INDIVIDUAL INVENTORY FORM

Name, Location, Ownership
1. Historic name: Brick Block
2. District or area: Downtown Peterborough Commercial, Civic, and Residential Historic District
3. Street and number: 1-7 Concord Street
4. City or town: Peterborough
5. County: Hillsborough
6. Current owners: see text

Function or Use
7. Current use(s): Residential
8. Historic use(s): Residential

Architectural Information
9. Style: Federal
10. Architect/builders: see text
11. Source: Research (deeds)
12. Construction date: 1830-1831
13. Source: Research (deeds)
14. Alterations, with dates: see text
15. Moved? no yes date: N/A

Exterior Features
16. Foundation: granite
17. Cladding: brick
18. Roof material: asphalt shingles
19. Chimney material: brick
20. Type of roof: gable
21. Chimney location: various, see text
22. Number of stories: 2½
23. Entry location: side hall
24. Windows: 2/1 (No. 1), 6/6 replacement (Nos. 3-7)
   Replacement? no yes date: early 20th century, no. 1; late 20th century, nos. 3-7

Site Features
25. Setting: downtown village center
26. Outbuildings: carriage house/barns (2)
27. Landscape features: village residential lot, asphalt side driveway
28. Acreage: 0.37 acres
29. Tax map/parcel: U017-170, 169, 168, & 167
30. UTM reference: 19.259175.4751225
31. USGS quadrangle and scale: Peterborough North, 1:24000

Form prepared by
32. Name: Laura B. Driemeyer
33. Organization: Preservation Company, Kensington, NH
34. Date of survey: June 2010
39. LOCATION MAP:

![Location Map Image]

40. PROPERTY MAP:

![Property Map Image]
41. Historical Background and Role in the Town or City’s Development:

The Brick Block has long been a prominent and visible residential landmark in Peterborough’s Village Center, owing to its location, building form, and building material. In recent decades its construction has been attributed to Samuel Smith (1765-1842), the man instrumental in the early development of the village center around the confluence of Contoocook River and Nubanusit Brook. Deed research, however, reveals that Smith was not responsible for the construction of the Brick Block and never owned it. Instead, the Brick Block was built 1830-1831 by four young men, all Peterborough residents at the time: Solomon Richardson, trader; Franklin Spalding, joiner; Horatio N. Dunbar, yeoman; and Benjamin P. Cushing, clockmaker. Furthermore, the block’s construction appears to be for their occupancy or for rental purposes rather than as speculative housing. For all of the block’s history, each house has been owned individually, though sometimes by the same owner. Each house is considered a separate entity, on a separate house lot, though attached or semi-detached, depending on its location in the block.

In October 1830, the physician William Follansbee (1800-1867) sold an undeveloped piece of land to the four men for just $125. The parcel extended “nine rods and one foot” or about 150 feet along the highway (now known as Concord Street). On 1 August of the following year the four men subdivided the now developed parcel, divvying up the four houses in the “brick block of dwelling houses recently erected by said Richardson and others” between themselves, each paying $1,000 for their new house. Cushing acquired House No. 1 (1 Concord Street), Richardson House No. 2 (3 Concord Street), Dunbar House No. 3 (5 Concord Street), and Spalding House No. 4 (7 Concord Street).

The identification of these four men as the original builders and owners of the Brick Block, however, raises more questions than it answers. Comparatively little information has come to light about these four men during their time in Peterborough or later. Consequently, it is difficult to know how they came to construct such a comparatively sophisticated block in Peterborough at that time. Nor is it clear where they got the financial resources to construct such a substantial building, given their young ages. Of the three men for which general ages can be established, two were in their twenties and the third in his thirties, at the time of the block’s construction. By the time Benjamin B. Cushing (born ca. 1810) sold 1 Concord Street in December 1834, the silversmith had married and the couple lived in Newport, New Hampshire. The trader Solomon Richardson (born 1790-1800?) had also

1 Hillsborough County Registry of Deeds, Book 167, Page 365, 14 October 1830 (hereafter HRD 167/365, 14 October 1830). HRD 167/366, 367, 368, and 370, all dated 1 August 1831.
2 HRD 167/365, 14 October 1830. This discussion will use the current house addresses (1 Concord Street, 3 Concord Street, etc.) rather than the historic names used in most of the deeds (House No. 1, House No. 2, etc.). No effort was made to account for the roughly twenty-foot frontage difference between the 1830 measurement and the current measurement.
3 HRD 167/366, 367, 368, and 370, all dated 1 August 1831.
4 HRD 181/99, 31 December 1834. Cushing, a native of Massachusetts was born ca. 1810. Over the next fifty or so years he and his family moved several times and his occupation seems to have change with each move or every decade. In Peterborough and Newport he worked as a silversmith, generally one of the more lucrative occupations in that period. In 1840 Cushing, his wife Adaline, and two young daughters under the age of five still lived in Newport. Ancestry.com, 1840 United States Federal Census [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2010) [Newport, NH] (hereafter 1840 United States Federal Census [Newport, NH]). By 1850 the family had moved northeast to Frankfort, Maine, where Cushing worked as an engineer. In the intervening ten years, one daughter had died but they now had a nine-month old son Benjamin P. in addition to their twelve-year-old daughter Anna. Ancestry.com, 1850 United States Federal Census [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2009) [Frankfort, ME] (hereafter 1850 United States Federal Census [Frankfort, ME]). Ten years later the family lived in nearby Winterport, Maine, where Cushing is identified as a millwright. Both children still lived with their parents. Ancestry.com, 1860 United States Federal Census [database on-line] (Provo, UT: Ancestry.com Operations, Inc., 2010) [Winterport, ME] (hereafter 1860 United States Federal Census [Winterport, ME]).
left Peterborough by the time he sold his house, also in December 1834. At that time he lived in Jaffrey and is identified as a yeoman. The farmer Horatio N. Dunbar (1807-1887), a native of Peterborough, was the son of Reverend Elijah and Anna (Peabody) Dunbar. He moved to Milford in 1845 where he remained for nearly thirty years. Franklin Spalding, the only man married at the time of the block’s construction, also lived in his house the longest. He however encountered financial difficulties by the early 1840s and after losing the house disappears from Peterborough and has not been located in later census records.

