constructed between 1915 and 1950.

This is Lot 3 on Block 21 on the Elliott Manufacturing Company Plan and Amoskeag Lot 5036. The land was purchased by developer Levi Page in the late 1890s and he built the present house. In 1908 the house was sold by Levi's wife, Alice, to Alfred Carthell. The buyer agreed to assume two pre-existing mortgages. Thomas J. Tobin purchased the property in 1910. He worked as a driver and lived here with his wife Margaret. In 1937 Margaret Tobin sold the house to Honor Goggin, wife of Charles Goggin who worked as a driver for the City. Charles was born in New Hampshire and Honor was born in England. They lived here with their daughter Arlene who sold the property in 2012.

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**64. Bunton & Bernard/Louis Martel Building, 684 Auburn Street, c.1910. Contributing building. [Photo 64]**

The building at 684 Auburn is a nearly feature-less two-story, flat-roofed structure which was used for many years by various contractors being converted to use as a place of worship in recent years. It is sheathed in vinyl siding and the original fenestration is not known. Today a simple entrance is centered on the street façade and is flanked by two elevated, sliding windows. Similar windows punctuate the upper story on the side walls. The building extends to the rear in several stages and an addition projects from the east elevation. A metal fence and gate extend along the sidewalk to the east of the building enclosing a courtyard in front of the addition.

This building was built after 1910 and before 1915 by Andrew Bunton and Joseph Bernard, who were carpenters/contractors. By 1937 the building was being used by Louis Martel for his beer and ale business. The 1950 Sanborn indicates that at that time it was once again being used by contractors. The property was sold by Martel to Richard Forcier in 1961. In the 1980s it housed a vending machine business. Today the property is used as a Buddhist Temple.

**65. Olesniewicz Duplex, 429-431 Wilson Street, c.1897. Contributing building. [Photo 65]**

429-431 Wilson Street is a 2 ½-story duplex with a broad gablefront facing Wilson Street, echoed by an offset gable to the southeast with a façade just a single bay wide. The building is set on a granite block foundation and is sheathed in wood clapboards with simple cornerboards and a raking which is curved at the base. The southern portion of the façade consists of a two-story, three-sided bay with areas of modern scalloped clapboards below the windows. To the north of the two-story bay, there is a single-story porch with a paired bracket cornice and plain lumber serving as replacement posts. The twin entries both retain glass-and-panel doors. Windows contain modern 1/1 sash. There is a shed wall dormer on both the north and south elevations. A rear entrance on the north side is sheltered by a hip door hood on simple braces. Sanborn maps indicate that a three-story porch originally fronted the south wall of the offset gable.

This house is located on what was originally Lot 1, Block 1 of the Elliott Manufacturing Co. 1892 plan. There is no building on the site at the time of the 1896 City map or the 1897 Sanborn map. The land was sold by the Manchester Building and Loan Association to Walter Harrison and Hartwell Merrill who apparently built the present building. Charles McKinley, an engineer at the woolen mill, owned the building at the time of the 1910 Census and lived at 431 Wilson with his wife Margaret and daughter. Also renting apartments in the building were John Wheeler who worked for the steam railroad and Oscar Webber, who worked as a laborer for a beef company. John Olesniewicz purchased the property later in 1910. Born in Poland in 1878, he immigrated to this country in 1890. Olesniewicz had a beverage business and later a grocery store at 19 Bridge Street. In 1920 he and his wife Emelia shared the house with their six children and his mother. Philip Doucette, who was from Quebec and worked as a clerk in a furniture store, also rented an apartment. In 1930 the Olesniewiczs had ten children between the ages of 3 and 22 living with them and rented out the apartment to a relative. The house was sold by Emilia Olesniewicz's estate in 1982.

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**66. Page-Beal House, 427 Wilson Street, c.1897. Contributing building. [Photo 65]**

This 1 ½-story gablefront house with cross gable extending to the south was built according to the same plan as its neighbor at 423 Wilson Street. The house rests on a brick foundation and is sheathed in vinyl siding. The sidehall entrance retains an original glass-and-panel door and is sheltered by a hip-roofed porch with turned posts and balusters. Adjacent to the entrance is a single-story, rectangular bay with flared roof and two windows on its face. The section between the two gables is filled by a single-story enclosure that may have originally been a porch. Most of the windows contain vinyl 1/1 sash; there is a fixed Queen Anne style window on the north wall, lighting the entrance hall. A gable wall dormer breaks through the eaves on the north side of the building.

**66A. Garage, c.1910. Contributing building. [Photo 66]**

To the south of the house is a small, detached, single car garage. The building is clapboarded and capped by a flat roof with a modern overhead garage door facing the street to the west. Sanborn maps show a building of this size on the site by 1915.

This land was originally Amoskeag Lot 5022 and later Lot 1 in Block 2 on the 1892 Elliott Manufacturing Co. plan. There is no building on the site at the time of the 1896 City map or the 1897 Sanborn map. L.W. or A.A. Page bought the lot soon thereafter and built the present house. In 1909 Charles Beal who lived at 584 Belmont sold the land with buildings to Elias Ring. Elias Ring was a house painter who was born in Canada and came to this country in 1902. In 1910 he was living here with his wife, two daughters and a son-in-law. Ring sold the property in 1923 to Wayne Anderson. Anderson was a photo engraver for the *Manchester Sun*. Ownership later passed to Grace Anderson (Wayne's ex-wife?) who worked in a bakery and lived here with her daughter. In 1945 the apartment was rented to Alcide Lavertue. Mrs. Anderson sold the property in 1953.

**67. Page-Routhier House, 423 Wilson Street, c.1897. Contributing building. [Photo 67]**

Located at the northeast corner of Cedar and Wilson Streets, 423 Wilson Street was originally similar in appearance to the house at 427 Wilson. The 1 ½-story, gablefront dwelling has seen various alterations including vinyl siding, the enclosure of the porch between the gablefront and south gable and the construction of a two-story addition to the east, facing Cedar Street. The sidehall entrance contains a modern door with the gable porch supported by wrought iron posts. Windows include a mix of 2/1 and 2/2 sash as well as modern sliding units.

This is Amoskeag Lot 5023 and Lot 2, Block 2 of the 1892 Elliott Manufacturing Company subdivision. There is no building on the site at the time of the 1896 City map or the 1897 Sanborn map. The lot was purchased by A.A. Page and in July 1898 he gave Hattie York a mortgage for \$1,600 covering land and building. In 1910 the house was being rented to Michael Hawkins who was born in Ireland and served as foreman of the Streets Department. By 1913 the house was occupied by the family of Antoine and Alenire Routhier. Antoine was born in Quebec about 1842 and came to this country in 1892. He worked as a house carpenter. At the time of the 1920 Census the house was owned and occupied by his

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son, Edmond Routhier, who was also born in Quebec. He owned a grocery store and lived here with his wife Ernestine and two children. By 1930 there were three children and Edmond worked in a furniture store. The Routhiers were still living here in 1945.

**68. Wilson School, 401 Wilson Street, 1895. Noncontributing building (due to alteration).**

*[Photo 68]*

The Wilson School is a two-story, hip-roofed building in the Richardsonian Romanesque style displaying a brick exterior with sandstone trim. The building has seen extensive alterations over the past hundred plus years to meet changing needs. Two brick wings added in the early 20<sup>th</sup> century extend toward the street from the ends of the original façade, echoing the detailing and copper cornice work of the original structure. The two wings serve to frame the original semi-circular central brick archway with foliate trim. It is topped by an inscribed band reading "Wilson School" and flanked by two strips of deeply set windows set between pilasters and surrounded by sandstone quoins. Above the archway is an arcade of six rounded double-hung windows with brick lintels. The original fenestration pattern on the two flanking front wings has been obliterated by an extensive 1988 window replacement program which inserted bands of anodized aluminum double-hung windows. Extending behind the school is a large, contemporary addition by Dennis Mires, Architects.

The Wilson School was constructed in 1895 on land donated to the City by the Amoskeag Manufacturing Company. It replaced an earlier wood frame school erected in 1855 on the corner of Manchester and Wilson Street. The building was designed by Manchester architect William Butterfield. Two front additions of brick were constructed prior to 1950; the substantial rear addition dates to 1994.

**69. Multi-Family, 444 Hall Street, 2008. Noncontributing building (due to age). *[Photo 69]***

Located at the northwest corner of Hall and Spruce Streets, 444 Hall Street is a block of four modern rowhouses consisting of two levels of living space over a lower level garage. The gable-roofed building is set on a concrete foundation and is clad in vinyl siding. Windows contain 6/6 sash. The north and south gable ends are without openings. Each unit has a back deck on the west elevation.

**70. House, 439 Hall Street/37 Massabesic Street, c.1892/c.1915. Contributing building. *[Photo 70]***

This narrow lot of land has two completely different faces. On the west side, with an address of 439 Hall Street, there is a 1 ½-story dwelling with a cross-gable plan. It is set on the sidewalk line, resting on a brick foundation and set on a brick foundation. A small single-story entrance porch at the junction of the two gables is supported by a single turned post. The recessed entrance contains a modern six-panel door. The windows contain wide 1/1 replacement sash. Constructed behind (to the east of) the original dwelling is a single-story, polygonal-shaped building which was erected for commercial uses. It is clad in vinyl siding. The Massabesic façade has only a single off-center door opening.

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The house at 439 Hall Street was constructed between 1892 and 1896. The storefront behind (37 Massabesic) was constructed c.1915. In 1925 the restaurant of Felix Roy was located at 35 Massabesic. In 1945 B & W Laundry had an address of 37 Massabesic.

**71. Page-Waite-Letendre House, 423 Hall Street, c.1897. Contributing building. [Photo 71]**

Located at the northeast corner of Hall and Cedar Streets, 423 Hall Street is a 1 ½-story dwelling with a cross gable plan. Three-sided bay windows project from the west façade and south elevation. Sanborn maps indicate that the house was originally fronted by a single-story porch with circular projection at its south end. That porch was removed at an unknown date and a modern, stick-built porch extends to the north of the house linking the house to a later two-story modern addition. Windows on the building contain 1/1 sash.

**71A. Outbuilding, 425 Hall Street, c.1960. Noncontributing building (due to age).**

To the north of the house is a long, single-story, hip-roofed building that is sheathed in vertical boards with a recessed center entrance and 1/1 vinyl windows. A cross is mounted on the roof. The 1971 Sanborn map update labels this as a machine shop and current tax records indicate it is a dwelling.

This property corresponds to Amoskeag Lot 5013 and Lot 1 in Block 19 on the 1892 Elliott Manufacturing Co. plot plan. The land was sold by Elliott Manufacturing to Levi Page on April 15, 1896. Page built the present house soon thereafter.

Prior to 1913 the property was owned by Albert Jones. In 1913 it was purchased by Amy Waite who was born in Vermont in 1872. In 1920 she was living here with her brother Amos and a niece, Mildred Spiller. After Miss Waite's death in 1937 the house was sold in 1939 to Attala Letendre, wife of George Letendre for \$2,400. George Letendre worked as a salesman for a roofing contractor. The couple lived here, renting a room to various lodgers over the years. Eva Hughes later inherited the house and it was sold by her estate in 1979.

**72. Page-Rouvalis House, 403 Hall Street, c.1897. Noncontributing building (due to alteration). [Photo 72]**

Located at the northeast corner of Hall and Auburn Streets, 403 Hall Street was originally a simple 1 ½-story, gablefront structure with a cross gable extending to the north and a single-story front porch. In recent years the massing and appearance of the house have been greatly altered by the construction of a hip-roofed, two-story square tower to the north of the gablefront and a single-story addition to the north of the tower, complete with front and roof decks connected by an exterior metal spiral staircase. The entire building is sheathed in vinyl siding, the front porch has been enclosed and the windows contain vinyl 1/1 sash.

**72A. Garage, c.1990. Noncontributing building (due to age).**

To the north of the house is a single-story gable roofed garage of recent construction.

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This is Amoskeag Lot 5038 and Lot 1 in Block 21 on the 1892 Elliott Manufacturing Company plot plan. The parcel of land was sold by Elliott Manufacturing to developer Levi Page in June 1897. The present house was built soon thereafter.

In the 1920s it was owned by Sam Rouvalis and his wife Ida. Sam Rouvalis was a tailor with a shop on Elm Street. The property was sold by Stephen Rouvalis to Vasilios and Zoitsa Labanaris in 1944. Vasilios lived at 351 Cedar Street and operated a variety store at 160 Chestnut Street. He sold the house to Anthony Macenas in 1970. Macenas and his wife Irene had been living at the house as early as 1945. He worked as a shoemaker.

**73. Duplex, 438 Belmont Street, 1990. Noncontributing building (due to age). [Photo 73]**

The building at 438 Belmont is a modern, side-by-side duplex which is set on a poured concrete foundation and sheathed in vinyl siding. The garrison-style building has a second story that overhangs slightly and saltbox (asymmetrical) gable ends. The twin front doors are flanked on either side by a pair of 1/1 windows with a pair of similar windows at each end of the façade on the second story.

This modern two-family stands on the site of an earlier two-family constructed c.1892.

**74. Bruno Block, 420 Belmont Street, c.1912. Contributing building. [Photo 74]**

The Bruno Block at 420 Belmont Street is an unadorned three-story, flat-roofed block with projecting eaves. It is sheathed in asbestos shingles above a first floor commercial space which also appears to date to the 1950s. The south portion of the first floor consists of a storefront entrance recessed between two aluminum framed display windows set above a permastone base with blue metal panels above. To the north of the storefront is a recessed, tiled entrance, topped by a metal canopy, which leads to the upstairs apartments. Windows on the building contain 1/1 replacement sash.

This three-story block (#420) with attached single-story shop (#422) was constructed about 1914, shortly after the adjacent Empire Theater. It was constructed for Andrew Bruno who was born in Italy in 1863 and immigrated to this country in 1893. Bruno operated a variety store in the single story storefront at 422 Belmont Street after closing his earlier variety store at 1171 Elm Street. Andrew Bruno died in 1917 after a fall from a streetcar. As a sign of respect, all the Italian businesses in the city closed during his funeral which was held at St. Joseph's Cathedral. After his death the store remained open, managed by family members. The building used to have an underground, single lane bowling alley which extended behind the building. The A. Bruno Co. fruit store was still at 422 Belmont in 1945, along with a Post Office Sub Station.

The first floor of the three-story block at 420 Belmont Street was home to Scott Brothers Bakers in 1916. In 1945 the First National grocery store was located on the first floor. Mrs. Catherine Bruno lived upstairs on the second floor and Peter Conforti rented the third floor apartment. The building was owned by the Bruno family into the 1990s.

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**75. Bruno Building, 414-416 Belmont Street, c.1918. Contributing building. [Photo 75]**

Located at the northwest corner of Belmont and Cedar Streets, 414-416 Belmont Street is large stuccoed apartment block dating to the early 20th century. The three-story, 3 x 5-bay building is capped by a flat roof with a wide frieze and bold bracketed cornice. At the center of the narrow Belmont Street façade is an archway with recessed entrance leading to the upstairs apartments. To the north and south of this are c.1950 storefronts with entrances at the corners flanked by large aluminum trimmed storefront windows set above a "Permastone" simulated masonry base with blue glazed metal panels above the windows. The upper floors of the Belmont Street façade have recessed porches at the center flanked by three-sided bays. The Cedar Street elevation is flat with two recessed porches with scuppers, set into arches at the center of the two upper stories, flanked on either side by pairs of windows. Windows on the building for the most part contain modern 1/1 vinyl sash although several original 6/1 windows survive on the recessed porches.

