

UPSTAIRS DOWNTOWN BUILDING TOUR - MAY 12, 2011 - 5:30-7:30PM

1. PHENIX THEATRE 36-42 NORTH MAIN STREET: After the original theatre of the same name burned in 1893, the current incarnation of the Phenix Theatre has been a Concord landmark since 1895. The Theatre, currently unrestored and out of service, closed during the Great Depression. In its prime, it could seat 976 patrons and hosted lectures, theatrical performances, boxing and wrestling matches, fairs, and dances. The Phenix was also a popular political venue and hosted such notables as Theodore Roosevelt. Its current owner hopes to one day restore it to its former grandeur.



2. "CYRUS HILL BLOCK" 52-68 NORTH MAIN STREET: This prominent building was constructed in 1868 by Major Cyrus Hill. Major Hill was a trained hatter and ginseng root trader with operations based in Minnesota. Upon its completion, the building would house Hill's hat store, a dry goods store, a restaurant, offices, a barber shop, with apartments on the upper floors. The property was most recently owned by the late Victoria Zachos, a well known business woman and member of the Republican Party. The property is currently for sale by the Zachos Estate and is represented by Norton Asset Management of Manchester NH. Being sold as a package with a nearby parking lot, this property is a good candidate for a mixed use project with market rate apartments or condominiums on the upper floors.



3. SHERATON BUILDING 116-118 N. MAIN STREET. Built in 1885 as NH Savings Bank, this property was designed by architect Amos P. Cutting of Worcester, MA. Cutting also designed the State Library on Park St in 1981. In addition to the bank, the building featured retail space, and 11 apartments. Today, the upper floors are now high quality office space owned by Ciborowski Associates.



4. CHRISTIAN SCIENCE CHURCH 33 SCHOOL STREET: Constructed in part by a gift from notable Concord resident Mary Baker Eddy, founder of the Christian Science movement, this icon gothic revival structure is a "can't miss" on this year's tour. Built in 1903 at a cost of \$175,000 the Church's 165 foot tall steeple is one of the defining pieces of architecture on Concord's skyline.

5. GRANITE STATE CANDY SHOPPE APARTMENTS 15 WARREN STREET: This "sweet" property was originally known as the McShane Block. Built in 1886, it was owned by the McShane Family until 1948 and once was home to a saloon, grocery store, as well as a luggage and harness shop. Today the property features apartments located on the second and third floors above the Granite State Candy Shop which has operated within this building since 1927. The property is an excellent example of downtown market rate housing.



6. ROWLAND STUDIO / WALTON RESIDENCE 21 N. MAIN STREET: Constructed in 1860 and used as a print shop and bindery, the property is now home to Rowland Studios and the private residence of Doug and Terri Walton. The Waltons, whom own Rowland's Studio, have lovingly restored the upper floors of their building into a beautiful, 2 floor apartment which serves as an excellent sample of luxury downtown living at its best!

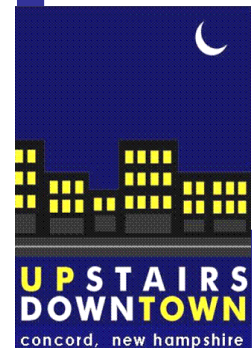


7. LEAHY / STEIN RESIDENCE / HILLS COURT CONDOMINIUM After a major fire, this property was redeveloped in the 1980s by renowned local architect Duncan McGowan. This property "has it all"; upper story residential condos, first floor offices, plus a fabulous art gallery. Though completed nearly 30 years ago, this "ahead of its time" project remains an excellent example of a successful downtown mixed use redevelopment.



RECEPTION LOCATION BENJAMIN KIMBALL HOUSE 44 SOUTH MAIN

STREET: Constructed by rail road tycoon Benjamin Kimball in 1881, this magnificent mansion is now owned and operated by the Capitol Center for the Arts. The home may contain portions of a previous house located at the property and built around 1825. The mansion was purchased by the NH Grand Lodge of Masons in 1925. In 1927 the Masons built the 1,300 seat Theatre, now part of the Capitol Center for the Arts, and adjacent Temple.



Presented by **Main Street Concord, Inc.**

Wine & Cheese Reception to follow at 7:30PM at the Benjamin Kimball House #44 South Main Street