Since the original owners sold their houses (mostly in the mid-1830s), ownership of the houses has been relatively stable with ownership generally no less than five years. Oftentimes a house was owned by the same family for several decades, over by successive generations. On occasion, related families or different generations owned the houses. Prominent older individuals often owned the houses, especially in the nineteenth century and women frequently owned one or two of the houses. Store owners or shopkeepers with businesses in the village center also owned and occupied the houses. Over its more than 175-year history the houses in the Brick Block have been both owner occupied and rentals and have not been subdivided into apartments but have remained intact as single-family residences.

1830s-1840s
In the first several decades after the Brick Block’s completion, the houses were both owner-occupied and rentals. It is presumed that the four original owners occupied the houses initially. By the mid-1830s, however, three of the four men had sold their houses and evidently moved away from Peterborough. Benjamin B. Cushing sold 1 Concord Street to Willard L. Brooks, a painter, in December 1834. Brooks owned the house for about two years before selling it to the widow Polly Carey in February 1837 who would own the house for over fifteen years. Solomon Richardson also sold his house (3 Concord Street) in December 1834 to a trio of unmarried Moore sisters (and nieces of Thomas Steele), Mary (1785-1852), Margaret (1789-1860), and Sarah (1807-1870). Horatio N. Dunbar sold his house (5 Concord Street) in September 1835 to a trio of unmarried Moore sisters (and nieces of Thomas Steele), Mary (1785-1852), Margaret (1789-1860), and Sarah (1807-1870).
and Sarah T. (b. 1807) and they would own it for the next thirty years until the last surviving sister sold it in 1865. In the purchase deed the three women are identified as tailoresses.11

In 1840, all four houses were owner occupied. Polly (Smith) Carey (ca. 1777-1860), who lived in 1 Concord Street by herself, had moved to Peterborough from Jaffrey with her young children in 1814, after her husband’s early death.12 Next door in 3 Concord Street Thomas Steel lived in the house with two females (one in her forties, the other in her fifties). The women were likely his two unmarried daughters, Ann (1786-1858) and Betsey (1799-after 1880).13 For 5 Concord Street, Samuel Moore (1756-1844) is listed as the head of household. Also present in the house are three adult females, two in their fifties (likely Samuel Moore's daughters Mary and Margaret Moore) and one in her forties (likely daughter Sarah T. Moore). A young female, age 10-14, likely a servant, also lived in the house.14 7 Concord Street was the only house still occupied by its original owner, Franklin Spalding, who lived there with his wife Theresa (in her twenties). Three males, including Spalding, are living in the house, one age 15-19, one in his twenties, and one in his thirties (probably Spalding).15

1850s
By 1850 two of the houses were owner occupied and two were rentals, though the identity of the renters is unknown. In that year Polly Carey still owned 1 Concord Street but no longer appears to live in Peterborough and Ann Steele had purchased 7 Concord Street in 1848.16 Steele, who inherited 3 Concord Street from her father, lived in that house with her younger sister Betsey. The three Moore sisters still lived in 5 Concord Street, along with three others: twenty-one-year old Sarah G. Moore (born Massachusetts, possibly a niece), six-year-old Grace L. White, and Charlotte E. Whitcomb (age 21).17

1860s-1870s
As of 1860 the same middle two houses, 3 and 5 Concord Street, were still owner-occupied. Betsey Steele now lived in 3 Concord Street by herself as Ann Steele had died in 1858. Next door, only two of the Moore sisters, Sarah and Margaret, now resided in 5 Concord Street, as Mary had died in 1852.18 Ann Steel’s heirs continued to own 7 Concord Street, renting it out to unknown persons. Polly Carey had sold 1 Concord Street to her son Samuel (born 1799) in September 1853 but he and his family continued to live on his farm (the former Samuel Moore place) located outside of the village center, renting out 1 Concord Street. Samuel Carey was a farmer but “by his industry and economy [he] acquired a large estate” which is confirmed by the censuses.19

11 HRD 191/2, 3 September 1835. Albert Smith and John Hopkins Morison, *History of the Town of Peterborough, Hillsborough County, New Hampshire, With the Report of the Proceedings at the Centennial Celebration in 1839* (Boston: Press of G.H. Ellis, 1876), *Genealogical Register*, 167-168. Thomas Steele was the Moore sisters’ uncle. Their father Samuel and Steele’s late wife Ann (died 1838) were siblings. Ibid.
14 Ibid. No biographical information on Spalding has been located to date.
15 Referenced in HRD 364/359, 26 May 1865.
16 1850 United States Federal Census [Peterborough, NH]. In the census his real estate is valued at $5,400 and his personal estate at $2,500. Ibid,
In 1865 two of the houses, 5 and 7 Concord Street, changed ownership and it appears that by 1870 each house had new occupants. In December 1865 Sarah T. Moore, the last surviving Moore sister sold 5 Concord Street to Moses Gowing (1800-after 1880), a farmer and native of Peterborough. For nearly the next twenty years the house would be owned by Gowing and then after his death by his daughter. Gowing lived in the house for some or perhaps all of that time. By 1870 he and his wife Mary shared the house with a young, recently married couple, Henry A. and Jenny L. Farnsworth (ages 26 and 21). Henry was a clerk in a clothing store. Two others, Benjamin L. Bragdon, a thirty-year-old painter from Maine who worked in a tin shop, and Charles W. Holt, a twenty-year-old printer from New Hampshire, also lived in the house.20 By 1880, however, the Gowings were living with Mary E. and Albert Taggart, their daughter and son-in-law, possibly on the old Gowing farm.21