This three-story block was constructed by the Bruno family about 1918 with four upstairs apartments above two store fronts. In 1930 William Martinath, a pressman for the *Union Leader*, paid \$25/month rent. The other three tenants paying \$16/month were Mary Sheehan, a 76 year old widow living with her two daughters and four grandchildren; Variato Galeassi, an Italian-born tanner and John Dustin who worked as a heeler in a shoe shop. In 1945 Betty's Beauty Salon and Belmont Lunch were located on the first floor. Upstairs tenants were John Sullivan, Joseph Lomazzo, Max Gelb, Mrs. Theresa Lanouette and Variato Galeassi.

**76. Galacar House, 410 Belmont Street, 1890. Contributing building. [Photo 76]**

410 Belmont Street is a simple 1 ½-story gablefront cottage with a projecting gable emerging from its north elevation. The house is sheathed in asbestos shingles with a slate roof displaying overhanging eaves that end in returns on the gable ends. The sidehall entrance contains a modern door and is fronted by a brick stoop but retains a hip door hood supported by brackets with incised decoration and pendants. Adjacent to the entrance is a three-sided bay window. All of the windows contain modern 1/1 vinyl sash. A single-story wing extends behind the main house block with a single-story porch on the south side.

This house was constructed for Candace Galacar, widow of Jediah Galacar. Mrs. Galacar purchased the land from Lucretia Sloan for \$400 in June 1890 and the house was apparently built soon after as it is shown on the 1892 map. By 1896 the house was owned and occupied by Mrs. Philena Merrill, a widow who lived here with her daughter, Alta, who worked as a mill operative. In 1900 part of the house was also rented to George Taylor, a Canadian boot black, and his wife Sadie. Philena Merrill died in 1900 but Alta continued to live here until 1917 when she sold the house to James Handley. James worked as a foreman and lived here with his wife Nellie. He died in 1933 and the property was later inherited by his sister Ellen Handley. Daniel McCarthy and his wife Lena were living here beginning in the late 1930s and Lena McCarthy sold the house in 1951.

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**77. Lachance Apartments, 406 Belmont Street, c.1920. Contributing building. [Photo 77]**

406 Belmont Street is a well-preserved, early 20th century apartment building in the Colonial Revival style. Set above a granite foundation and sheathed in asbestos shingles, the building is capped by a flat roof with three-part frieze and cornice. The broad three-bay façade has a three-story, three-sided bay window on either end; the area below the windows projects slightly suggesting some shingling or other ornament that is covered by the asbestos. Spanning between the bays is a three-sided, three-level porch which is three bays wide, supported by plain posts with a spindle balustrade. The front entrance has partial sidelights and an entablature surround. Aligned above this, the doors accessing the second and third floor porches contain simpler glass-and-panel doors. The building retains original wooden 2/2 sash on the upper two floors; the first floor windows have been replaced by vinyl 1/1 sash. Three-story porches span the entire rear elevation.

This early 20th century multi-family building was built on the site of an earlier c.1890 dwelling owned by Jennie Gage. In 1919 Mrs. Gage's heirs sold the property to John D. French, who resold to Pierre Lachance, a carpenter/contractor, the following year. The new building was probably constructed shortly thereafter. In 1930 the tenants included Frank Flood, restaurateur; Carl Holmberg from Sweden; Henry Talbot and Leroy White. The latter three men all worked in local shoe factories.

Pierre Lachance lived next door at 404 Belmont. He died in 1943 but members of his family owned both properties until 1954 when Blanche Madden sold the property to Joseph and Cecilia Gagnon.

**78. Lachance Three-Family, 404 Belmont Street, 1916. Contributing building. [Photo 78]**

404 Belmont is a three-story, three-family building which is set on a granite foundation and sheathed in vinyl siding. The block is capped by a flat roof with a wide frieze and blocks on the underside of the projecting eaves, suggesting brackets. The façade is ordered into three bays with three-story, three-sided bays flanking a central bay containing the main entrance with a single bay of windows above. The single-story, flat-roofed entrance porch is supported by two pairs of square posts with a simple stick

balustrade. The glass-and-wood front door is flanked by sidelights. Windows consist of narrow double-hung units on the bay windows with standard double-hung units elsewhere; all of which contain modern 1/1 vinyl sash. Extending behind the main block is a three-story wing aligned with the north elevation, with a three-story porch spanning the south side.

Like its neighbor at 406 Belmont, this property was originally part of a larger parcel of land sold by David Wilson to Lucretia Sloan in 1864. Pierre H. Lachance bought the property in 1912 and lived in the house on the site for several years before replacing it with the present multi-family. Pierre Lachance was a carpenter/contractor. He was born in Quebec and came to this country in 1882. His wife Eugenie was also French Canadian. The 1916 directory shows that Lachance was then living at 404 Belmont, renting out an apartment to Louis Van Praag. Pierre Lachance died in 1943 but the property remained in the LaChance family until 1955 when it was sold by Blanche Lachance Madden to Robert and Theresa Richard.

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**79. Sloan Duplex, 398-400 Belmont Street, c.1892. Contributing building. [Photo 79]**

398-400 Belmont Street is a 2 ½-story, 3 x 2-bay side-gabled building containing two side-by-side living units. It is sheathed in vinyl siding above a granite foundation and is capped by an asphalt-shingled roof with projecting eaves that have applied jigsawn ornament at the return. Centered on the façade, the flat-roofed, two-bay porch has plain, thin wooden posts and low vertical board sidewalls. The two individual front doors are modern replacements as are the 1/1 vinyl windows. The façade windows consist of pairs adjacent to the entrance porch and aligned above with a pair of more slender windows on the second floor above the porch. Centered behind the main house block is a two-story ell.

Deed research indicates that this parcel of land was sold by Mead, Mason & Co. to Lucretia Sloan in 1892. It appears to have been built for Fred Sloan and George Sleeper who rented out the two units. The building had definitely been constructed by the time of the 1896 map. The two-family was purchased by Mrs. Catherine Kallenberg in 1905. She was born in Northern Ireland and came to this country in 1882. She lived at 400 Belmont, renting out the half of the house to a number of tenants including Seneca Barnard in 1916, Thomas Kean in 1920, Carroll Leathers in 1930, and Charles Hazen in 1940. In 1930 her son Frank and grandson Harold were living with her. In 1944 she sold the property to Demetre Zissi who owned the property until 1967.

**80. Bunton Tenement Building, 394 Belmont Street (698-702 Auburn Street), c.1892. Contributing building. [Photo 80]**

Located at the northwest corner of Belmont and Auburn Streets, the three-story block at 394 Belmont Street is one of the largest residential buildings in the neighborhood combining three blocks of three units to total nine units. Set on a granite block foundation, it is sheathed in vinyl siding but retains historic trim including paired brackets and dentils at the cornice and three pedimented door hoods at the recessed entries (two on Auburn and one on Belmont) which display turned and jigsawn supports. Windows contain vinyl 1/1 sash. On the rear (north elevation) there is a three-story, seven bay porch supported by plain posts with jigsawn brackets and a plain balustrade and sheltering exterior wooden stairs.

This large tenement block was constructed after 1892 and prior to the 1896 map. In 1892 Mead Mason & Co. and George Whitford sold the "tract of land in Hallsville" to George Wheeler and Frederick Sloan. Later that same year Wheeler and Sloan sold it to Andrew Bunton. Bunton was a contractor who lived on Lake Avenue and apparently built the present building, selling it to Jacob Levenson in 1909.

In 1916 the tenants of 394 Belmont included Max Posner, Mrs. Ellen Richard and Kenneth Smith. Living at 698 Auburn were Myra Glidden, Alexander Kneiger, and A. Judson Shaw. The residents of 702 Auburn were Samuel Rubin and Mrs. Maria Manning. In 1948 it was sold by Lionel and Anne Rousseau to Samuel and Dorothy Green. He was a lawyer and the couple lived on Harrison Street. The block was owned by Nicholas Statires from 1959 to 1994.

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**81. Laflamme Multi-Family, 387 Belmont Street, c.1895. Contributing building. [Photo 81]**

Although it looks like a single-family dwelling, the well-preserved Queen Anne style building at 387 Belmont was designed by a local builder to serve a multi-residential use. The 2 ½-story structure is set on a granite foundation and the front displays an asymmetrical profile, obscuring what is essentially a hip-roofed block behind. Facing the street there is a narrow 2 ½-story gablefront with small incised brackets at the top and clipped corners decorated by brackets and pendants on the first floor. Descending to the north of the gable a shed roof forms an asymmetrical gable with a set of three windows set in an arch atop a first floor porch. The porch has turned posts, arches with pendant, knobbed newel posts and a spindle frieze. The front door is also original with a large upper glass over recessed panels. A projecting gable on the south side has clipped corners on the first two floors with matching brackets and pendants. A corbel cap chimney rises from the roof. Behind the south gable is a two-story, two-bay porch which retains turned posts on the first floor and simple replacement posts above.

This multi-family was constructed by prominent local contractor and builder Frank X. Laflamme prior to 1896. He and his family occupied one of the three units until about 1910, renting the other two units. In 1900 the Laflamme household included Frank, his wife Melinda, five children and a servant. The tenants were Henry Richardson, a shoe worker, and George Lenney.

The building was sold by Frank Laflamme to Melanie or George Riel. In 1916 George and Hazel Riel were living at 387 Belmont, along with tenants Edward Kershaw and Permilia Smith. George Riel was a foreman at W.H. McElwain Shoe Co. Melanie Riel married Amedee Proux in 1927. Melanie Proux continued to own the property until 1960.

**81A. House, 385 Belmont Street, c.1900. Contributing building. [Photo 81]**

Located to the southeast (rear) of 387 Belmont Street, 385 Belmont was built a few years later. Sheathed in asbestos shingles, the small 1 1/2-story structure presents a two-bay wide gablefront to the street with a sidehall entrance sheltered by a simple gable roof on thin Doric posts. Adjacent to the entrance is a fixed 6 x 4-light window and there are a pair of 1/1 windows upstairs tucked under the gable pent. A single-story, three-sided bay window and enclosed porch project from the north wall with an irregular-shaped modern addition to the rear.

This house shares a lot with 387 Belmont but constructed a few years later. It is not depicted on the 1897 Sanborn map but was in place by 1915.

**82. Quirin-Kalinski Multi-Family, 389 Belmont Street, c.1892. Contributing building. [Photo 82]**

Set back from the street and resting on a granite foundation, 389 Belmont is a 2 ¾-story, 5 x 2-bay, side-gabled building. It is capped by a gable roof with projecting eaves and a gable wall dormer centered on the façade with two interior brick chimneys rising just off the ridge. Sheathed in vinyl siding, the house lacks any stylistic detailing other than the front gable. The center entrance contains an

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historic wooden door with two rectangular panes of glass over lower panels. It is sheltered by a simple gable porch on plain posts which is of recent construction. Windows contain vinyl 1/1 sash. A two-story enclosed porch spans most of the rear elevation.

**82A. Garage, c.1930. Contributing building.**

To the north of the house is a single-story, flat-roofed garage building sheathed in shiplap siding with two overhead garage doors on the west façade, facing the street.

This building was built after the 1892 map but was in place by 1896. Deeds indicate that the land was sold by the City of Manchester to Joseph Quirin in December 1891 for \$414. Quirin was a grocer living at 332 Belmont Street and apparently built this as an income producing property. In 1900 the two apartments were rented to the families of Emile Sigrist and Herman Demerrett. The Sigrists were from France, as was Quirin, and son Eugene was also a grocer. Herman Demerrett was a shoemaker and lived with his wife and a servant. In 1910 Carl Lindquist was renting an apartment, he was from Sweden and worked as a buffer in the shoe shop. Eugene's family was still living here in 1916; the other unit was rented to Carl Youngquist. Joseph Quirin sold the building to John and Anna Kalinski in 1924. Both John and Anna were born in Poland and came to this country about 1911. He worked as a shoe repairer and in 1930 they were living here with their five sons. The other apartment was rented to William Kearns who worked in the cotton mill and paid \$22/month rent. Members of the Kalinski family continued to own the property until 1977.

**83. Garage, c.1910. Contributing building. [Photo 83]**

This single-story building is capped by a shed roof and is set on a fieldstone foundation with poured concrete visible on the south wall. The north elevation has six sets of double doors which are without windows. The area above the doors is covered with wood shingles. The remaining elevations are sheathed in T1-11 siding.

The row of six automotive stalls with concrete floors was constructed prior to the 1915 Sanborn map.

**84. McClary-Lee Duplex, 403 Belmont Street, c.1887. Contributing building. [Photo 84]**

Sheathed in asbestos shingles, 403 Belmont is a 2 ½-story gablefront dwelling which is two bays wide above a granite foundation. The sidehall entrance retains historic wooden double doors with upper rectangular glass panes over lower raised panels. Sheltering the doorway is a flat door hood supported by curvilinear brackets with pendants and incised work. There is a single window opening above the entrance and adjacent is a two-story, three-sided bay window with cornice on each level. Windows are a mix of original 2/2 sash and later 1/1 replacements. A 2 ½-story gable projects from the north side and a two-story wing extends behind with an enclosed porch on the south side.

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**84A. Barn/Garage, c.1887. Contributing building.**

Behind the house is a two-story, side-gabled barn which is largely probably contemporary with the main house. It is largely obscured by vegetation.

This property comprises Lot 3 on the plan of Lucretia Sloan's land of 1886. It was sold by Mrs. Sloan to John McClary in 1887. The house is shown on the 1892 map but directories indicate that McClary did not occupy the house immediately. He was living here by the time of the 1900 Census which indicates that he was a 45 year old wool sorter, living here with his 47 year old wife Ida who was a weaver. In 1910 the McClarys were in one unit and the other was rented to Robert Jameson, foreman of the shoe shop. John McClary died in 1910 and the house was sold by Ida McClary in 1920 to Catherine Lee. She was the wife of Clinton Lee, a needlemaker. The house was later owned by Marcus and Lillian Lee and was sold Lillian's estate in 1972.

**85. Dwinell Duplex, 411 Belmont Street, c.1891. Contributing building. [Photo 85]**

Set on a granite block foundation, 411 Belmont is a 2 ½-story, 5 x 2-bay, side-gabled dwelling which is sheathed in asbestos siding. At the center of the façade a gable wall dormer breaks through the eaves and contains a pair of narrow windows with pent (now covered) above. The central entrance contains a modern six-panel door with side panel. It is fronted by a concrete stoop and sheltered by a flat-roofed door hood with bullseye motif and incised decoration. Most of the windows on the building now contain vinyl 1/1 sash although an original wooden 2/2 sash survives on the second floor of the façade, over the entrance. The rear elevation is partially fronted by an open porch.

This two-family was built prior to the 1892 map which shows both 411 Belmont and 117 Massabesic were owned by D. Dwinell. The 1900 and 1910 Census both indicate that Demas Dwinell was then living at 117 Massabesic. He was born in New York and made his living in real estate. He rented out 411 Belmont to two shoe shop workers, Edward Dodge and Harry Nelson. The building at 411 Belmont was sold by his son George in 1941 and had a succession of owners after that date.

