

Concord Street (US 202), arranged south to north



1-7 Concord with GAR in front (PHS)



1-7 Concord (PHS)

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: PET0027

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.¹ 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).² 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).³

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.⁴ 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*

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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.⁵ 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.⁶ 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.⁷

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 1834.⁸ 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.⁹ Solomon Richardson also sold his house (3 Concord Street) in December 1834. The buyer was the prominent Peterborough native Thomas Steele (1754-1847). The house would remain in the Steele family for over fifty years.¹⁰ 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),

Federal Census [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2004) [Winterport, ME] (hereafter *1860 United States Federal Census* [Winterport, ME]). By 1870 Benjamin and Adaline Cushing had moved back to New Hampshire, to Marlborough, and Benjamin had turned to farming. Ancestry.com, *1870 United States Federal Census* [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2003) [Marlborough, NH] (hereafter *1870 United States Federal Census* [Marlborough, NH]). It appears that both Benjamin and Adaline died in the subsequent decade as neither are listed in the 1880 Census and their son's two oldest children are named for his parents. Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1880 United States Federal Census* [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2005) [Marlborough, NH] (hereafter *1880 United States Federal Census* [Marlborough, NH]).

⁵ HRD 193/483, 19 December 1834. Richardson may have been slightly older than the other men. He was still living in Jaffrey in 1840, and his age is given as between 40 and 49. He is engaged in manufacture and trade and the three other members of the household are a male under age 5, a male age 10-14, and a female age 20-29. *1840 United States Federal Census* [Jaffrey, NH]. Richardson can not be traced any further with any certainty as he does not appear in the 1850 Census in Jaffrey.

⁶ Dunbar was a farmer in Milford also. He and his wife Sarah had seven children. He moved to Lunenburg, Massachusetts, in 1874 where he died. George A. Ramsdell, *The History of Milford* (Concord, NH: Rumford Press, 1901), 670.

⁷ In December 1844 the property was possessed and sold as a result of a judgment in the Court of Common Pleas. HRD 228/425, 8 December 1844.

⁸ HRD 181/99, 31 December 1834.

⁹ HRD 190/558, 27 February 1837.

¹⁰ HRD 193/483, 19 December 1834.

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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.

¹² 1840 *United States Federal Census* [Peterborough, NH]. Smith and Morison, *Genealogical Register*, 30. Daniel B. Cutter, *History of the Town of Jaffrey, New Hampshire, from the Date of the Masonian Charter to the Present Time, 1749-1880; With a Genealogical Register of the Jaffrey Families, and an Appendix Containing the Proceedings of the Centennial Celebration in 1873* (Concord, New Hampshire: Printed by the Republican Press Association, 1881), 247.

¹³ 1840 *United States Federal Census* [Peterborough, NH]. Smith and Morison, *Genealogical Register*, 292-293.

¹⁴ 1840 *United States Federal Census* [Peterborough, NH].

¹⁵ Ibid. No biographical information on Spalding has been located to date.

¹⁶ Referenced in HRD 364/359, 26 May 1865.

¹⁷ 1850 *United States Federal Census* [Peterborough, NH].

¹⁸ 1860 *United States Federal Census* [Peterborough, NH]. Smith and Morison, *Genealogical Register*, 292, 168.

¹⁹ HCR 285/99, 20 September 1853. Smith and Morison, *Genealogical Register*, 30. 1860 *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.

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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 Almira 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.

²³ George Abbot Morison and Etta M. Smith, *History of Peterborough, New Hampshire* (Rindge, N.H.: R.R. Smith, 1954), 1168-69. *1870 United States Federal Census* [Peterborough, NH].

²⁴ *1870 United States Federal Census* [Peterborough, NH].

²⁵ *Ibid.*

²⁶ HRD 444/39, 20 January 1879. Smith and Morison, 30.

²⁷ *1880 United States Federal Census* [Peterborough, NH].

²⁸ HRD 422/291, 1 January 1875.

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(later Bass) (b. 1838), who also lived in New York City.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.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.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.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).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 1920.³⁴

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.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.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.³⁷

²⁹ HRD 453/307, 4 November 1880. Smith and Morison, 30.

³⁰ HRD 485/460, 31 July 1886.

³¹ HRD 511/47, 12 September 1890. HRD 511/49, 30 September 1890. HRD 511/80, 12 September 1890. *1880 United States Federal Census* [Manchester, NH].

³² HRD 471/525, 27 October 1883.