Ebenezer W. McIntosh (1833-1898) had acquired 7 Concord Street in May 1865 and likely moved into the house soon after purchasing it.22 McIntosh owned a successful harness shop on Main Street for many years. The native of Needham, Massachusetts, had moved to New Hampshire sometime in the 1850s, and had settled in Peterborough by 1860. By 1870 he lived at 7 Concord Street, with his second wife Ruth Ann (1835-1912) and two children, Frank H. (born 1864) and the infant Mary K. (born 1870). A twenty-five-year-old domestic servant, Mary P. Bailey, also lived with the family.23 Betsey Steele still resided in 3 Concord Street, now sharing the house with her widowed older sister Janette Ramsey.24 Also by 1870 Samuel Carey and his wife Harriet had moved to the center village to live in 1 Concord Street.25

In 1880, except 1 Concord Street, it is not clear who was living in the houses. Ownership of two of the houses had changed in the 1870s. Samuel Carey (1 Concord Street) who still occupied 1 Concord Street, had sold the house to his daughter Hattie R. Carey (later Gerry) (born 1835), a New York City resident, in January 1879.26 Carey lived in the house with a housekeeper, Esther E. Kingsbury (age 54), as his wife Harriet was now deceased. Betsey Steele (3 Concord Street) and Moses Gowing (5 Concord Street) are still alive but they are not listed near each other in the census so it is not clear if they still live on Concord Street, though Betsey Steele still lives with her older sister Janet Ramsey. As noted previously, Gowing and his wife live with their daughter and son-in-law, Mary E. and Albert Taggart.27 Ebenezer McIntosh had sold 7 Concord Street to Rachel P. Follansbee, the widow of the physician William P. Follansbee, in 1875, but it is not known who lived in the house.28

1880s-1900

Between 1880 and 1900, ownership of three of the houses changed and because of the absence of an 1890 census it is unknown who lived in the houses during this twenty-year period. Ownership of 1 Concord Street changed in this period, though between Carey family members. In November 1880 Hattie R. Carey sold an undivided half interest of 1 Concord Street to her sister Almina J. Carey.

20 HCR 361/86, 30 December 1865. HCR 471/525, 27 October 1883. 1870 United States Federal Census [Peterborough, NH].
21 1880 United States Federal Census [Peterborough, NH].
22 HCR 364/359, 26 May 1865.
24 1870 United States Federal Census [Peterborough, NH].
25 Ibid.
27 1880 United States Federal Census [Peterborough, NH].
28 HRD 422/291, 1 January 1875.
(later Bass) (b. 1838), who also lived in New York City.\textsuperscript{29} Then in July 1886 Hattie R. Gerry (née Carey) sold her share of 1 Concord Street to Hattie E. Wesson, also of New York.\textsuperscript{30} Both Betsey Steele and her sister Janet Ramsey died during this period and their heirs inherited 3 Concord Street. In 1890 the heirs sold the house to Harriet Steward (born ca. 1832), a widow, of Manchester, New Hampshire.\textsuperscript{31}

5 Concord Street changed ownership also during the last two decades of the nineteenth century but partly amongst different generations of the Gowing family. Moses Gowing’s daughter Sophia M. Sawyer inherited the house after her father’s death in the early 1880s. She then gave it to her sister Mary E. Taggart in October 1883 in exchange for taking care of their mother Mary Gowing.\textsuperscript{32} The house passed out of Gowing family member hands in May 1899 when Mary Taggart’s husband Albert, a farmer in Peterborough, sold the house after his wife’s death to Michael Meegan of Peterborough. Meegan (born 1831), an Irish-born day laborer, had emigrated in 1858 with his wife Rosie (born 1836).\textsuperscript{33} It is not clear if Meegan ever lived in the house. The house remained in Meegan family ownership for just over twenty years, passing to his daughter Susie E. McCarthy in about 1902, then Michael Meegan’s wife Rosey in 1912, and finally Mary E. Connell, Meegan’s only surviving daughter by that time. Connell sold the house in March 1920.\textsuperscript{34}

7 Concord Street also changed ownership during this period and like several of the other houses was passed along to a younger family member. Jane M. Burnham, the daughter of Rachel Follansbee from her first marriage, inherited the property after her mother’s death. Burnham, a resident of Adrian, Michigan, sold the property in 1893 to Peterborough resident Dennison Dumont Britton (1846-1908). Britton, who had settled in Peterborough in 1882, had begun working for the railroad in 1867. During his lengthy employment he started out as a brakeman, and then became a conductor on the Fitchburg division of the Boston and Maine Railroad. As of 1900 Britton and his wife Elizabeth (1850-1916) do not appear to be living on Concord Street.\textsuperscript{35} After Britton’s death, however, his wife lived in the house, presumably until her death. The property then passed to their daughter Lotta B. Brunn Stone (a resident of Detroit, Michigan), who inherited the property from her mother in 1917. Stone continued to own the house until the early 1920s, renting it out.\textsuperscript{36}