There was originally a building on the triangular lot to the north of this parcel. The site is now a small green space with a couple of benches.

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**86. Duplex, 423 Belmont Street, c.1892. Contributing building. [Photo 86]**

423 Belmont is a late 19th century 2 ½-story structure oriented with its broad three bay wide gablefront to the street and more narrow 2 ½-story gables projecting from the adjacent elevations. Set on a granite foundation, the building is sheathed in vinyl siding and the original windows have been replaced by modern 1/1 sash. A window above the entrance has been removed or cover over. Original details include the glass-and-panel front door and the door hood which shelters it, supported by decorative brackets. The gable on the south elevation is notable for its clipped corners although any decorative trim which once existed at the top has been removed. Behind this gable the two-story porch, once open, has been enclosed with windows.

This building was constructed after the 1892 map and was in place by 1896. The early ownership is not known at this time. In 1910 the house was rented to two shoe shop workers and their families – Maurice Buxton and Luman Holden. Dighton Jeffers, a carpenter, and Mrs. Nellie Partridge, a widow, were renting the apartments in 1916. In 1945 the tenants were Joseph Finnerty and Bertha Jeffers.

**87. Multi-Family, 427 Belmont Street, c.1891. Contributing building. [Photo 87]**

Located at the southeast corner of Spruce and Belmont Streets, this 2 ½-story multi-family building has seen a number of updates in recent years including the application of synthetic shingles on the first floor and vinyl siding above (the original finishes are not know) although its massing appears unchanged. The structure presents a five-bay façade to Belmont Street with a center entrance containing a modern steel door with added sidelights. The hip-roofed door hood is original and is supported by decorative turned brackets. Windows on the building now contain 6/6 vinyl sash. Breaking through the eaves on the façade is a shed wall dormer containing two windows. The fenestration on the gable ends appears to have been changed and has windows of contrasting sizes. Extending behind the main house block is a two-story ell with two-story porches on each side.

This four-family building was constructed after 1892 and prior to the 1896 map. In 1916 the house was occupied by Everett Hartford, Mina Hurlbut, Wilmont Stackpole and Lester Stone. In 1945 the building was owned by Jennie Burpee; the tenants were Paul Watts, Mildred Lynch and Robert St. Hilaire.

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**88. Alter Three Decker, 437-439 Belmont Street, c.1900. Contributing building. [Photo 88]**

The building at 437-439 Belmont Street is another example of an early 20th century three decker. Set on a brick foundation, it is clad in vinyl siding and capped by a flat roof with a projecting cornice that is without ornament. The north half of the façade consists of a continuous, three-story, three-sided bay. Just to the south of this there is a pair of original glass-and-paneled front doors sheltered by a shed roof on simple braces with a wooden stoop. Sanborn insurance maps indicate that originally this portion of the façade was fronted by a three-story porch. Windows on the building contain vinyl 1/1 sash. Smaller windows have been substituted above the front entrance; originally there were probably doors in these locations, opening onto the porch. Small fixed windows on the south side are original. A three-story projection with a three-story front porch of modern reconstruction, is located on the north side of the building.

At one time Old Falls Road passed through this land (see 1896 map). About 1895 the road was later rerouted and the land was divided into building lots. In the early 20th century it was owned by the Alter family. Ezaak Alter was born in Russia about 1866 and came to this country in 1899. He worked as a junk collector and was involved in the Congregation Adath Yeshurin synagogue. The family lived at 418-420 Spruce Street. Ezaak Alter died in 1938 and the property was later owned by his son Aaron Alter, a retail fruit merchant. Aaron Alter sold the property in 1944 to Robert Lievens and family members owned it until the 1960s.

In 1916 the tenants were Frank Bailey, a carpenter; George Miller, an engineer; William Bradshaw, a train inspector and Fred Medhurst, a driver.

**89. Simonds Bakery, 31 Massabesic Street, 1913. Contributing building. [Photo 89]**

Occupying a triangular piece of land at the corner of Massabesic and Hall Streets, 31 Massabesic is a distinctive single story building embellished in Colonial Revival detailing including fluted pilasters with Corinthian capitols, a wide frieze, bracketed cornice and parapet top. The walls are sheathed in wood shingles. The main entrance is located at the north end of the building and contains a modern metal and glass door. On the east and west walls former large display window has been reduced in size although the moldings survive. At the south end of the Massabesic Street façade there is a metal door which retains an original embellished door surround with primitive entablature and dentil moldings.

This building was constructed as a bakery for George G. Simonds in 1913 on what was the northern portion of Amoskeag Lot 3042. Simonds' cracker bakery was previously located at 391 Spruce Street but he sold that building in 1913. Simonds got out of the bakery business in 1915 and in 1918 he died of Spanish influenza. In 1919 the bakery was being operated by Kurt Hermsdorf. A few years later it ceased being used as a bakery altogether. In 1925 the building was rented to an auto supplies store and in 1945 the Vienna Garden restaurant was located here. From about 1950 to the 1980s it was used by the Daniel O'Connell Club, an Irish social club.

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**90. Page-Landregan Block, 47-49 Massabesic Street (392-402 Spruce Street), c.1892. Contributing building . [Photo 90]**

This irregularly shaped single-story block is bordered on the east by Massabesic on the south by Spruce Street and on the west by Hall Street. Although research suggests that it was constructed in the late 19th century, there is little or no evidence of historic fabric. Above a granite foundation the walls are sheathed in a combination of vertical vinyl siding and plywood skirting. Originally the building had approximately five storefronts; today there are just two storefronts facing Spruce Street. Both have large display windows with anodized aluminum frames and metal and glass doors. Aluminum canopies shelter the entrances. The entrance at the southeast corner of the building also has a glass and metal door and four windows punctuate the Massabesic Street frontage.

This one-story commercial building was constructed on the southern part of Amoskeag lot 3042. The land was sold by Amoskeag to Levi Page in 1892 who paid 25 cents per square foot. The building was in place by 1896. Early owners included Silas Felton, brushmaker, and the Manchester Building and Loan Association. It was purchased by Timothy F. Landregan in 1912 and family members continued to own it until 1971. Timothy Landregan was born in Ireland about 1860 and came to this country as a boy. He was a plumbing contractor.

This commercial block historically housed many important local services. In 1916-17 the occupants included a barber at 47 Massabesic; a shoe repairer at 49 Massabesic; John Delaney, tailor at 392 Spruce; T.F. Landregan, plumber at 394 Spruce; Harold Worthen's variety store at 396 and Fred McPherson's grocery store at 398 Spruce.

**91. McLaughlin-Callaghan Pharmacy, 65 Massabesic Street, c.1900. Contributing building. [Photo 91]**

Located on the west side of Massabesic Street at the intersection of Spruce Street, 65 Massabesic Street is a two-story, flat-roofed building which is triangular in plan. The wood-frame structure is sheathed in vinyl siding and a decorative wooden cornices of brackets and dentils separates the stories with a slightly less decorative version capping the second floor. The principal entry to the building is on the narrow Spruce Street (north) elevation. The recessed, canted entry retains an historic wooden door with large rectangular glass pane. A single decorative scroll bracket supports the overhang. The original fenestration pattern of the angled east elevation is not known but probably originally had glass storefronts. There are two modern six-panel metal doors at the east end of the Massabesic Street façade. Windows contain modern 1/1 sash with a single modern 6/6 over the main entrance. The clapboarded west elevation of the building which was never meant to be visible is now exposed due to the recent demolition of the former building at 401-405 Spruce Street.

**92A. Memorial Marker, early 20<sup>th</sup> century. Contributing object**

An iron marker commemorating a veteran of World War I is mounted in front of the adjacent vacant lot.

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This building was constructed for Melvin McLaughlin, an apothecary, on land that his wife acquired in September 1899. The lot was originally laid out by Amoskeag Manufacturing and was sold by the company to James Morison in 1892. When McLaughlin purchased the land it included a one-story carpenter's shop. By 1901 that building had been replaced. A pharmacy occupied the first floor storefront for over sixty years. Originally McLaughlin had a store next door at 405 Spruce Street but by 1901 he had relocated to the new building. By the early 1910s Carl Rydin and Percy J. Callaghan (Rydin & Callaghan) were operating the drug store. Even after the partnership ended Callaghan remained here into the 1960s. The second floor apartment was occupied by the McLaughlins for a few years before and after 1909 but was primarily a rental unit. By the late 1940s it had been converted to storage and remained as such for some time.

**92. McLaughlin Block, 73-77 Massabesic Street, c.1906. Noncontributing building (due to alteration). [Photo 92]**

73-77 Massabesic Street is a two-story block which is sheathed in vinyl siding obscuring original wood shingles. The former cornice has been replaced by horizontal boards and the original storefronts were removed in recent years when the first floor space was converted to commercial use. The central opening contains a wood paneled door and two small vinyl windows have been introduced on either side. The three windows on the second floor are the only surviving historic elements. At the center there is a pair of 1/1 windows with a decorative panel between the windows with raised geometric detailing. The two outer bays contain a central 1/1 window flanked by panels containing fixed diamond paned panels. All but one of the side panels remains intact.

This building was constructed between 1897 and 1915 on the site of an earlier blacksmith shop/print shop. The property was sold by Georgina Morison in 1906 to Emma McLaughlin. Georgina's husband, James, had been a blacksmith and horse shoer. Emma's husband, Melvin McLaughlin had operated a drug store next door at 69 Massabesic Street prior to 1910. In 1916 the storefronts were occupied by Cyrus Dean, watchmaker, and David Horsfall, cigar manufacturer. Living upstairs were John Cunningham, a shoe worker, and Melvin and Emma McLaughlin.

After Melvin's death in 1954, the property was sold to Percy Callaghan who operated the drug store next door for many years. In 1968 Donald Hughes bought the building and operated a new and used furniture store at 73 Massabesic. In recent years, it has been converted to residential use.

**93. Empire Theater, 87-89 Massabesic Street, 1912. Noncontributing building (due to alteration). [Photo 93]**

This single-story structure with angled front façade once housed the Empire Theater. The theater, which originally had a stuccoed façade with two large entrance arches retains little historic fabric other than a bracketed cornice and raised sign reading "EMPIRE". The three heads which flanked the sign were removed in recent years and the first floor which most recently had large glazed doors has been rebuilt with stone and several small windows and door inserted. The building is no longer able to convey its original use.

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The Empire Theater was constructed by the Bruno family. The single screen theater had 300 seats and the first show was December 15, 1913. Initially the theater was operated by Delbert Smith and Earl Thompson who rented the building from Andrew Bruno. It remained open under the Bruno family ownership until the late 1960s. It had a variety of owners after that, each making an attempt to reopen it. In the early 1990s it was used as a live music venue before it closed for good. In recent years it has been used as a convenience store. The interior has been gutted and both the concession stand and projection booth were removed about 2010.

**94. Dwinell Two Family, 117 Massabesic Street, c.1891. Contributing building. [Photo 94]**

Built according to same plan as 411 Belmont, 117 Massabesic Street is a 2 ½-story, 5 x 2-bay, side-gabled dwelling which is sheathed in asbestos siding. At the center of the façade a gable wall dormer breaks through the eaves and contains a pair of narrow windows with pent (now covered) above. The central entrance contains a modern six-panel door with side panel. It is fronted by a concrete stoop and sheltered by a flat-roofed door hood with bullseye motif and incised decoration. Most of the windows on the building now contain vinyl 1/1 sash although several original wood 2/2 sash survive. The rear elevation is partially fronted by an open porch.

This two-family was built prior to the 1892 map which shows 117 Massabesic and 411 Belmont as both being owned by D. Dwinell. At the time of the 1900 Census, Demas Dwinell was living here with his wife Minnie and son George. He was born in New York and made his living in real estate. In Isabel McDonald was living in the rental apartment along with her son James who was a telephone operator. In 1910 the other half of the house was rented to Ida Bailey, a weaver. The property was sold by George Dwinell in 1941 and had a succession of owners after that date.

**95. Multi-Family, 135-137 Massabesic Street, c.1897. Contributing building. [Photo 95]**

Set on a granite foundation, 135-137 Massabesic is a 2 ½-story, 4 x 2-bay dwelling which is sheathed in a mixture of asbestos shingles and vinyl siding. Two steeply pitched gable wall dormers rise from the front roof slope and are echoed by two brick chimneys rising from the ridge of the asphalt-shingled roof. At either end of the façade there is a single-story, three-sided bay window. The area between the bay windows is spanned by a single-story, three-bay porch supported by plain posts resting on a low wall. The two center entrances contain modern steel doors and the windows have been replaced by modern 1/1 sash. Projecting from the side gables are two-story, three-sided bay windows, behind which there are two-tier porches. An additional porch spans the entire rear elevation.

This multi-family building was constructed prior to 1915 as it is included in the Sanborn map of that year. In 1916 the residents included Charles Rowe, stone mason; Leander Bowden, painter; Clara Coutermarche, nurse; Peter Ducharme and Alfred Elliott, assistant foreman at W.H. McElwain Shoe Factory. In 1945 the tenants were Ethel Archambeault, Mrs. Mary Callaghan, Mrs. Dorothy Cox, Wilfred Hampdon, Charles Hislop, Grace Hislop and Ernest Francisco. Ernest Francisco owned the building from 1947 to 1984.

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**96. Multi-Family, 141-143 Massabesic Street, c.1896. Contributing building. [Photo 96]**

The building at 141-143 Massabesic Street is a 2 ½-story gablefront, multi-family building which is set on a brick foundation and is sheathed in vinyl siding. The two bay wide façade has a sidehall entrance fronted by a single-story porch of recent reconstruction sheltering two modern metal doors. Projecting from the south part of the façade is a two-story, three-sided bay window. Projecting cross gables that are two-bays wide and one bay deep are located on the side elevations. Windows contain 1/1 vinyl sash and are topped by vinyl panels. A single-story porch originally spanned the rear of the east elevation but has been replaced by a simple door and hood. Located above is a dormer window with jerkinhead roof.

**96A. Apartment, 145 Massabesic Street, c.1896/c.1950. Contributing building.**

To the rear of the main building is a 1 ½-story former barn which was converted to residential use sometime after 1950. The vinyl-sided structure has eaves that overhang slightly and is oriented with its gablefront facing southeast. There is a central door flanked by two 1/1 windows on the first floor and two 1/1 windows above. The north elevation is without openings.

This multi-family block is not shown on the 1896 map but predates 1899 as it is shown on a plan produced that year for the Dearborn & Clifford Subdivision (HCRD Plan 58). In 1916 the tenants were Fritz Mosher and C. Fred Fearon who operated a confectionery store at 405 Spruce Street. In 1945 it was owned and occupied by Mrs. Nettie French. Also living here were Mrs. Susan French and Charles Matthews.

**97. Apartment Block, 157/161-3 Massabesic Street/5 Clifford Avenue, c.1922. Contributing building. [Photo 97]**

Containing twelve residential units, this three-story flat-roofed at the corner of Massabesic and Clifford Avenue is one of a handful of large residential blocks constructed in the neighborhood in the early 20<sup>th</sup> century. Vinyl siding covers the walls of the building as well as the projecting cornice. The northeast elevation measures four bays wide while the flanking walls are each seven bays wide; all contain vinyl 1/1 sash. A large metal canopy shelters the northeast entrance. The southwest elevation is four bays wide with arched recessed porches on the two upper floors.

