



Norris Cotton Federal Building

**275 Chestnut Street
Manchester, NH 03101**

This 30-year-old, multi-story building consists of seven occupied office floors and two sublevels of parking. The exterior consists of a steel structure with granite veneer panels, large granite-encased overhangs, and horizontal bands of dark panels with window openings.

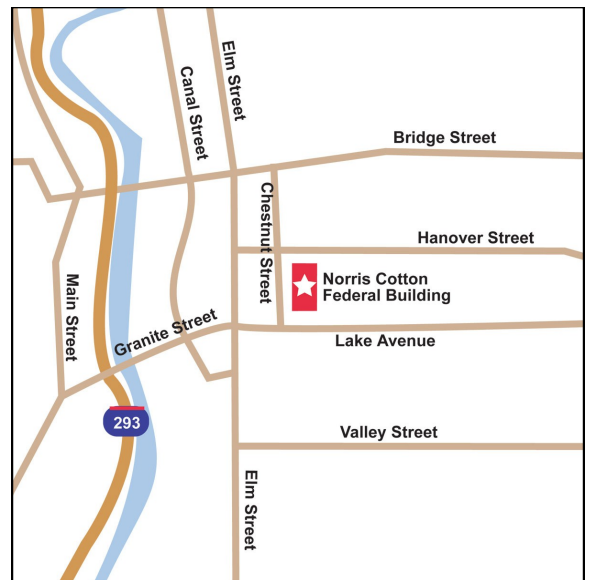
Hours: Monday - Friday, 7:00 am - 4:30 pm

Public Transportation: Within a block of the primary bus transfer for the Manchester Transit Authority on Elm Street. There are a number of taxi services available and a long-distance bus station two block away.

Concessions:

- Norris Cotton Café (Lobby) Open 7:30 am - 2:30 pm
- Vending machines (Lobby)

ATM: In the lobby





Norris Cotton Federal Building

Tenants

Norris Cotton Building Directory

General Services Administration

Small Business Administration (SBA)

SCORE Small Business Counselors

U.S. Department of Housing and Urban Development (HUD)

Veterans Administration

American Legion

Disabled American Veterans

State Veterans Council

Veterans of Foreign Wars (VFW)



The Veteran's Administration's lobby mural.

Norris Cotton Federal Building

History

The Norris Cotton Federal Building was originally designed by Isaak & Isaak Architects Professional Association, and built in 1976. The building was built in 1976 during a national energy crisis as a prototype energy-efficiency building with solar panels and several distinct mechanical and lighting systems. A pilot program in its day, the building was a demonstration of energy conservation.

Norris H. Cotton, Representative and Senator from New Hampshire; born on a farm in Warren, Grafton County, New Hampshire, May 11, 1900; attended Phillips Exeter Academy at Exeter, N.H.; graduated from Wesleyan University, Middletown, Connecticut, in 1923; Editor of the Granite Monthly; Clerk of the State Senate; Aide to United States Senator George Moses; attended the law school of George Washington University, Washington, D.C.; admitted to the bar in 1928 and commenced practice in Lebanon, N.H.; Member, State House of Representatives 1923, 1943, 1945, serving as Majority Leader in 1943 and Speaker in 1945; elected as a Republican to the Eightieth Congress and to the three succeeding Congresses and served from January 3, 1947, until his resignation November 7, 1954, having been elected to the United States Senate; elected on November 2, 1954, as a Republican to the United States Senate to complete the unexpired term caused by the death of Charles W. Tobey for the term ending January 3, 1957; reelected in 1956, 1962, and again in 1968, and served from November 8, 1954, until his resignation December 31, 1974; was not a candidate for reelection in 1974; Chairman, Republican Conference (1973-75); subsequently appointed to the seat August 8, 1975, to fill the vacancy caused by the contested election of November 5, 1974, and served from August 8, 1975, until September 18, 1975; was a resident of Lebanon, N.H., until his death, February 24, 1989; interment in First Congregational Church Cemetery. Senate Years of Service: 1954-1974; 1975-1975



Norris Cotton



Oil painting of Norris Cotton in his later years.