1900s
In the first decade of the twentieth century, 1 Concord Street was sold and the new owner, Henry K. French, owner and operator of French’s Hotel on Main Street, made some significant alterations to the house. French acquired the property in August 1903 and between 1904 and 1911 he replaced the two-story offset frame rear ell with a two-story brick rear ell and also raised the roof on the rear of the main block.\textsuperscript{37}

\textsuperscript{29} HRD 453/307, 4 November 1880. Smith and Morison, 30.
\textsuperscript{30} HRD 485/460, 31 July 1886.
\textsuperscript{31} HRD 511/47, 12 September 1890. HRD 511/49, 30 September 1890. HRD 511/80, 12 September 1890. \textit{1880 United States Federal Census} [Manchester, NH].
\textsuperscript{32} HRD 471/525, 27 October 1883.
\textsuperscript{34} HRD 696/358, 19 April 1912. HRD 780/42, 23 March 1920.
\textsuperscript{35} HRD 618/410, 14 April 1893. Morison and Smith, 994-995. \textit{1900 United States Federal Census} [Peterborough, NH].
\textsuperscript{36} HRD 816/406, 1 May 1923.
1910s
In 1910 occupants for two of the four houses have been identified. George E. Bagley, a forty-two year-old house carpenter who lived in the Brick Block for over ten years, rented 5 Concord Street. At the time the household included his wife Eva M., daughter Mildred E. (age 15), and son Earl C. (age 13). Elizabeth E. Britton, widow of Dennison D. Britton, lived in 7 Concord Street. Elizabeth, a native of New York, worked as a dressmaker, continuing a tradition from earlier in the nineteenth century of occupants' occupations in this house. Britton also earned additional income by taking in two boarders, both milliners: Rose Bazinet (age 42), from New York, and Margaret E. Nadeau (age 24) from Massachusetts.

In the decade after 1910, ownership of two of the houses changed. In October 1912 French sold 1 Concord Street to Anna E.T. Davis and S. May Davis. The pair of women, stepmother and stepdaughter, would own the house for just five years before selling it and moving to Haverhill, Massachusetts, where May taught in the public schools. Stephen Carr acquired the house from the Davis women in May 1916, initiating a fifty-year ownership by the Carr family. Just over a year later Carr’s father-in-law Oliver M. Holt purchased 3 Concord Street and that house would remain in the Holt/Carr family for over fifty years also. Three years later, in 1920, Holt purchased 5 Concord Street from Mary E. Connell, the surviving daughter of Michael Meegan. This purchase established ownership of three of the four houses in the Brick Block by the Holt-Carr family until 1970.

1920s
By 1920 1 and 3 Concord Street were owner-occupied whereas renters occupied the other two houses. Francis S. Carr (known as Stephen, born 1889) lived in the house with his wife Berth M. (daughter of Oliver Miles Holt), and their two-year old son Francis. Carr had his own barber shop in town. Oliver M. Holt (1857-1945), a crossing tender for the Boston and Maine Railroad for thirty-seven years, and his wife Emma Jane (Field) lived next door in 3 Concord. Mabel McFarland (age 45) who worked as a switchboard operator at a printing establishment was a lodger in their house. The Bagley family still rented 5 Concord Street. By this time Bagley’s daughter had moved out but his adult son, who now worked in the basket manufactory, still lived with his parents. Next door, in 7 Concord Street, lived William F. Dane (1851-1938), his wife Clara (1851-1927), and their widowed daughter Grace Brown (born 1876), a clerk in the post office for many years. Dane, a native of Antrim, New Hampshire, drove a stage between Peterborough and Greenfield and Wilton from 1872 and 1879. He then left Peterborough, learning the printer’s trade in Nashua, New Hampshire, and Boston, Massachusetts, and working in Massachusetts before returning to Peterborough in 1907 where he worked at the Peterborough Transcript until 1928.

---

39 Ibid.
41 HRD 741/121, 4 May 1916.
42 HRD 751/473, 1 June 1917.
43 HRD 780/42, 23 March 1920.
46 Morison and Smith, 1041-1042. 1920 United States Federal Census [Peterborough, NH].
In the 1920s, only one house changed ownership, 7 Concord Street. In May 1923, the Britton’s daughter Lotta B. Brunn Stone sold the house to George A. Moulton, who would own and occupy the house for over thirty years.\(^{47}\) By 1930 Moulton (born 1890) lived in the house with his wife Anna Wilhemena, and their two sons, fourteen-year-old son George Allen (born 1916) and eight-year-old Karl James (born 1922). Moulton, a long-time Peterborough resident and well-known druggist, had moved to Peterborough in 1917. He owned Moulton’s Drug Store at 49 Main Street for over thirty years.\(^{48}\) In 1920 the Stephen Carr family also still lived in 1 Concord Street and Carr’s in-laws still lived next door, though the Holts no longer had a lodger.\(^{49}\) The Dube family rented 5 Concord Street. Joseph M., a thirty-five-year-old house painter occupied the house with his wife Frances L. and their nearly two-year-old-son Frederick J. By 1930, 1 Concord Street was valued at $8,000, 3 and 7 Concord Street were valued at $3,000, and the Dubes paid $28 per month in rent.\(^{50}\)