³³ HRD 586/356, 29 May 1899. Ancestry.com, *1900 United States Federal Census* [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2004) [Peterborough, NH] (hereafter *1900 United States Federal Census* [Peterborough, NH]). In the census, his first name is listed as Martin but it is likely the same man.

³⁴ HRD 696/358, 19 April 1912. HRD 780/42, 23 March 1920.

³⁵ HRD 618/410, 14 April 1893. Morison and Smith, 994-995. *1900 United States Federal Census* [Peterborough, NH].

³⁶ HRD 816/406, 1 May 1923.

³⁷ Morison and Smith, 88-89. HRD 621/356, 27 August 1903. Sanborn Map Company, *Digital Sanborn maps 1867-1970* [electronic resource] (Ann Arbor, MI: Bell & Howell, UMI, 2001) for Peterborough, NH: 1904, 1911 (hereafter Sanborn Map Company, Peterborough 1904, 1911).

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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).³⁸ 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.³⁹

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.⁴⁰ Stephen Carr acquired the house from the Davis women in May 1916, initiating a fifty-year ownership by the Carr family.⁴¹ 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.⁴² Three years later, in 1920, Holt purchased 5 Concord Street from Mary E. Connell, the surviving daughter of Michael Meegan.⁴³ 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.⁴⁴ 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.⁴⁵ 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 1928.⁴⁶

³⁸ Ancestry.com, *1910 United States Federal Census* [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2006) [Peterborough, NH] (hereafter *1910 United States Federal Census* [Peterborough, NH]).

³⁹ Ibid.

⁴⁰ HRD 704/84, 29 October 1912. Ancestry.com, *1920 United States Federal Census* [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2009) [Haverhill, MA] (hereafter *1920 United States Federal Census* [Haverhill, MA]).

⁴¹ HRD 741/121, 4 May 1916.

⁴² HRD 751/473, 1 June 1917.

⁴³ HRD 780/42, 23 March 1920.

⁴⁴ *1920 United States Federal Census* [Peterborough, NH]. Morison and Smith, 1009, 1128.

⁴⁵ By the early 1950s Earl lived in 33 Pine Street. Preservation Company, "Downtown Peterborough Commercial, Civic, and Residential Historic District Area Form (PET-CCR)," forthcoming.

⁴⁶ Morison and Smith, 1041-1042. *1920 United States Federal Census* [Peterborough, NH].

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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.

⁴⁸ Ancestry.com, *1930 United States Federal Census* [database on-line] (Provo, UT: Ancestry.com Operations Inc, 2002) [Peterborough, NH] (hereafter *1930 United States Federal Census* [Peterborough, NH]). HCR 816/406, 1 May 1923. Morison and Smith, 1194.

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.

⁵² New Hampshire Women's Bar Association, "A Celebration of New Hampshire's First 100 Women Lawyers," 22. <http://www.nhwba.org/docs/NHWBA%20First%20100%20Women.pdf> (accessed 4 September 2010).

⁵³ HRD 6010/1723, 21 October 1998.

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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

Catherine B. Sage: April 1970-Oct 1998

Theodore G. Reynolds: Oct 1998-Aug 2002

Ken L. McCardle and Anne T. Gilley: Aug 2002-Jun 2006

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

Catharine B. Sage: Apr 1970-Oct 1998

Theodore G. Reynolds: Oct 1998-Jul 2001

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

⁵⁴ HRD 1431/280, 23 June 1955. Morison and Smith, 973. Ancestry.com., *New Hampshire City Directories* [database online] (Provo, UT, USA: The Generations Network, Inc., 2005) [Manchester 1955, 1957] (hereafter Ancestry.com, Manchester Directory, 1955, 1957).

⁵⁵ HRD 1546/496, 22 September 1958. HRD 1652/86, 24 July 1961.

⁵⁶ HRD 7522/259, 6 May 2005.

INDIVIDUAL INVENTORY FORM**NHDHR INVENTORY NUMBER: PET0027**

Oliver M. Holt/Emma J. Holt/Francis H. Carr: Mar 1920-Apr 1970
Catherine B. Sage: Apr 1970-Oct 1998
Theodore G. Reynolds: Oct 1998-Jul 2001
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
Walter H. O'Malley: Sep 1958 – Jul 1961
Andrew J. and Patricia Norton: Jul 1961 – May 2005
Andrew J. Norton, Kathleen A. Norton, Laura J. Norton: May 2005 – present

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