Norris Cotton Federal Building

Green Initiatives

Renovation of the building and its energy systems began in 2004. The design challenge involved upgrading a 1970s office building into a "next century" multi-use office building to suit the changing needs of federal agencies that would occupy the building.

The new design was carefully integrated with the original building's unique architecture and place in the community by leaving the original horizontal and vertical shading devices, and retaining the building's visual lines.

Additionally, the design intent of the curtain wall system was to enhance the interior environment by increasing the amount of natural light to strengthen the connection between the building tenants and the adjacent community, and to create the perception of activity, life, and occupancy on the exterior facades of the building from the exterior.

The Cotton Federal Building has progressed to the next level in meeting today's sustainability goals. It was redesigned by Oak Point Associates of Biddeford Maine through a \$844,000 contract with GSA. In September 2004, a construction contract for \$13,388,000 was awarded to Harvey Construction of Bedford, New Hampshire.

Key components of the renovation included installation of new and expanded windows designed to conserve energy through the use of natural lighting, an energy efficient roof, and expanded and improved tenant spaces. In addition, the experimental mechanical and electrical systems were replaced with standardized systems to improve the energy efficiency of the building and reduce operation and maintenance costs. Common areas were modified to incorporate the GSA First Impressions program and the current Federal Protection Service security requirements

Green Initiatives:

Automated HVAC and Lighting Systems to maximize energy savings
Highlights include:

- occupancy sensors that control both lighting and HVAC
- ambient lighting sensors to turn off lights when natural light is available
- touch-free restroom fixtures minimize water usage



Norris Cotton Building before the window renovations.



Architectural drawing of the Norris Cotton Building window renovations.



Interior view of the new windows.

Norris Cotton Federal Building

Art & Architecture

The sculpture “Facets to the Sun” by Louise Bourgeois was commissioned in 1978 through GSA’s Art in Architecture Program. The work reflects the artist’s impression of Manchester, New Hampshire, and the ambitions for the Norris Cotton Federal Building as an experiment in energy conservation measures. Located on the southwest plaza, the sculpture consists of 36 black painted steel elements with polished faces. In the artist’s words:

“I was very aware of the orientation; I was aware of the crispness and light quality of the air, and I was aware of the sun. I was also aware of the loveliness of the town. And these impressions stayed with me as I was working on my project.... [T]he purpose of the building—solar energy research—was explained and the feeling of my piece became clear.... My first idea was to present facets—shining facets looking up to the sun and to the sky. As you can see, this is what we have here—a series of mirrors reflecting the environment at different angles. [S]ome of the oval mirrors showed a blue sky and some reflected the white light of the sun. This is what the piece is about.... Solar energy is a peaceful, reassuring effort.”



The sculpture was conserved in 2007 by McKay Lodge Fine Arts Conservation Laboratory, Inc., Oberlin, Ohio. Founded by Robert Lodge in 1989, McKay Lodge is known nationally for the conservation of European and American sculptures, paintings, and works on paper.

The Artist Louise Bourgeois (1911-) sculptor, painter, and etcher, was born in Paris, France. She studied in various atelier in Paris, including with Fernand Léger, at the height of modernism. In 1938 Bourgeois married the art historian Robert Goldwater and immigrated to the United States. Her work oscillates between the figurative and the abstract, privileging no one style. Bourgeois’s oeuvre is about human relationships and deals with emotions, memories, and psychology. Her works are present in the most famous collections of 20th-century art—the Museum of Modern Art and the Solomon R. Guggenheim Museum in New York City, the Tate Gallery in London, and the Pompidou Centre in Paris. Bourgeois received an honorary degree from Yale in 1977 and numerous awards.