1930s-present

For the last three-quarters of the twentieth century, the three southerly houses (nos. 1, 3, and 5) were owned, successively by, the Holt-Carr family, Catherine B. Sage, and then Theodore G. Reynolds. From the 1920s to the 1970s the Holt-Carr family owned 1, 3, and 5 Concord Street. For some of that time the Carr and Holt families continued to live in 1 and 3 Concord Street while 5 Concord Street was likely a rental property. In 1970 Catherine B. Sage (née Woodson) (1921-1997) acquired the three houses from Stephen Carr’s son Francis H. who was his father’s guardian at that time and who had also inherited 3 and 5 Concord Street from his grandmother Emma J. Holt. Sage resided in 1 Concord Street for some of the time after she acquired the three houses in April 1970; the other two were rental properties.\(^{51}\) Sage, an attorney and resident of Peterborough since the late 1950s, had received her LL.B. in 1952 from Boston University School of Law. She was one of the first women to open her own law office, practicing first in Amherst and Northampton, Massachusetts, before moving to New Hampshire. She was admitted to the New Hampshire Bar in 1958, just the thirty-first woman to be admitted in the state. After moving to Peterborough, New Hampshire, she practiced briefly with Maurice M. Blodgett before opening her own practice in July 1959. Sage was a general practitioner with an emphasis in tax law.\(^{52}\) Theodore G. Reynolds, a Peterborough resident who at the time of the acquisition lived next door at 1 Pine Street, acquired the three houses in October 1998 from Sage’s estate.\(^{53}\) In July 2001 Reynolds sold 3 and 5 Concord Street and in August 2002 he sold 1 Concord Street, all to different owners, thus dividing up ownership of these three properties for the first time since the 1910s. Current owners are David W. Carlsen, (1 Concord Street), Patricia K. Connell (3 Concord Street), and Roanne Hubbard (5 Concord Street).

Ownership of 7 Concord Street remained separate from the other three houses during the last three quarters of the twentieth century. George Moulton sold the house in June 1955, by which time he and his wife had moved to Fort Myers, Florida. John E. Bastille (1891-1958), who purchased the property, was the general manager of Home Insulation Company (soon acquired by Johns-Manville

\(^{47}\) HRD 816/406, 1 May 1923.
\(^{49}\) 1930 United States Federal Census [Peterborough, NH].
\(^{50}\) Ibid.
\(^{51}\) HRD 2073/117, 2 April 1970. HRD 2072/348, 1 April 1970. HRD 2072/346, 1 April 1970.
\(^{53}\) HRD 6010/1723, 21 October 1998.
Corporation) in Manchester. He first came to Peterborough in 1909. \(^{54}\) Bastille owned the house for just three years before his death. The house was then acquired by the widower and Peterborough resident Walter H. O'Malley, who also owned the house for just three years before selling it. \(^{55}\) The family of the purchasers, Andrew J. and Patricia Norton, still own the house. \(^{56}\) At the time of the survey, 5 and 7 Concord Street were for sale.

Ownership over the years of the different houses is as follows:

**1 Concord Street**

Benjamin B. Cushing: Aug 1831 – Dec 1834 [had sold 1 undivided half to Mary S. Fuller at some point]
Willard L. Brooks: Dec 1834 [Cushing]/Apr 1835 [Fuller] – Feb 1837
Polly Carey: Feb 1837 – Sep 1853
Samuel Carey: Sep 1853 – Jan 1879
Hattie R. Gerry (née Cary): Jan 1879 – Nov 1880 and July 1886
Almina J. Bass: Nov 1880-Aug 1903 [one undivided half]
Hattie E. Wesson: Jul 1886-Aug 1903
Henry K. French: Aug 1903-Oct 1912
Anna E.T. Davis and S. May Davis: Oct 1912-May 1916
Stephen Carr: May 1916-April 1970
David W. Carlsen: Jun 2006-present

**3 Concord Street**

Solomon Richardson: Aug 1831 – Dec 1834
Thomas Steele/Ann Steele/Betsey Steele/heirs: Dec 1834 -- Sep 1890
Harriet Steward: Sep 1890-Jun 1917
Oliver M. Holt/Emma J. Holt/ Francis H. Carr: Jun 1917-Apr 1970
Richard W. Haddad: Jul 2001-Dec 2002
Patricia K. Connell: Dec 2002-present

**5 Concord Street**

Horatio N. Dunbar: Aug 1831 – Sep 1835
Mary, Margaret, and Sarah T. Moore: Sep 1835 – Dec 1865
Moses Gowing/Sophia M. Sawyer: Dec 1865-Oct 1883
Mary E. Taggart/Albert Taggart: Oct 1883-May 1899
Michael Meegan/Susie Meegan McCarthy/George T. McCarthy/Rosey Meegan/Mary E. Connell: May 1899-Mar 1920

---


\(^{56}\) HRD 7522/259, 6 May 2005.
INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: PET0027

Patrice Janoch: Jul 2001-Dec 2004
Roanne Hubbard: Dec 2004-present

7 Concord Street

Franklin Spaulding: Aug 1831 – about Dec 1844
Joel Brown: about Dec 1844 – Sep 1848
Ann Steele (and others?)/heirs: Sep 1848 – May 1865
Ebenezer W. McIntosh: May 1865 – Jan 1875
Rachel P. Follansbee/Jane M. Burnham (daughter and heir): Jan 1875 – April 1893
Dennison D. Britton/Elizabeth E. Britton/Lotta B. Brunn Stone: Apr 1893 – May 1923
George A. Moulton: May 1923 – Jun 1955
John E. Bastille: Jun 1955 – Sep 1958
Andrew J. and Patricia Norton: Jul 1961 – May 2005

42. Applicable NHDHR Historic Contexts:

98. Architecture in New Hampshire, 1623-present

43. Architectural Description and Comparative Evaluation:

The Brick Block (1, 3, 5 and 7 Concord Street) is a block of four brick two-and-one-half story attached houses with side-hall plans, built 1830-1831. This block is the only example of a brick row in Peterborough, a building type more commonly erected in urban towns and seaports in New Hampshire and New England in the early nineteenth century. The construction of such a type in Peterborough is a testament to the original builders’ aspirations for the development of Peterborough as an industrial urban center. The west-facing brick block is set back from the street on a rise. The rectangular parcel is roughly 173’ wide and 137’ deep, measuring roughly 0.37 acres.