This block is located on Lot 3 of the 1909 C.C. Clifford Plan (Plan 219). It was built after the 1915 Sanborn map. Charles C. Clifford sold the land to William L. Scott in 1922. Robert Scott operated a delicatessen on the first floor in the 1920s and 1930s. In 1930 the occupants of the eight apartments included Martin Miller, Charles Ludwig, Lawrence Jones, Peter Hanley, Gerald Kittredge and Emma Duffey. In 1945 the apartment residents included Adolph Pelzarski, Paul Frame, Victor Tarry and Joseph Reodin. The building was sold by Scott Oil to Stanley Vogel in 1948; Vogel continued to own the building until 1965.

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**98. Convenience Store, 188 Massabesic Street, 1970. Noncontributing building (due to age).**

*[Photo 98]*

Bordered on the east by Old Falls Road and on the west by Massabesic Street, 188 Massabesic Street is a single-story concrete building with plate glass windows on its southeast façade.

In 1950 there was a filling station on this site. The present convenience store was constructed in 1970.

**99. Worthen Multi-Family, 172 Massabesic Street, c.1890. Contributing building. *[Photo 99]***

172 Massabesic Street is a 2 ½-story, 5 x 2-bay, side-gabled duplex. The building is clad in vinyl siding and capped by a slate-covered gable roof with a gable wall dormer centered on the front slope and two interior brick chimneys rising near the ridge. The center entrance retains an historic glass-and-panel door and is sheltered by a hip hood supported by decorative brackets. Windows contain 1/1 vinyl sash and are flanked by vinyl shutters. Two narrow 1/1 windows light the front gable. At the rear is a two-story porch.

This building was constructed prior to 1892; the map of that year indicates that it was owned by S.T. Worthen. Sanborn T. Worthen was a local carpenter, contractor and builder who lived on Maple Street and later Prospect Street and apparently built this as an income producing property. In 1916 the residents were two Swedish families – that of John Jacobson, a fireman in a woolen mill, and Hjalmar Lundh, a boilermaker. In 1920 Maria Manning, who emigrated from Ireland, was renting an apartment. In 1924 the property was sold by Andrew Zahn to John L. Putnam. Zahn was from Czechoslovakia and worked as a watchman; he did not occupy the house. John L. Putnam was a foreman and lived here with his wife Beulah. Later owners included Charles and Greta Marston from 1946 to 1962 and David and Helen Welsh from 1962 to 1999.

**100. Balch-Omand House, 160 Massabesic Street, c.1892. Contributing building. *[Photo 100]***

160 Massabesic Street is a modest 1 ½-story dwelling with a cross-gable plan, clad in asbestos shingles and set on a granite foundation. The front gable is just a single bay wide with modern 1/1 windows on each level. The space between the two gables is filled by a single-story porch, now enclosed.

There is no house on this site at the time of the 1892 map; it had been constructed by 1896. By 1900 Frederick Balch, age 75, and his wife Thankful owned the house and were living here. Frederick's occupation is listed as "capitalist". After Frederick's death, Mrs. Balch lived here until her own death in 1915. The house was owned and occupied by Edwin and Louise Omand from about 1917 to 1952. Directories list his occupation as section hand and laborer.

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**101. Westover-Prescott Duplex, 152-154 Massabesic Street, c.1892. Contributing building.**  
*[Photo 101]*

152-154 Massabesic Street is a well-preserved example of a late 19<sup>th</sup> century side-by-side duplex. The 1 ½-story, 4 x 2-bay dwelling has a clapboarded façade and side elevations which are sheathed in asbestos shingles. Simple cornerboards outline the building and curved brackets and trim decorate the projecting eaves. Centered on the façade is a gable porch supported by turned posts and decorated by a spindle frieze. On either side of the porch is a single-story bay capped by a shed roof with two windows on its face. Above the entrance porch a long shed wall dormer containing four windows breaks through the eaves and two interior brick chimneys rise just off the ridge. All of the windows contain modern 1/1 vinyl sash. Those on the façade are capped by shelf lintels supported on either end by small brackets. The windows on the lesser elevations have simple molded surrounds. Extending behind the main house block is a two-story ell with a single-story porch on either side.

Inspection of historic maps indicates that this house was constructed after 1892 and before 1896. In 1891 Lucretia Sloan sold the lot to N. Eliza Westover. Miss Westover was born in Vermont in 1846 and worked as a dry goods clerk. She lived at various addresses including 256 East Spruce and apparently built this duplex as an investment. Miss Westover died in 1914 and ownership passed to Ina Westover Robie who sold the building to Raymond Prescott, an auto mechanic, in 1922. Prescott was living here as early as 1916 at which time the other tenant was Harry Meloon, a carpenter. Michel Trow was renting the apartment in 1930 and was still here in 1945. He worked in a local shoe shop. Fred Searles later inherited the property from Raymond Prescott. It remained in the Searles family until 1986.

**102. Westover-Youngquist Multi-Family, 146-148 Massabesic Street, c.1897. Contributing building.** *[Photo 102]*

The multi-family building at 146-148 Massabesic is the only one built according to this plan in the neighborhood. The 2 ½-story gablefront facing the street is punctuated by two bays of windows (two pairs on the first floor and two individual windows above) and is flanked on either side by a cross gable with the entrance to each unit located on the front wall of the cross gable, sheltered by a single-story porch. The porch supports are c.1960 wrought iron but the front doors are historic glass-and wood panel units. A number of historic wooden 2/1 windows also survive. Beyond the cross gables each side of the building is fronted by a single-story canopy.

This building was constructed as a duplex after the 1896 map and like its neighbor at 152-154 Massabesic, was also owned by Miss N. Eliza Westover. In 1916 the tenants were Henry Towle, a laborer; Hermanus Morrison, a shipper; and Mrs. Sarah Richards. In 1934 the building was sold by the estate of Ina (Westover) Robie to Wilhelmina Youngquist. Both Mrs. Youngquist and her husband Carl were born in Sweden. He worked in a shoe factory. The couple did not occupy the duplex but instead rented it out to a variety of tenants. In 1945 Anna McDonough and George Wilson were living here. The property remained in the Youngquist family until 1974.

**AREA FORM**

**AREA NAME: THE HOLLOW**

**103. Sloan-French House, 132 Massabesic Street, by 1892. Contributing building. [Photo 103]**

132 Massabesic Street is a 1 ½-story dwelling which is set on a granite foundation and sheathed in vinyl siding. It has a two-bay wide gablefront at its north end and a lateral ell extending to the southeast, with a gable wall dormer and single-story porch supported by turned posts. The gablefront has a hip-roofed door hood with brackets and an adjacent three-sided bay window. Doors and windows are modern replacements.

This house is shown on the 1892 map as being owned by L.J. Sloan. Lucretia J. Sloan was the widow of Hiram Sloan who died in 1889. The Sloan family had lived at 58 Massabesic Street. After her husband's death, Mrs. Sloan subdivided the property and moved to 23 Elm Street. By 1902 the house was occupied by John D. French and his wife Abbie. John French operated a blacksmith shop/livery stable for many years at 120 Massabesic Street. By 1936 French had converted his business to a garage, known as the Massabesic Street Garage.

**104. Massabesic Street/Houle's Garage, 120 Massabesic Street, c.1930. Contributing building. [Photo 104]**

120 Massabesic Street is a single-story structure combining an auto repair facility to the south with a smaller show room angled to the north. The brick veneered façade is punctuated by a number of openings including an overhead garage door and a number of steel windows to the south with larger plate glass windows in the show room area. An additional story, capped by a low gable roof with vinyl-sided walls rises from the south portion of the structure.

This modern garage structure was constructed on a lot formerly occupied by a blacksmith shop/livery stable. The original owner of the blacksmith/livery garage was John D. French. He had purchased the lot from Florence and Clarence Platts in 1908. By 1936 the business was known as the Massabesic Street Garage. The garage was later operated for fifty years by Bertrand Houle (1921-2002). Houle retired in 1986.

**105. Duplex, 106-108 Massabesic Street, 1896. Contributing building. [Photo 105]**

Sharing a lot with 423 Belmont to the north and 44 Old Falls Road to the northeast, 106 Massabesic Street is a two-story duplex with a box-like plan, capped by a steeply pitched hip roof. The broad façade has six bays on the first floor of the wide façade including two individual entrances containing modern six-panel doors. The entrances and an adjacent window on either side are sheltered by a two-bay, single-story porch supported by turned posts set above a sided wall. An additional window opening is located on either side of the porch with four windows on the second floor, vertically aligned with the entrances and outer bays. Two additional windows appear to have been removed. All of the windows contain vinyl 1/1 sash including the two windows in the front hip dormer. On each of the side elevations there is a single-story, three-sided bay window.

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There is no house on this site at the time of the 1896 map but it is in place by the time of the 1897 Sanborn map. The duplex was occupied, but not apparently owned, from about 1904 to 1916 by George Fred Whittier and his son, Homer Whittier. George was a salesman and Homer was an insurance agent. Harold Young was living here in 1945.

**106. Mara Block, 74-84 Massabesic Street, c.1900. Contributing building. [Photo 106]**

Bounded on the north by Spruce Street, on the east by Belmont and the south by Massabesic, 74-84 Massabesic is a three-story building which is sheathed in wood shingles on the first floor with asbestos shingles above. The flat-roofed building displays projecting eaves which are rounded at the corners and are decorated by a wood bracketed cornice. The original fenestration pattern on the first floor is not known but any storefronts or display windows that once existed have been removed or covered. There is a modern paneled door at the southeast and northwest corners and a recessed entrance on the Massabesic Street side. Small elevated modern windows punctuate the shingled first floor. On the floors above the corner windows consist of tripartite units with a fixed picture window flanked on either side by narrow 1/1 sash. Individual vinyl 1/1 windows are located in the walls between. The northeast corner of the building features a recessed two-story porch.

This flat iron shaped block appears to have been constructed for Henry J. Mara who was born in England in 1865. He worked as an engraver for a silk company (Elliott Manufacturing?) and lived with his wife Carrie at 463 Lake Avenue. By 1910 Mara had left Manchester, New Hampshire to assume a similar position in Manchester, Connecticut. In 1899 Mara entered into a contract with O.K. Colman to purchase the triangular shaped lot of land, agreeing to construct and complete a frame building of at least two stories within one year.

The property was owned by Charles Trudell from 1920 to 1923, by William H.H. Perkins from 1923 to 1931 and by Rosa Dalla Vecchia and Frank Dal Pra from 1931 to 1971. In 1916 the occupants included C. Lovell Ruiters's grocery store, Maurice Anderson, a shoemaker, and James Summerville, a machinist. In 1945 Frank's Meat Market was located here. Leo Caron rented an apartment upstairs and Frank Dal Pra, the owner, also had an apartment. Frank was born in Italy about 1892.

**107. Paige Block, 54-60 Massabesic Street/408-412 Spruce Street, c.1895. Contributing building. [Photo 107]**

Reflecting the angle of the Spruce Street/Massabesic Street intersection, the Paige Block is a three-story building consisting of an angled section with projecting cornice to the south and a slightly taller three-story section to the north which has a parapet rather than a projecting cornice. The entire complex is sheathed in vinyl siding above the first floor. Windows are filled with a mix of 1/1 and some earlier 2/2 sash. The first floor is notable for retaining a series of fairly intact wooden storefront windows with transoms. These are the only historic storefronts to survive in the immediate neighborhood. Recessed entries set atop two steps access the storefronts as well as a door leading to the upstairs apartments.

**AREA FORM**

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This mixed-used block was constructed on land that Nelson Paige purchased from True Perry and Alonzo Gage in 1895. Paige was a carpenter and builder who lived on Mammoth Road. The present buildings were all in place by the time of the 1897 Sanborn map. The property was owned by Milton Paige from 1906 to 1912 and by James Dowd from 1912 until 1916 when it was sold by Francis Connor. In 1917 the tenants included a laundry at 54 Massabesic, the Bethesda Mission at #58, Ralph Call, a plumber and James Milligan's hardware store. The upstairs tenants were Winfield Reiter, William Allard, Arthur Austin, Rose Haskell Ernest Pariseau and Charles Wheeler. By 1929 there was a barber shop, shoe repairer and provisions store on the first floor.

**108. East Manchester Fish & Game Club, 48 Massabesic Street, early 20<sup>th</sup> century. Contributing building. [Photo 108]**

48 Massabesic Street is a single-story, flat-roofed building with a single recessed entrance on its principal façade which is topped by a false front that extends higher than the roof of the structure behind. Initially the building was limited to the front section. The rear portion is a late 20<sup>th</sup> century addition and is constructed of concrete blocks.

A building is shown on this site at the time of the 1896 map but it is not clear if it is the present structure. The 1897 Sanborn map shows a single-story store occupying the site; by 1915 there was a larger building on the site, occupied by the Union Coal Company.

The East Manchester Fish & Game Club is a social club was founded in 1914. It appears to have moved to this building in the late 1920s, a period during which Joseph Bohan, a barber, was the secretary of the organization.

**109. Connelly Block, 38-44 Massabesic Street, c.1935. Contributing building. [Photo 109]**

The two-story block at 38-44 Massabesic Street was constructed in the 1930s with two storefronts on the first floor and apartments above. The building is sheathed in vinyl siding and the first floor has a recessed entrance with three c.1960 doors, leading upstairs and to the two storefronts. On either side of the entrance there is a modern display window consisting of three vertical panes set into a metal surround. The second floor of the façade has two pairs of double-hung windows with four vertical panes of glass over a single lower pane. An enclosed porch spans the rear elevation.

Sanborn insurance maps indicate that this building was constructed after 1915 replacing an earlier, one story commercial structure. Directories suggest that the building was constructed after 1935. By 1945 the storefronts were occupied by Pink Lady Products and a hardware store. The upstairs tenants included George Cleaver, Frank Reynolds and Albert Lindsey.

James Connelly owned the building from 1936 to 1955 when it was sold to Roger Boissonneault.

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**110. Polson Block, 26-32 Massabesic Street, c.1892. Contributing building. [Photo 110]**

26-32 Massabesic Street is a 2 ½-story, 4 x 2-bay block dating to the late 19<sup>th</sup> century and combining a commercial first floor with living units above. The building is sheathed in asbestos siding and capped by an asphalt-shingled roof with projecting eaves, a front gable wall dormer and two interior brick chimneys. A similar design was used for a number of residential buildings in the neighborhood but this is the only one to have been built with first floor storefronts. The first floor is set above the street by a few steps and the entrance is recessed. The storefront windows are set on concrete block bases suggesting some degree of alteration in the mid 20<sup>th</sup> century. Upstairs windows contain 1/1 sash.

The building at 22-32 Massabesic Street was built prior to the 1896 map. The land was sold by Gale and Dyer Perry to Karl Polson. The 1897 Sanborn map shows that the ground floor storefronts were then occupied by a store and a Chinese Laundry. In 1917 Myrton Sargent, a plumber, was located at #26 while the laundry was still at #30. The upstairs tenants were Mrs. Maranda Hamlin and Edward Willand. The Chinese laundry continued to occupy the south half of the building until at least 1935. In 1945 Lorraine's Beauty Shop was at #30 and Clarence Trott, radio repairer was at #26.

**111. House, 44 Old Falls Road, c.1892. Contributing building. [Photo 110]**

44 Old Falls Road is a 2 ½-story gablefront dwelling constructed in the late 19<sup>th</sup> century. It is sheathed in vinyl siding with a sidehall entrance sheltered by a simple flat roofed door hood. The first floor windows adjacent to the entrance have been removed and a modern sliding unit substituted. Upstairs windows are modern 1/1 sash.

**112. Garage, 50 Old Falls Road, c.1990. Noncontributing building (due to age). [Photo 111]**

This single-story garage is capped by a low gable roof and has three large overhead garage doors on its east façade. It appears to replace an earlier dwelling.

**113. Clifford-Lazauskas Apartment Building, 21-27 Clifford Avenue, c.1915. Contributing building. [Photo 112]**

21 Clifford Avenue is an ornate three-story apartment block in the Colonial Revival style. It is set on a foundation of granite blocks with projecting grapevine joint profiles. The walls are sheathed in vinyl siding and the building is capped by a bold cornice embellished by a wide frieze, dentils and brackets. The principal elevation faces southeast and has two central bays of windows set above a single-story porch sheltering four modern doorways. The porch posts are modern replacements but the porch roof appears original and displays dentil trim. On either side of the porch a three-story, three-sided bay projects with an additional flat bay of windows marking the edge of the elevation. The side elevations are five bays wide. Windows contain vinyl 1/1 sash. A three-story porch is inset on the rear elevation.

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This land is part of a subdivision of land owned by C.C. Clifford which was recorded at the Registry of Deeds in 1913. At the time of the 1915 Sanborn map, the land was still unbuilt upon. The land with buildings (lots 9 & 10 of the subdivision) was sold by Charles C. Clifford, an adjuster with the New Hampshire Fire Insurance Company, to William Curry in 1920. The property was purchased by John Lazauskas in 1923. Lazauskas was born in Lithuania and worked as a spinner. In 1930 he was living here with his wife Annie who also worked as a spinner. Tenants in 1930 included Eugene Sigrist, a French sausage maker; William Mercer, a hardware salesman; James Riley, a shoe factory stitcher and Oliver Roy, a cigarmaker. John Lazauskas died in 1963 but members of the family continued to own it until 1996.

**AREA FORM**

**AREA NAME: THE HOLLOW**

22. Statement of Significance

Criterion A: The Hollow Historic District is eligible for the National Register under Criterion A in the area of community planning and development. Although it was impacted by earlier events (it includes two of the City's oldest roads and also marks the eastern limits of the lots laid out by the Amoskeag Manufacturing Company in the 19th century), the Hollow did not reach its peak of development until the late 19th century when a number of new industries and streetcar access brought an influx of new residents and businesses to the area. The buildings that were constructed reflect both local entrepreneurs and working class families, many of whom emigrated here from other countries. It is a good example of a densely settled neighborhood center which developed over a relatively short time period in the late 19th and early 20th century.

The ethnic mix of people who built the neighborhood and settled here included long time New Hampshire residents, as well as French and English-speaking Canadians, British, Irish, Italians, Germans, Polish, Russian Jews, and Greek immigrants. No one group outnumbered the others, nor did one industry employ the majority of residents. There has also historically been a mix of owner-occupied and rental properties. At one time many of the two and three family buildings had their owner in residence along with rental flats for income or to be used by family members. Community buildings such as meeting halls and the school provide insight into how families spent their leisure time and societal values. The mixed use buildings were occupied by a wide range of shops and businesses that served the local population.

Criterion B: The Hollow Historic District does not appear to have significance under Criterion B. No individuals have emerged that represent the level of significance required for listing under Criterion B.

Criterion C: The Hollow Historic District is also significant under Criterion C for its mix of vernacular single and multi-family residences and multi-use buildings combining commercial storefronts and upper story living quarters. It includes simple gablefront vernacular single family dwellings of the late 19<sup>th</sup> century, duplexes of various forms and ages, three-family residences including traditional gablefront varieties and early 20<sup>th</sup> century three deckers, French flat blocks and larger apartment houses and tenement blocks. Most of the houses are relatively sparse in stylistic detailing, an effect which is further emphasized by the prevalence of replacement sidings. Adding interest among the predominantly vernacular residential structures are a few more high-style structures such as Dearborn Memorial Hall, an impressive Colonial Revival brick structure previously determined individually eligible.

23. Period of Significance: c.1880 to 1950 (period of development)

**AREA FORM**

**AREA NAME: THE HOLLOW**

24. Statement of Integrity

Most of the individual buildings in the historic district have experienced a loss of integrity of materials and workmanship yet overall the neighborhood preserves a sense of design, feeling and association. Incremental changes over the years including artificial sidings, new windows, additions and alterations have eroded the integrity of individual structures but taken together the area still clearly read as a late 19<sup>th</sup> to 20<sup>th</sup> century working class neighborhood center. The neighborhood character-defining features include a dense mixture of single and multi-family dwellings and mixed use buildings set on small lots, close to the street or in the cases of the commercial buildings, set directly on the property lines.

Under Criterion A, all buildings erected between c.1880 and 1950 are considered to contribute to the district unless they have lost so much integrity as to be rendered unrecognizable. Buildings must retain their essential physical features and massing needed to convey historic form, building type and usage/function.

25. Boundary Justification

The boundary has been drawn to include the core of the commercial center/neighborhood which developed at "The Hollow" beginning in the 1880s. The boundaries were initially delineated by DHR staff and were field checked by the consultant. Only one minor modification was made after field investigation and that was the addition of Harriman Park.

Lake Avenue acts as a natural northern boundary of the district owing both to the slightly higher elevation of land to the north and its sense as a busier thoroughfare dating back to its earlier streetcar days, reinforced by the commercial uses that remain concentrated here today. Wilson Street is the western boundary of the district and was also the western boundary of the land that was owned by Elliott Manufacturing and developed in the 1890s. The Wilson School, an important neighborhood landmark, anchors the southwest corner of the district. The boundary specifically excludes the late 20<sup>th</sup> century commercial development, parking lots, and Gill Stadium which exist to the southwest, in what was once a densely packed residential neighborhood. The southern boundary of the district is drawn along Cedar/Auburn Street to include the residences in proximity to Wilson School but specifically excludes the large modern school addition to the south which has visually impacted this section of Auburn Street. (Note: additional residential streets between Wilson and Hall to the south of Auburn, including Summer and Green Streets, may also relate thematically to the Hollow neighborhood and could be evaluated in the future as an addendum to this district.) The southeastern boundary of the district is drawn so as to stop at the c.1970 brick apartment buildings in the vicinity of Massabesic and Summer Streets. The eastern boundary of the district follows Old Falls Road and continues north to Lake Avenue. The eastern boundary delineates both a topographical difference (the Hollow) and different periods of development to the east. There is also considerable modern construction in the area to the east including the Elliott Hospital complex.

AREA FORM

AREA NAME: THE HOLLOW

## 26. Boundary Description

The boundary of the district is as delineated on the attached sketch map.

## 27. Bibliography and/or References

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## Maps

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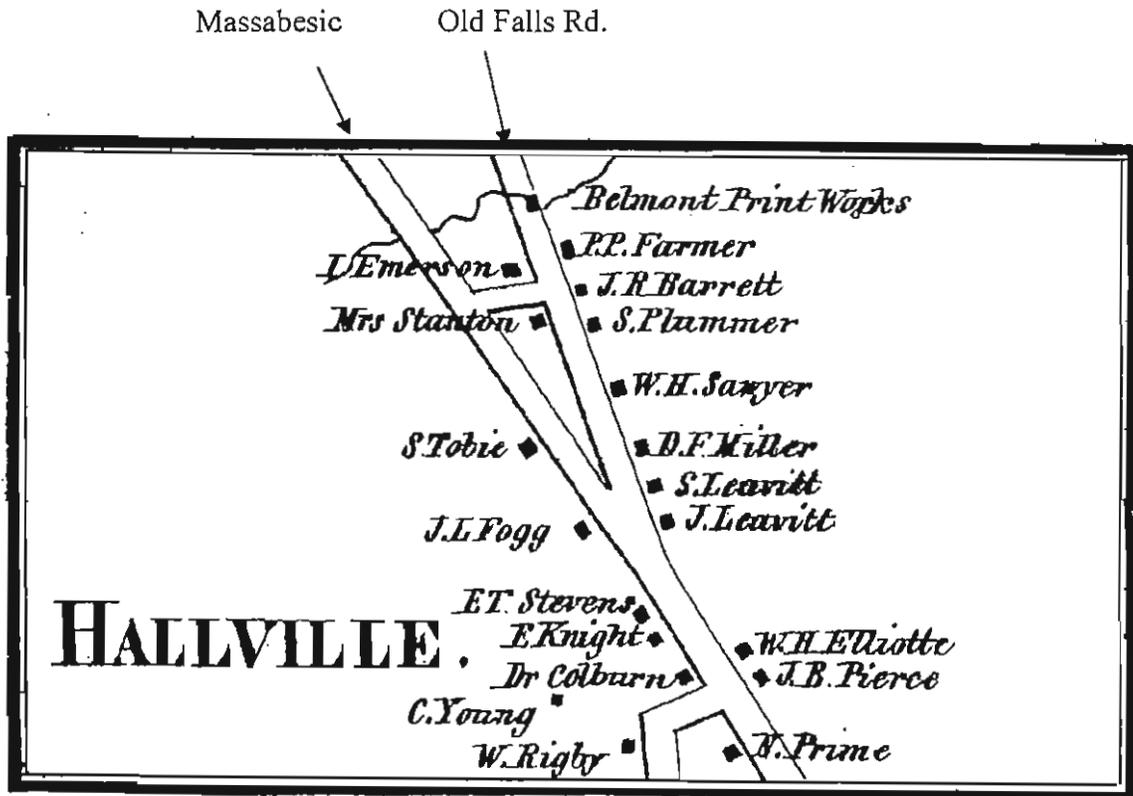
Sanborn Insurance maps, 1897, 1915, 1950.

Weston, James A. *Map of the City of Manchester, New Hampshire*. Manchester: 1870.