The property is situated on the east side of Concord Street/U.S. Route 202/N.H. Route 123, a heavily trafficked roadway and directly opposite the east end of Main Street and the Main Street Bridge (built 1940-1941, PET0028). Just south of the parcel, is the northern terminus of Pine Street and just south of that Granite Street/U.S. Route 202/N.H. Route 123 begins and continues south along the Contoocook River. The Peterborough Public Library (2 Concord Street, built 1893 with later additions) is located on the opposite side of Concord Street from the Brick Block. Concord and Pine streets remain residential, lined predominantly with nineteenth-century residences of varying scales and forms. The one notable intrusion is a late twentieth-century apartment development directly south of the Brick Block on Pine Street on the abutting parcel. A sidewalk parallels the front property line. An asphalt driveway runs along the south side of the block leading to the rear of the lot and a paved parking area and two nineteenth- or early twentieth-century outbuildings, both small carriage barns. A rough-cut granite rubble retaining wall runs along the rear of the lot. Wooden fences separate the small backyards behind 3 and 5 Concord Street from the paved area and from
each other. A wooden fence also extends from the east end of the rear ell of 7 Concord Street to the southwest corner of its barn.

The site includes, in front of 3 and 5 Concord Street, a pair of mature maple trees planted between the two walkways, set close to the front sidewalk. This pair of houses also has foundation plantings. A blue spruce is located in front of 7 Concord Street. The two-tier terraced front lawn extends from the sidewalk to the foundation or front beds. A new, small tree has been planted in front of 1 Concord Street and shrubs and a flower garden flank the south side of the lawn adjacent to the driveway.

The block of four brick attached houses has a rectangular footprint and rises two-and-one-half stories to a gable roof. Each house is three bays wide and has a side-hall plan. All four houses were originally two rooms deep. An early twentieth-century integral rear addition to 1 Concord Street extended its original depth. The entries are paired in the middle two bays of each set of houses. The main rectangular block is augmented slightly with different types of rear ells on the south (1 Concord Street) and north (7 Concord Street) houses. A three-story, gable-roofed ell, added 1904-1911, extends from the rear of 1 Concord Street. 7 Concord Street has a wooden one-story, flat-roofed, offset square rear addition. The only other significant additional massing on the block is on the south gable end, also the result of alterations made 1904-1911. These include polygonal bay windows in the front pile of the main block and on the ell and a Colonial Revival porch that spans the first two piles and screens an entry. The porch has paired fluted Tuscan columns atop a solid, clapboarded railing.

The brick block rises from a granite foundation to a gable roof clad with asphalt shingles. A pair of clerestories, likely original, on the front roof slopes of the middle two houses provides light and increased headroom to the attic story of those two houses. A large, modern, full-width gabled dormer on the rear roof slope further augments the attic story of 5 Concord Street. Brick chimneys rise above the roof in several locations. One large chimney, likely original, spans the raised brick fire partition wall between 3 and 5 Concord Street on the rear roof slope near the roof ridge. 7 Concord Street has one chimney situated on the interior of the north wall of the rear pile; a metal stove flue affixed to the exterior, may be a flue for an added heating stove in the first-floor front room. 1 Concord Street has two chimneys, both likely later alterations. One is centered just behind the roof ridge and the second, a stove flue chimney, is near the east wall of the rear ell.

In typical fashion common to the late Federal/early Greek Revival style, decorative detailing is concentrated around the façade door openings, and to a less extent the window openings. Each elliptical entry opening features a wooden elliptical fan above three-quarter sidelights and thin pilasters flanking the side lights. The pilasters at 1 and 3 Concord Street are fluted. A row of brick headers rings each elliptical arch. Each entry has a different styled storm door. The door on 1 Concord Street has a glazed upper panel with a pair of horizontal panels in the bottom panel. A Colonial Revival style door with a glazed upper panel and a molded bottom panel is used at 3 Concord Street. 5 Concord Street has a replacement door with twelve lights above a small horizontal bottom panel. 7 Concord Street features a storm door with a glazed upper panel above two vertical panels in the bottom half.

The fenestration is generally symmetrical on all the elevations and has only a modicum of decorative detailing, in the form of granite lintels above the first-story façade windows, and horizontally laid brick headers above the second-story façade windows and on all secondary elevation windows. The granite quarry marks on the lintels of all but 1 Concord Street appear to be the earlier style, cape chisel marks. The granite lintels on 1 Concord Street, however, feature post-1830 plug-and-feature
marks suggesting they are replacements, possible from the early twentieth century when the other alterations were made to the house. The sash on three of the four houses appears to be modern replacements, though with configurations consistent with the nineteenth century. 3 Concord Street has 6/6 replacement sash on the front and rear elevations. 5 Concord Street has 2/2 sash on the first story and 12/12 sash on the second story of the façade and 12/12 replacement sash in all of the rear windows except the one to the north of the centered rear entry which is 2/2 replacement sash. 7 Concord Street has 6/6 replacement sash in all of the façade, north, and rear elevation windows, except in the gable end at the attic level which has possibly an original 12/12 sash. 1 Concord Street has 2/1 sash windows in all of its openings and they likely date to the 1904-1911 renovation. Shutters flank all the façade windows of the middle two houses and the second-story windows of 1 Concord Street. The shutters have been removed from 7 Concord Street but the metal tie backs remain present in the brick wall though the pintels appear to be absent from the window openings.

The pair of outbuildings are small, nineteenth-century or early twentieth-century carriage barns, located east of 1 and 7 Concord Street. Both are one-and-one-half story, side gable buildings. The better preserved of the pair is behind 1 Concord Street. Sanborn maps suggest it was built between 1892 and 1904, replacing an earlier one-story barn with an L-shaped footprint. The exterior has a variety of exterior sheathing including painted clapboards on the long west elevation and south elevation and weathered vertical boards on the north elevation. The roof is clad with asphalt shingles. The west elevation has a pair of vertical board sliding doors with a small two-light fixed sash window centered between them. The area between the doors has a concrete block foundation, indicating a twentieth-century alteration. The north gable end has a granite block foundation.

The barn behind 7 Concord Street, which may be the original or early outbuilding for this house, also has a variety of exterior sheathing materials, much of it in deteriorated condition, including vertical board sheathing on the south elevation. The roof is clad with corrugated metal sheets. The west elevation has a sliding paneled door to the stall area and a small door near the north end. The south gable end has a replacement poured concrete foundation.

44. National or State Register Criteria Statement of Significance:

The Brick Block, built 1830-1831 in the late Federal/early Greek Revival style, is eligible for listing on the National Register of Historic Places under Criterion C as an exceptionally well-preserved example of an early nineteenth-century brick block of four attached houses, a type that was common in the early and mid-nineteenth century in urban industrial and seaport towns in New Hampshire such as Concord and Portsmouth but considerably rarer in places like Peterborough. The Brick Block is notable for its building material and form in this location and is the only example of this type in Peterborough. The Brick Block is also possibly eligible under Criterion A for its association with the early development of Peterborough and the construction of fashionable attached housing in an emerging industrial town in south central New Hampshire.

Criterion A: The Brick Block, built 1830-1831, is possibly eligible under this criterion for its association with the pattern of development of a village as the commercial, civic, industrial, and residential center of Peterborough in the nineteenth and early twentieth century. The block’s construction represents the early nineteenth century pattern of development of residential areas on the periphery of emerging civic and commercial centers in prosperous nineteenth-century New Hampshire towns. In Peterborough, the area known originally as Smith’s Bridge expanded rapidly in the first half of the nineteenth century as an early cotton manufacturing center and other site of other
manufactories harnessing the water power of Nubanusit Brook and to a lesser extent the Contoocook River. The town’s prosperity attracted new residents to not only work in the manufactories but also to open shops and stores to support those industries and the growing community. The emergence of the commercial, civic, and industrial core fostered the development of new residences in the second quarter of the nineteenth century on nearly laid out roadways such as Concord Street leading out from the town center. The Brick Block was one of the early examples of housing constructed on the east side of the Contoocook River along the newly laid out Concord Street.

Criterion B: The Brick Block, built 1830-1831, is not eligible under this criterion as none of the owners and residents, though well-known locally, were not individually significant within a historic context.

Criterion C: The Brick Block, built 1830-1831, a two-and-one-half-story brick block of four attached houses in the late Federal/early Greek Revival style, is eligible under this criterion as a well-preserved example with considerable integrity to embody the distinctive characteristics of this form and style of early nineteenth-century fashionable brick attached housing. The Brick Block retains many of its original materials such as brick exterior, trim, chimneys, and much of its period workmanship or elements added during the period of significance such as a brick rear ell, polygonal bay windows, and side porch. Original period detailing includes paired entries with elliptical fans and three-quarter sidelights. Though the windows are replacement sash they convey the nineteenth-century configuration of 6/6 sash or are early twentieth-century 2/1 sash. The relationship of the building to the town center, set on a rise above the Contoocook River and at the eastern terminus of Main Street contribute to the setting and historical significance of the block.

45. Period of Significance:
ca. 1831 – 1960

46. Statement of Integrity:
The Brick Block, built 1830-1831, retains integrity of location, design, setting, materials, workmanship, feeling and association.

The Brick Block retains integrity of location and setting along a predominantly residential street, adjacent to the village center and commercial and civic core but separated from it by the Contoocook River and the Main Street Bridge, a historic crossing known variously as the Great Bridge and the Stone Arch Bridge in the nineteenth century. The routing of U.S. Route 202 along Concord, Pine, and Granite streets in the late 1950s compromises the integrity of the setting somewhat due to high traffic volume, though the roadway and the crossing were always an important intersection. The presence of a large modern apartment complex immediately south of the Brick Block, though low-rise in scale and set back into the hillside somewhat, also compromises somewhat the otherwise predominantly nineteenth-century residential character of the location and setting.

The Brick Block retains integrity of design, materials, and workmanship. The rectangular footprint, symmetrical fenestration, side-hall plan, brick construction, granite lintels on the first-story façade, paired entries with elliptical fans and three-quarter sidelights all represent signature features of a row of two-and-one-half story attached houses in the late Federal/early Greek Revival style. The 2/1
sash windows on 1 Concord Street, though replacements in 1904-1911, are historic in their own right and are in keeping with other changes made at the same time such as the polygonal bay windows and porch on the south elevation. The modern replacement windows on the three other houses feature the historic 6/6 sash configuration, mostly through the use of inserts rather than individual lights.

The Brick Block retains integrity of feeling and association as an early nineteenth-century brick block of attached houses located adjacent to a village center on a street predominantly lined with nineteenth-century residential architecture, in addition to 1893 town library and several nineteenth and early twentieth-century churches. The residences in the Brick Block continue to be individually owned and largely owner occupied in keeping with a pattern present since the building's completion in 1831. None of the houses have been subdivided into apartments but remain single-family residences.