AREA FORM

AREA NAME: THE HOLLOW

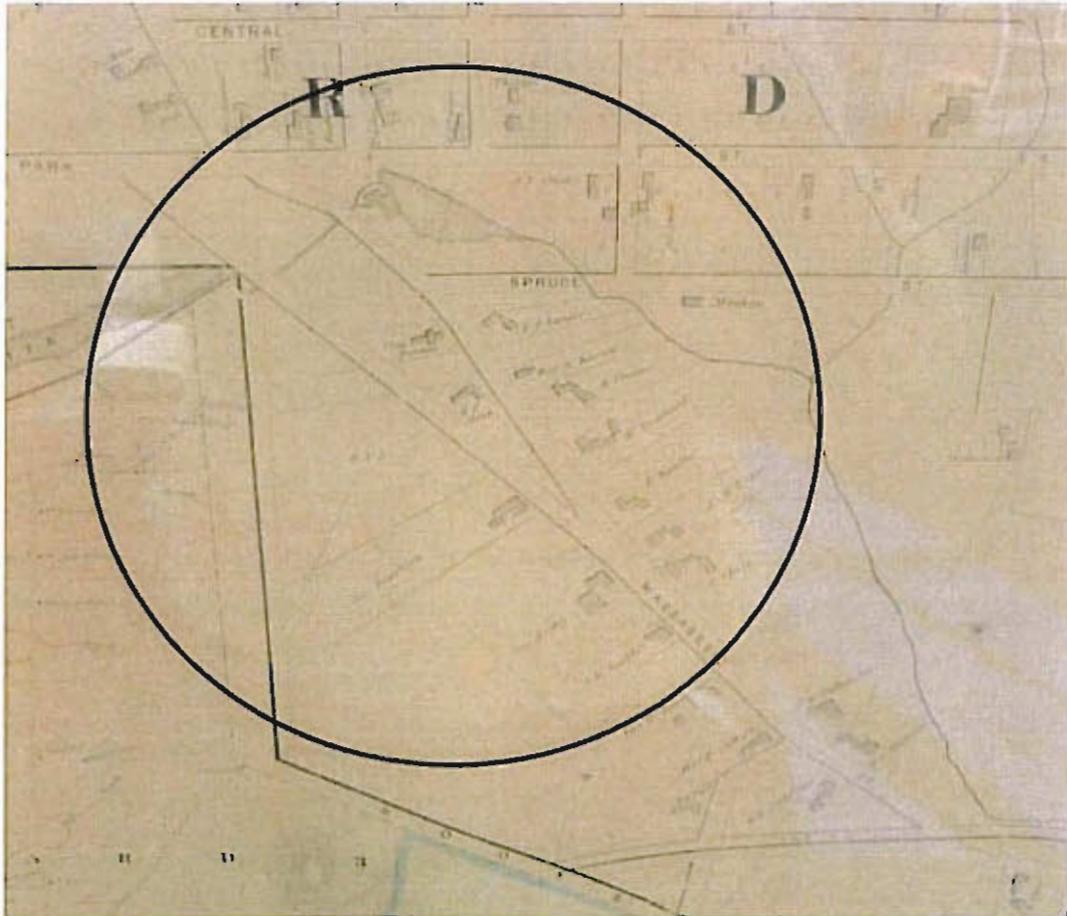


Hallsville, 1858

Source: Chace, Map of Manchester

AREA FORM

AREA NAME: THE HOLLOW



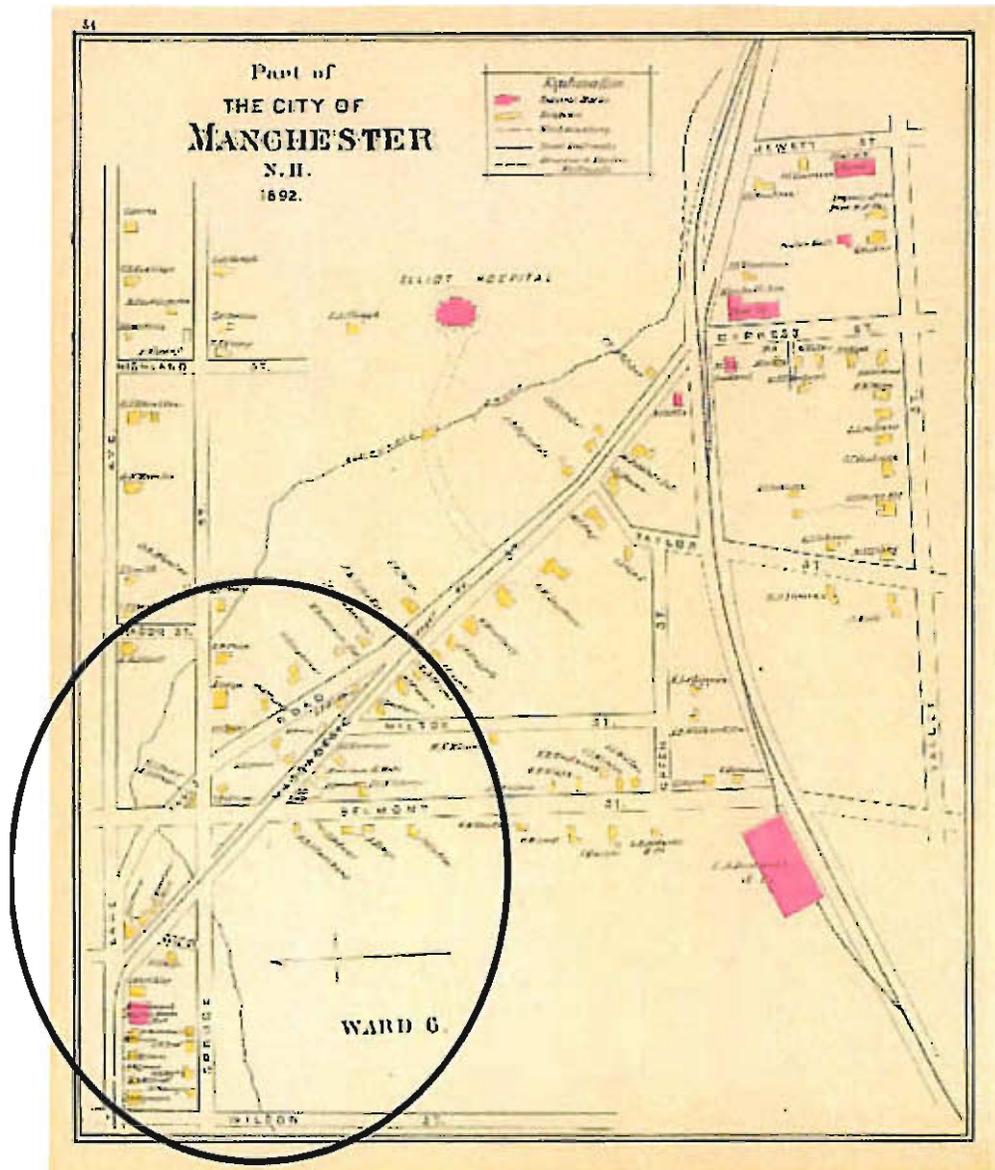
Study Area, 1870

Note mill and mill pond between Park and Spruce Streets

Source: Weston Map, 1870

AREA FORM

AREA NAME: THE HOLLOW

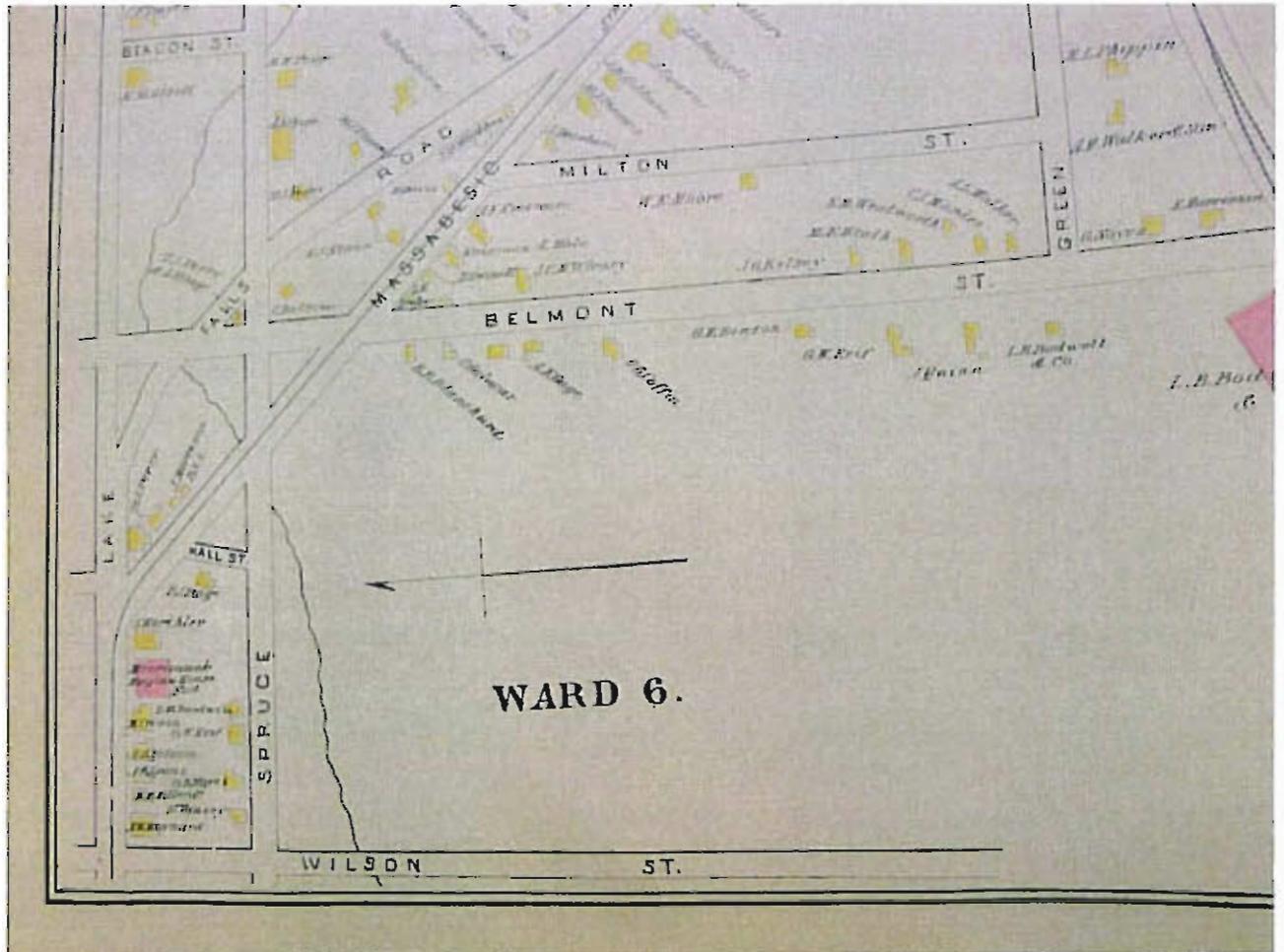


Study Area (circled), 1892

Source: Hurd Atlas

AREA FORM

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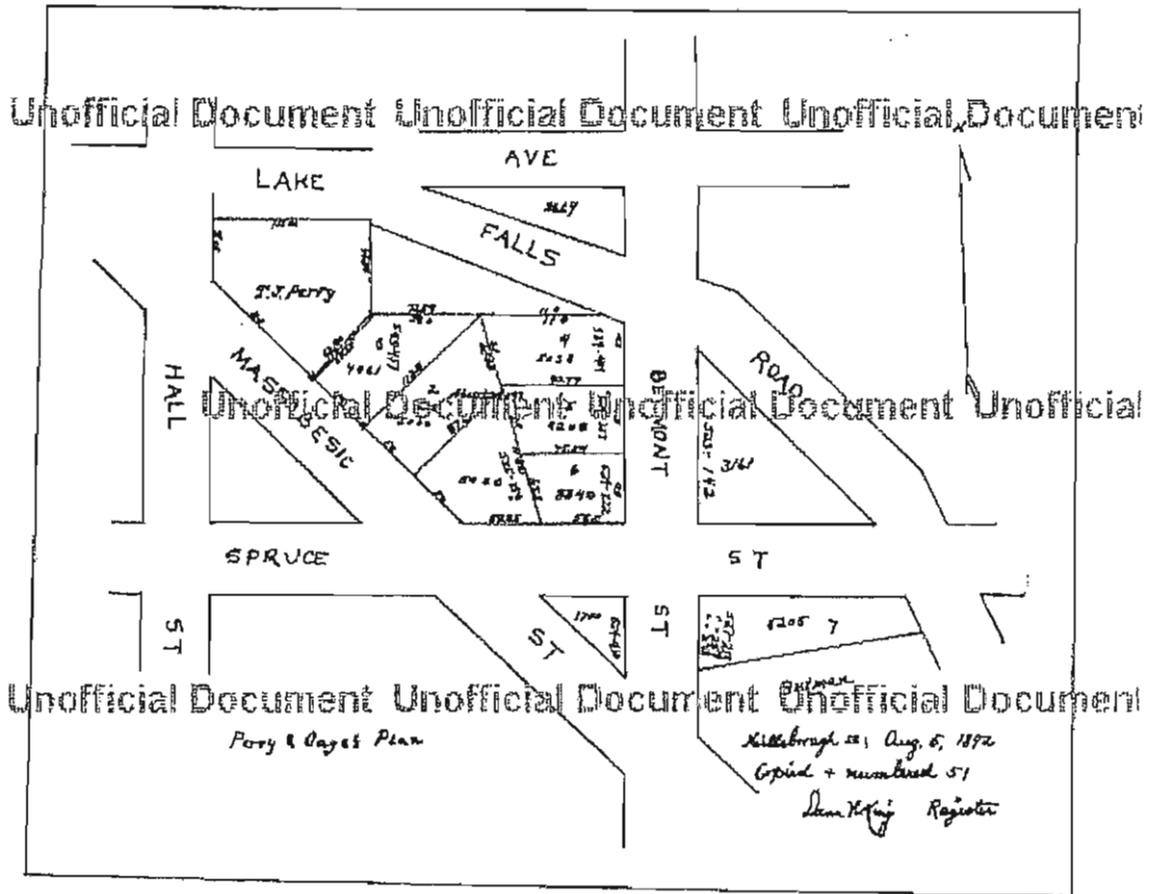


Detail, 1892 map

AREA FORM

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# Plan #51 - Perry + Gage's Plan

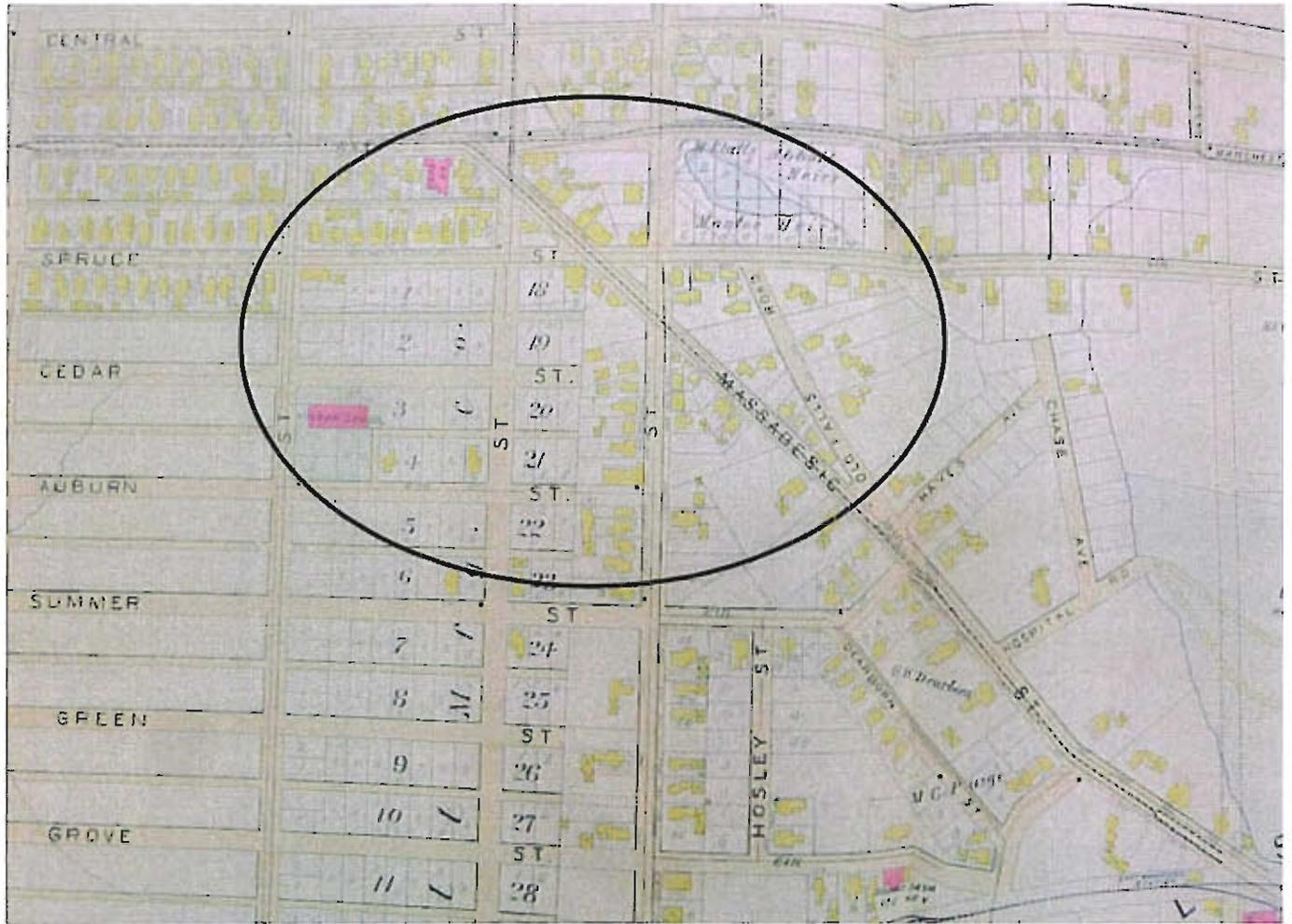


Source: Hillsborough County Registry of Deeds



AREA FORM

AREA NAME: THE HOLLOW



Wilson St.

Hall St.

Belmont St.

Detail, 1896 Flynn Atlas, Ward 6 detail

AREA FORM

AREA NAME: THE HOLLOW



Lake Avenue Fire Station

Source: Manchester Historic Association

AREA FORM

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443 Lake Avenue, 1895

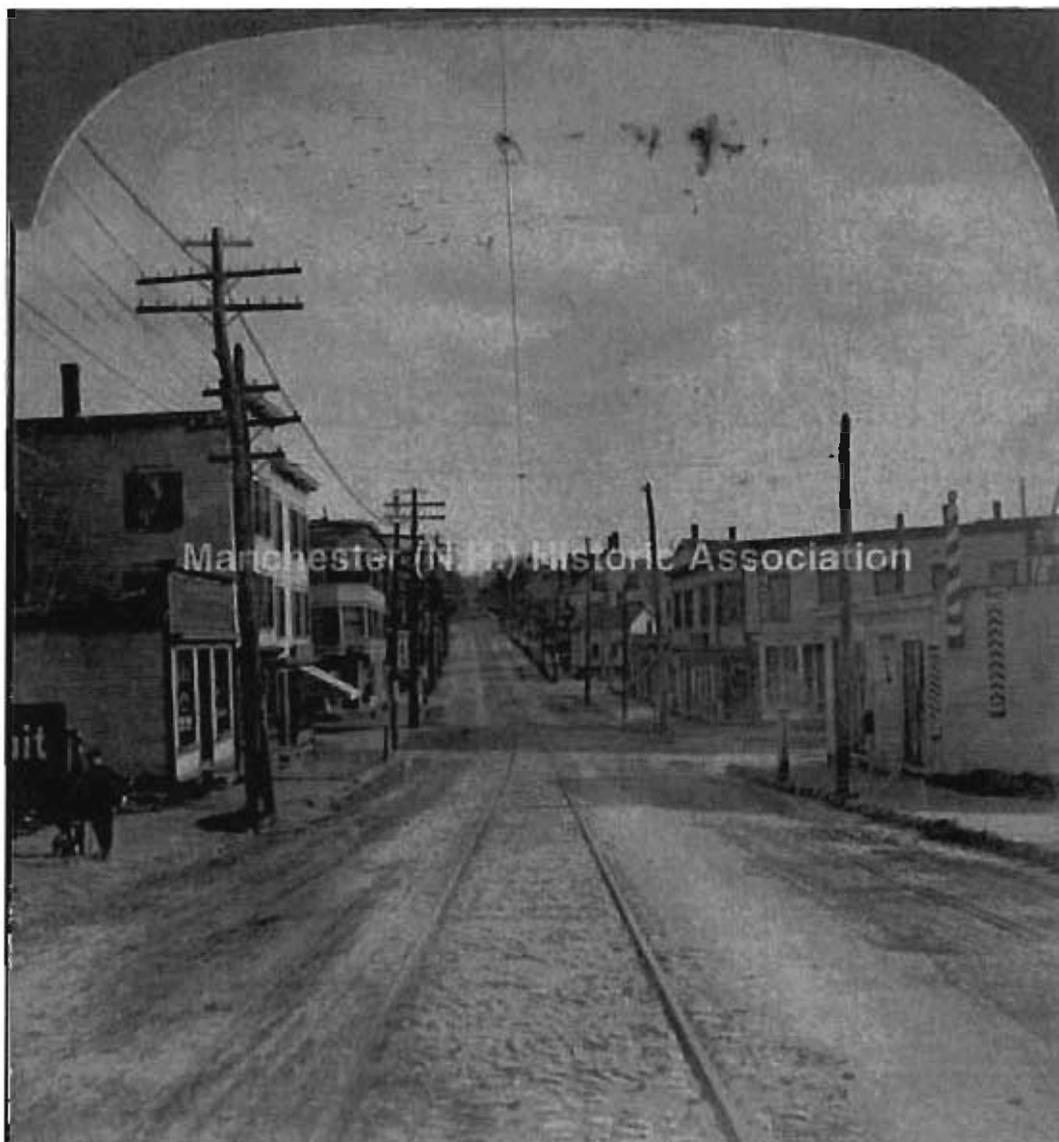


Undated (early 20<sup>th</sup> c.) view of 443 Lake Ave.

Source: Manchester Historic Association

AREA FORM

AREA NAME: THE HOLLOW



Undated view of Massabesic St. from Lake Ave.

Source: Manchester Historic Association

AREA FORM

AREA NAME: THE HOLLOW

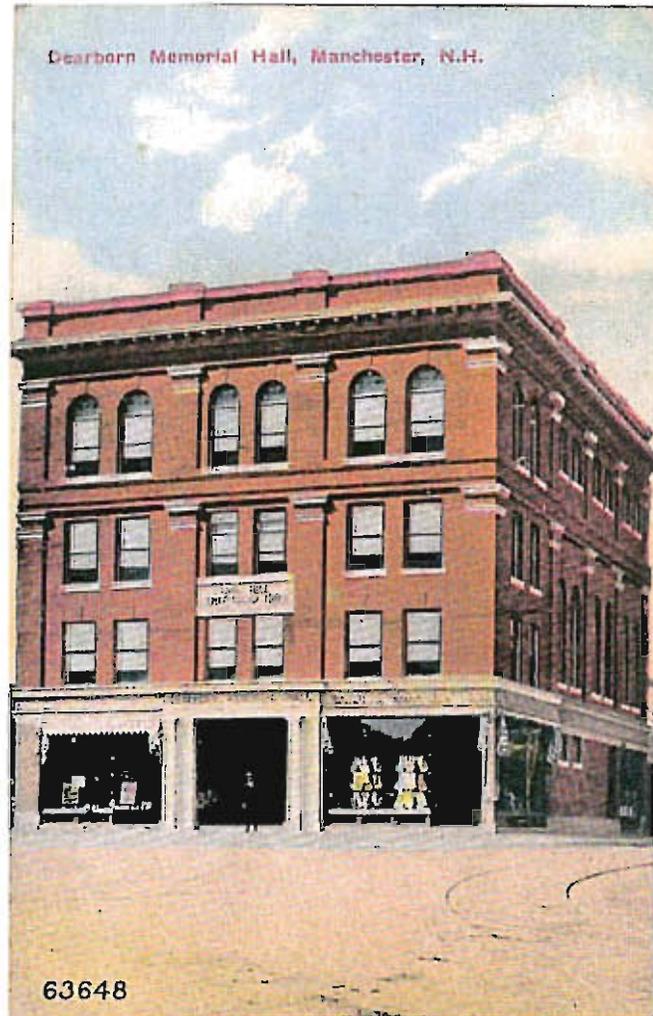


Wilson School, shortly after construction in 1895

Source: Manchester Historic Association

AREA FORM

AREA NAME: THE HOLLOW

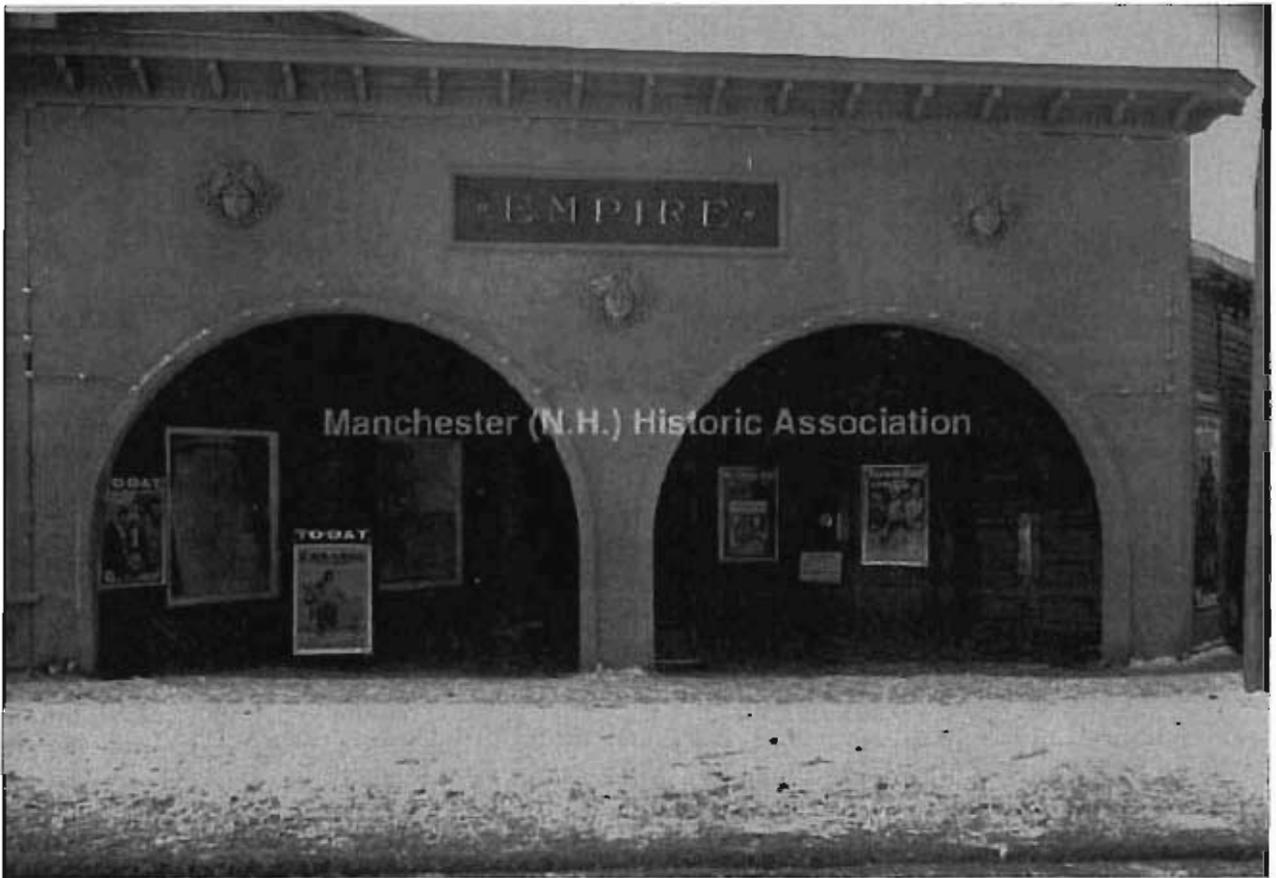


Undated postcard of Dearborn Memorial Hall

Source: Collection of L. Mausolf

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AREA NAME: THE HOLLOW

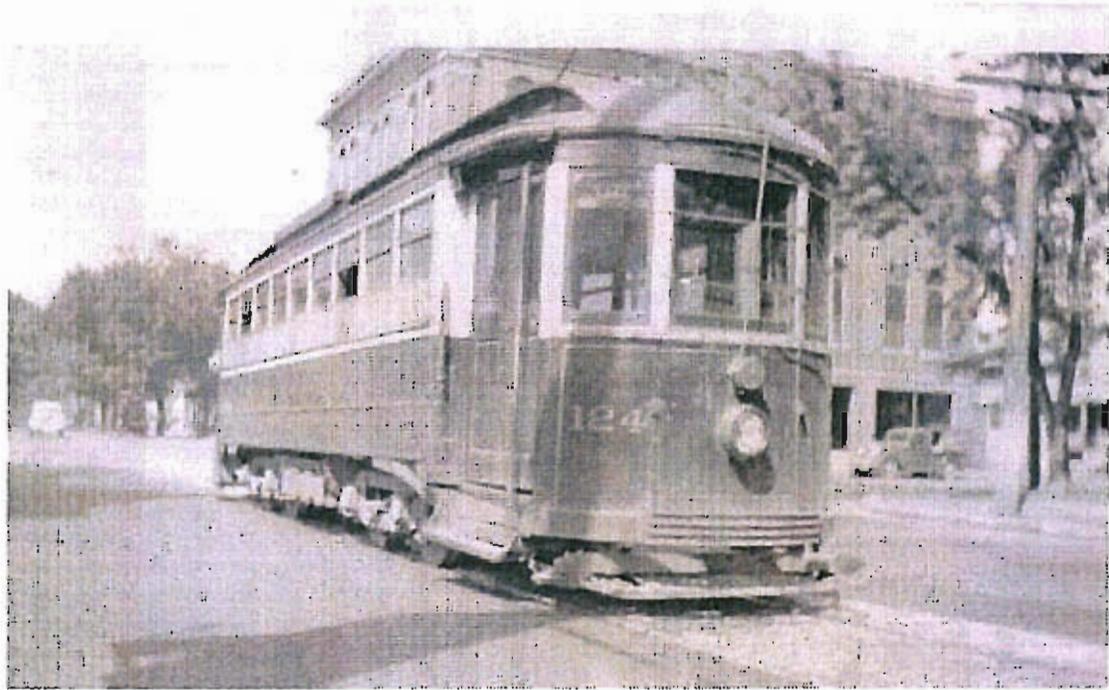


Undated view of Empire Theater

Source: Manchester Historic Association

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Streetcar in front of Dearborn Memorial Hall

Source: Manchester Historic Association

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Source: 1896 Manchester Directory

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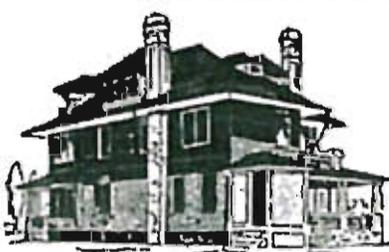
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Source: 1921 Manchester Directory

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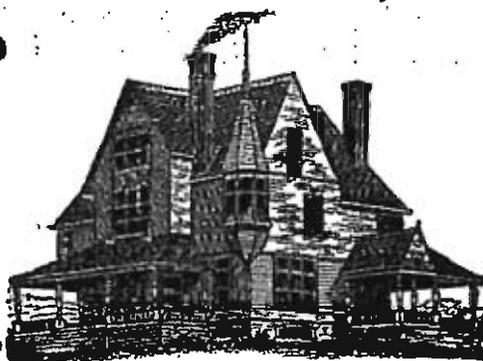
669

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Source: 1896 Manchester Directory

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Photo 1 description: 404 Lake Avenue

File #: LakeAve 404 Direction: north Date taken: Jan. 5, 2014



Photo 2 description: 406-408 Lake Avenue

File #: LakeAve 406 Direction: north Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 3 description: 410 Lake Avenue  
File #: LakeAve 410 Direction: NW Date taken: Oct. 18, 2013



Photo 4 description: 414-416 Lake Avenue  
File #: LakeAve 414 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 5 description: 422 Lake Avenue

File #: LakeAve\_422 Direction: north Date taken: Jan. 5, 2014



Photo 6 description: 424 Lake Avenue

File #: LakeAve\_424 Direction: north Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 7 description: 428-430 Lake Avenue

File #: LakeAve 428 Direction: NW Date taken: Jan. 5, 2014



Photo 8 description: Dearborn Hall, 434 Lake Avenue

File #: LakeAve 434 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 9 description: Harriman Park

File #: HarrimanPk Direction: east Date taken: Jan. 5, 2014



Photo 10 description: Harriman Park marker

File #: HarrimanMkr Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 11 description: 403 Lake Avenue  
File #: LakeAve\_403 Direction: south Date taken: Oct. 18, 2013



Photo 12 description: 407 Lake Avenue  
File #: LakeAve\_407 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 13 description: 411 Lake Avenue

File #: LakeAve 411 Direction: south Date taken: Oct. 18, 2013



Photo 14 description: 415 Lake Avenue

File #: LakeAve 415 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 15 description: 419 Lake Avenue  
File #: LakeAve 419 Direction: SW Date taken: Oct. 18, 2013



Photo 16 description: 425 Lake Avenue  
File #: LakeAve 425 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 17 description: 443 Lake Avenue

File #: LakeAve 443 Direction: SE Date taken: Oct. 18, 2013



Photo 18 description: Marker in front of 443 Lake Avenue

File #: LakeAve 443 a Direction: NE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 19 description: 453-457 Lake Avenue  
File #: LakeAve 453 Direction: SE Date taken: Oct. 18, 2013



Photo 20 description: 461 Lake Avenue  
File #: LakeAve 461 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 21 description: 463 Lake Avenue  
File #: LakeAve 463 Direction: SW Date taken: Oct. 18, 2013



Photo 22 description: 467 Lake Avenue  
File #: LakeAve 467 Direction: SE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 23 description: 473 Lake Avenue  
File #: LakeAve 473 Direction: SE Date taken: Oct. 18, 2013



Photo 24 description: 479 Lake Avenue  
File #: LakeAve 479 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 25 description: 354 Spruce Street  
File #: SpruceSt\_354 Direction: NE Date taken: Oct. 18, 2013



Photo 26 description: 356 Spruce Street  
File #: SpruceSt\_356 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 27 description: 360-364 Spruce Street  
File #: SpruceSt\_360 Direction: NE Date taken: Oct. 18, 2013



Photo 28 description: 368-370 Spruce Street  
File #: SpruceSt\_368 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 29 description: 374-376 Spruce Street  
File #: SpruceSt 374 Direction: NE Date taken: Oct. 18, 2013