47. Boundary Discussion:

The boundary should be the four current tax parcels, Map U017-170 (0.16 acres), U017-169 (0.06 acres), U017-168 (0.06 acres), and U017-167 (0.09 acres) as that has been the property since the construction of the block, shown below.

48. Bibliography and/or References:

PRIMARY SOURCES

Censuses


Deeds

Hillsborough County Registry of Deeds, Nashua, New Hampshire

Book 167, Page 365, 14 October 1830
Book 167, Page 366, 1 August 1831
Book 167, Page 367, 1 August 1831
Book 167, Page 368, 1 August 1831
Book 167, Page 370, 1 August 1831
Book 181, Page 99, 31 December 1834
Book 190, Page 558, 27 February 1837
Book 191, Page 2, 3 September 1835
Book 193, Page 483, 19 December 1834
Book 228, Page 425, 8 December 1844
Book 285, Page 99, 20 September 1853
Book 361, Page 86, 30 December 1865
Book 364, Page 359, 26 May 1865
Book 422, Page 291, 1 January 1875
Book 444, Page 39, 20 January 1879
Book 453, Page 307, 4 November 1880
Book 471, Page 525, 27 October 1883
Book 485, Page 460, 31 July 1886
Book 511, Page 47, 12 September 1890
Book 511, Page 49, 30 September 1890

Book 511, Page 80, 12 September 1890
Book 586, Page 356, 29 May 1899
Book 618, Page 410, 14 April 1893
Book 621, Page 356, 27 August 1903
Book 696, Page 358, 19 April 1912
Book 704, Page 84, 29 October 1912
Book 741, Page 121, 4 May 1916
Book 751, Page 473, 1 June 1917
Book 780, Page 42, 23 March 1920
Book 816, Page 406, 1 May 1923
Book 1431, Page 280, 23 June 1955
Book 1546, Page 496, 22 September 1958
Book 1652, Page 86, 24 July 1961
Book 2072, Page 346, 1 April 1970
Book 2072, Page 348, 1 April 1970
Book 2073, Page 117, 2 April 1970
Book 6010, Page 1723, 21 October 1998
Book 6680, Page 2105, 1 August 2002
Book 7522, Page 259, 6 May 2005
Book 7696, Page 2117, 9 June 2006

Directories


Historic Photographs

Collections of Peterborough Historical Society
Maps, atlases, and plans


Unpublished Papers, Theses, and Reports


SECONDARY SOURCES


**Surveyor’s Evaluation**

<table>
<thead>
<tr>
<th>NR listed: individual</th>
<th>NR eligible: individual</th>
<th>NR Criteria:</th>
</tr>
</thead>
<tbody>
<tr>
<td>within district</td>
<td>within district</td>
<td>A □</td>
</tr>
<tr>
<td>Integrity: yes</td>
<td>not eligible</td>
<td>B □</td>
</tr>
<tr>
<td></td>
<td>more info needed</td>
<td>C □</td>
</tr>
<tr>
<td>no</td>
<td></td>
<td>D □</td>
</tr>
</tbody>
</table>

[Checkboxes for NR listed and NR eligible have not been filled in. NR Criteria A indicates 'yes' and B indicates 'within district'.]
1886 Bird's Eye, detail, showing rear elevation of 1-7 Concord Street, and Main Street Bridge to the west.
1892 Sanborn. Note the variation in each carriage barn for each house.
1904 Sanborn
INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: PET0027

1911 Sanborn
1924 Sanborn
1924 updated to 1941 Sanborn
1924 updated to 1951 Sanborn.
Historic Photos

GAR in front of Brick Block (1-7 Concord Street), view before 1904. Source: Peterborough Historical Society
South gable end of Brick Block with earlier frame rear ell and earlier L-shaped outbuilding. View before 1904. Source: Peterborough Historical Society.
Source: Peterborough Historical Society

Source: Peterborough Historical Society
Source: Peterborough Historical Society
INDIVIDUAL INVENTORY FORM

Digital Photography Statement

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 Draft Digital Photo Policy (3/1/09-1/31/10). My camera was set to the following specifications: “fine” image quality (compression ratio 1:4) and “large” image size (3008 x 2000 pixels). These photos were printed using the following: HP Photosmart Pro B9280 printer using HP Vivera pigment inks on HP Premium Photo Paper, glossy.

Lynne Emerson Monroe, Preservation Company
October 14, 2009

Digital Photo Log

The photos for this project are named: PET0027_01 through PET0027_10 where the first four letters and numbers are the survey form number and the last three digits are the photos number.

Current Photographs
Address: 1-7 Concord Street Date taken: June 2010 Image files stored at: Preservation Company

Photo Key

[Hand-drawn diagram with labels and arrows indicating various features such as stone wall, carriage barn, fence, and streets like Concord St., Pine St., and Route 202.]
Photo 2: 1-7 Concord Street, façade (west elevation)
Image file: PET0027_02  Direction: NE

Photo 3: Detail of paired entries, nos. 1-3
Image file: PET0027_03  Direction: E
Photo 4: 1 Concord Street, south elevation
Image file: PET0027_04   Direction: NE

Photo 5: 1-7 Concord Street, south and rear (east) elevations
Image file: PET0027_05   Direction: NW
Photo 6: 1-7 Concord Street, rear (east) elevation
Image file: PET0027_06   Direction: W

Photo 7: 5-7 Concord Street, north and west elevations
Image file: PET0027_07   Direction: SE
Photo 8: 1-7 Concord Street and intersection of Main, Pine, and Concord streets
Image file: PET0027_08  Direction: S

Photo 9: 1 Concord Street, outbuilding
Image file: PET0027_09  Direction: SE
Photo 10: 7 Concord Street, outbuilding
Image file: PET0027_10       Direction: NE