Photo 30 description: 378-380 Spruce Street  
File #: SpruceSt 378 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 31 description: 382-384 Spruce Street  
File #: SpruceSt\_382 Direction: NE Date taken: Oct. 18, 2013



Photo 32 description: 386 Spruce Street  
File #: SpruceSt\_386 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 33 description: 416 Spruce Street  
File #: SpruceSt 416 Direction: NE Date taken: Oct. 18, 2013



Photo 34 description: 418-420 Spruce Street  
File #: SpruceSt 418 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 35 description: 424 Spruce Street  
File #: SpruceSt\_424 Direction: NE Date taken: Oct. 18, 2013



Photo 36 description: 428 Spruce Street  
File #: SpruceSt\_428 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 37 description: 425 Spruce Street  
File #: SpruceSt\_425 Direction: SW Date taken: Oct. 18, 2013



Photo 38 description: 421 Spruce Street  
File #: SpruceSt\_421 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 39 description: 397-9 Spruce Street  
File #: SpruceSt\_397 Direction: SE Date taken: Oct. 18, 2013



Photo 40 description: 393-5 Spruce Street  
File #: SpruceSt\_393 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 41 description: 391 Spruce Street  
File #: SpruceSt 391 Direction: SW Date taken: Oct. 18, 2013



Photo 42 description: 383-385 Spruce Street  
File #: SpruceSt 383 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 43 description: 375-377 Spruce Street  
File #: SpruceSt\_375 Direction: SW Date taken: Oct. 18, 2013



Photo 44 description: 371 Spruce Street  
File #: SpruceSt\_371 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 45 description: 367 Spruce Street  
File #: SpruceSt\_367 Direction: SW Date taken: Oct. 18, 2013



Photo 46 description: 363 Spruce Street  
File #: SpruceSt\_363 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 47 description: 353-357 Spruce Street  
File #: SpruceSt\_353 Direction: SE Date taken: Jan. 5, 2014



Photo 48 description: 554 Cedar Street  
File #: CedarSt\_554 Direction: NE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 49 description: 556 Cedar Street  
File #: CedarSt 556 Direction: NW Date taken: Oct. 18, 2013



Photo 50 description: 570 Cedar Street  
File #: CedarSt 570 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 51 description: 576 Cedar Street  
File #: CedarSt 576 Direction: NE Date taken: Oct. 18, 2013



Photo 52 description: 580 Cedar Street  
File #: CedarSt 580 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 53 description: 592 Cedar Street  
File #: CedarSt\_592 Direction: NW Date taken: Oct. 18, 2013



Photo 54 description: 598-600 Cedar Street  
File #: CedarSt\_598 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 55 description: 621 Cedar Street  
File #: CedarSt 621 Direction: south Date taken: Oct. 18, 2013



Photo 56 description: 613 Cedar Street  
File #: CedarSt 613 Direction: SE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 57 description: 599-601 Cedar Street  
File #: CedarSt\_599 Direction: south Date taken: Oct. 18, 2013



Photo 58 description: 591 Cedar Street  
File #: CedarSt\_591 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 59 description: 583 Cedar Street  
File #: CedarSt 583 Direction: SW Date taken: Oct. 18, 2013



Photo 60 description: 575 Cedar Street  
File #: CedarSt 575 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 61 description: 567 Cedar Street  
File #: CedarSt\_567 Direction: south Date taken: Oct. 18, 2013



Photo 62 description: 672 Auburn Street  
File #: AuburnSt\_672 Direction: NE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 63 description: 678 Auburn Street  
File #: AuburnSt 678 Direction: north Date taken: Jan. 5, 2014



Photo 64 description: 684 Auburn Street  
File #: AuburnSt 684 Direction: north Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 65 description: 429 Wilson Street  
File #: WilsonSt 429 Direction: NE Date taken: Oct. 18, 2013



Photo 66 description: 427 Wilson Street  
File #: WilsonSt 427 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 67 description: 423 Wilson Street  
File #: WilsonSt 3 Direction: NE Date taken: Jan. 5, 2014



Photo 68 description: Wilson School, 401 Wilson Street  
File #: WilsonSt 401 Direction: SE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 69 description: 444 Hall Street  
File #: Hall St 444 Direction: west Date taken: Oct. 18, 2013



Photo 70 description: 439 Hall Street  
File #: Hall St 439 Direction: east Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 71 description: 423 Hall Street  
File #: Hall St 423 Direction: NE Date taken: Jan. 5, 2014



Photo 72 description: 403 Hall Street  
File #: Hall St 403 Direction: east Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 73 description: 438 Belmont Street  
File #: BelmontSt\_438 Direction: NW Date taken: Oct. 18, 2013



Photo 74 description: 420-422 Belmont Street  
File #: BelmontSt\_420 Direction: SW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 75 description: 414-416 Belmont Street  
File #: BelmontSt 416 Direction: west Date taken: Oct. 18, 2013



Photo 76 description: 410 Belmont Street  
File #: BelmontSt 410 Direction: west Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 77 description: 406 Belmont Street  
File #: BelmontSt 406 Direction: west Date taken: Oct. 18, 2013



Photo 78 description: 404 Belmont Street  
File #: BelmontSt 404 Direction: west Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 79 description: 398-400 Belmont Street  
File #: BelmontSt 398 Direction: west Date taken: Oct. 18, 2013



Photo 80 description: 394 Belmont Street  
File #: BelmontSt 394 Direction: NW Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 81 description: 387 and 385 Belmont Street  
File #: BelmontSt\_387 Direction: east Date taken: Oct. 18, 2013



Photo 82 description: 389 Belmont Street  
File #: BelmontSt\_389 Direction: east Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 83 description: Garage, Belmont Street  
File #: BelmontSt\_gar Direction: SE Date taken: Jan. 5, 2014



Photo 84 description: 403 Belmont Street  
File #: BelmontSt\_403 Direction: east Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 85 description: 411 Belmont Street  
File #: BelmontSt 411 Direction: NE Date taken: Oct. 18, 2013



Photo 86 description: 423 Belmont Street  
File #: BelmontSt 423 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 87 description: 427 Belmont Street  
File #: BelmontSt\_427 Direction: SE Date taken: Oct. 18, 2013



Photo 88 description: 437-439 Belmont Street  
File #: BelmontSt\_437 Direction: east Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 89 description: 31 Massabesic Street  
File #: MassabesicSt 31 Direction: SE Date taken: Oct. 18, 2013



Photo 90 description: 47-49 Massabesic Street  
File #: MassabesicSt 47 Direction: NW Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 91 description: 65 Massabesic Street  
File #: MassabesicSt\_65 Direction: south Date taken: Jan. 5, 2014



Photo 92 description: 73-77 Massabesic Street  
File #: MassabesicSt\_73 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 93 description: 87-89 Massabesic Street  
File #: MassabesicSt 87 Direction: SW Date taken: Oct. 18, 2013



Photo 94 description: 117 Massabesic Street  
File #: MassabesicSt 117 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 95 description: 135 Massabesic Street  
File #: MassabesicSt\_135 Direction: south Date taken: Oct. 18, 2013



Photo 96 description: 141 Massabesic Street  
File #: MassabesicSt\_141 Direction: south Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 97 description: 157 Massabesic Street  
File #: MassabesicSt 157 Direction: west Date taken: Oct. 18, 2013



Photo 98 description: 188 Massabesic Street  
File #: MassabesicSt 188 Direction: north Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 99 description: 172 Massabesic Street  
File #: MassabesicSt 172 Direction: north Date taken: Oct. 18, 2013



Photo 100 description: 160 Massabesic Street  
File #: MassabesicSt 160 Direction: SE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 101 description: 152 Massabesic Street  
File #: MassabesicSt\_152 Direction: north Date taken: Oct. 18, 2013



Photo 102 description: 146 Massabesic Street  
File #: MassabesicSt\_146 Direction: east Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 103 description: 132 Massabesic Street  
File #: MassabesicSt 132 Direction: north Date taken: Oct. 18, 2013



Photo 104 description: 120 Massabesic Street  
File #: MassabesicSt 120 Direction: east Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 105 description: 106-108 Massabesic Street  
File #: MassabesicSt 106 Direction: SE Date taken: Oct. 18, 2013



Photo 106 description: 74 Massabesic Street  
File #: MassabesicSt 74 Direction: SE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 107 description: 58 Massabesic Street  
File #: MassabesicSt 58 Direction: NE Date taken: Oct. 18, 2013



Photo 108 description: 48 Massabesic Street  
File #: MassabesicSt 48 Direction: NE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 109 description: 42 Massabesic Street  
File #: MassabesicSt\_42 Direction: east Date taken: Oct. 18, 2013



Photo 110 description: 26 Massabesic Street  
File #: MassabesicSt\_26 Direction: east Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 111 description: 44 Old Falls Road  
File #: OldFallsRd 44 Direction: NW Date taken: Jan. 5, 2014



Photo 112 description: 50 Old Falls Road  
File #: OldFallsRd 50 Direction: NW Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 113 description: 21 Clifford Avenue  
File #: CliffordAve 21 Direction: north Date taken: Oct. 18, 2013



Photo 114 description: Streetscape, south side of Lake Ave., east of Hall  
File #: 0701 Direction: E-SE Date taken: Oct. 18, 2013

AREA FORM

AREA NAME: THE HOLLOW



Photo 115 description: Streetscape, Lake Ave., west of Hall  
File #: 01096 Direction: west Date taken: Jan. 5, 2014



Photo 116 description: Streetscape, s. side of Lake Ave., west of Hall St. toward Wilson  
File #: 01104 Direction: SW Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 1107 description: Streetscape, Lake and Massabesic, looking SE  
File #: 01107 Direction: SE Date taken: Jan. 5, 2014



Photo 118 description: Streetscape, down Massabesic from Lake  
File #: 01093 Direction: SE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 119 description: Streetscape, up Belmont toward Lake  
File #: 01082 Direction: north Date taken: Jan. 5, 2014



Photo 120 description: Streetscape, up Massabesic, from Belmont  
File #: 01061 Direction: NW Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 121 description: Streetscape, down Massabesic, from Spruce  
File #: 01073 Direction: SE Date taken: Jan. 5, 2014



Photo 122 description: Streetscape, up Belmont from Auburn  
File #: 1048 Direction: north Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 123 description: Streetscape, west side of Belmont, north of Auburn  
File #: 1050 Direction: NW Date taken: Jan. 5, 2014



Photo 124 description: Streetscape, north side of Spruce, east of Belmont (424 & 428)  
File #: 1062 Direction: NE Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 125 description: Streetscape, south side of Spruce, east of Wilson  
File #: 1019 Direction: SE Date taken: Jan. 5, 2014



Photo 126 description: Streetscape, Spruce Street, east of Wilson  
File #: 1021 Direction: east Date taken: Jan. 5, 2014

AREA FORM

AREA NAME: THE HOLLOW



Photo 127 description: Streetscape, south side of Cedar, east of Wilson  
File #: 1035 Direction: NE Date taken: Jan. 5, 2014



Photo 128 description: Streetscape, Cedar Street, east of Wilson  
File #: 1037 Direction: east Date taken: Jan. 5, 2014

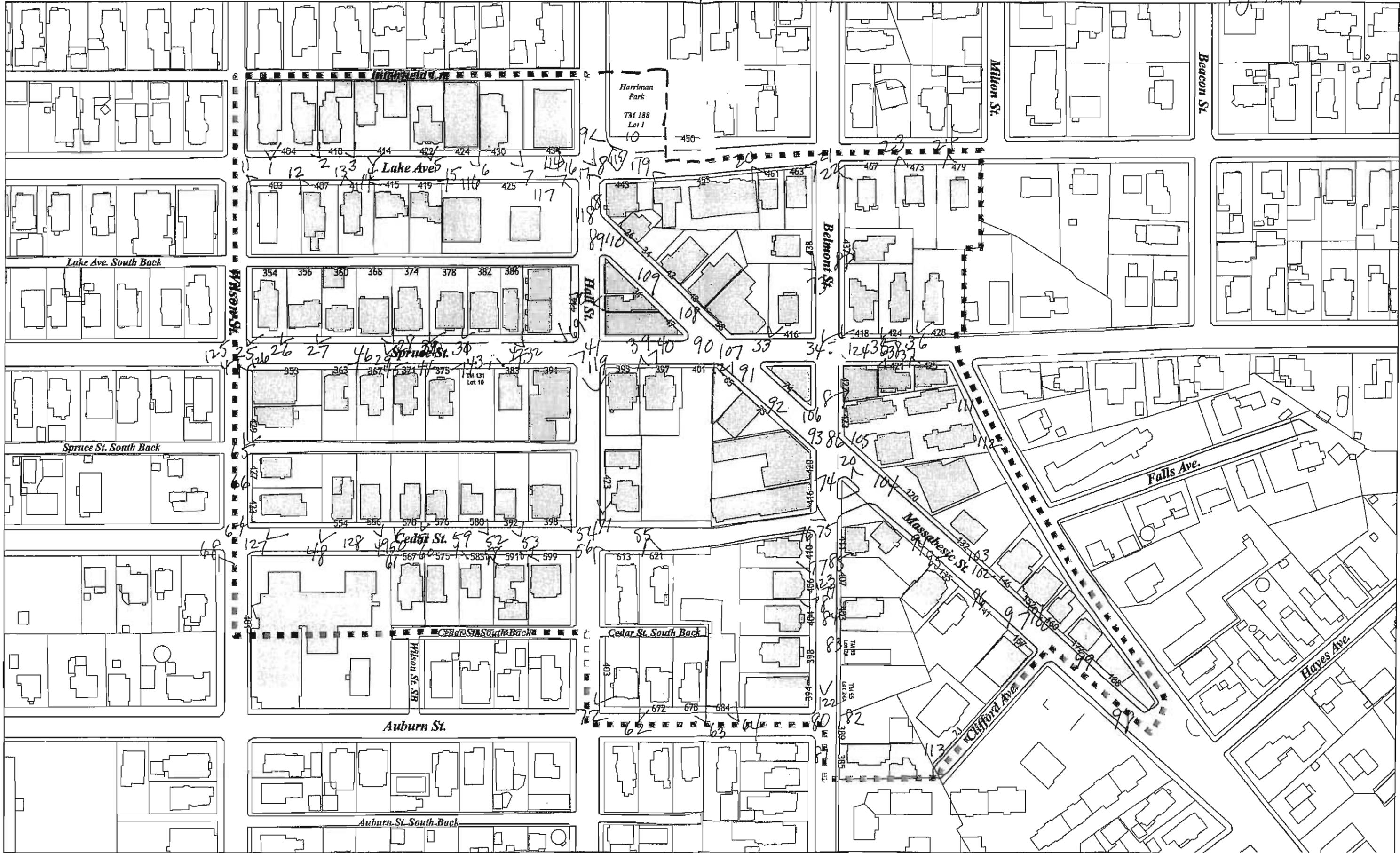
**AREA FORM**

**AREA NAME: THE HOLLOW**

PHOTO KEY

PHOTO KEY

19149



**AREA FORM**

**AREA NAME: THE HOLLOW**

PHOTO KEY IS LOCATED ON PAGE \_\_\_\_\_

I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed at Concord Camera. The digital files are housed at my office in Reading, Massachusetts.

**SIGNED:**