

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

**Name, Location, Ownership**

- 1. Historic name Holt Brothers
- 2. District or area 19<sup>th</sup> C. Manufacturing/South Main
- 3. Street and number 219-231 S. Main Street
- 4. City or town Concord
- 5. County Merrimack
- 6. Current owner Automotive Supply Assoc Inc.

**Function or Use**

- 7. Current use(s) Commerce/Trade: Retail store & Warehouse
- 8. Historic use(s) Industry: Manufacturing facility

**Architectural Information**

- 9. Style \_\_\_\_\_
- 10. Architect/builder unknown
- 11. Source ---
- 12. Construction date c.1872
- 13. Source Lyford, maps
- 14. Alterations, with dates c.1880 – east half raised from 2 to 3 st.; c. 1885 – west half raised from 2 to 3 st.; c.1950-new store, add. to north and connector, etc.
- 15. Moved? no  yes  date: \_\_\_\_\_

**Exterior Features**

- 16. Foundation Granite
- 17. Cladding Brick
- 18. Roof material Tar & Gravel, Rubber
- 19. Chimney material ---
- 20. Type of roof Gable, flat
- 21. Chimney location ---
- 22. Number of stories 2-3
- 23. Entry location Façade, center
- 24. Windows double-hung 12/12  
Replacement? no  yes  date: \_\_\_\_\_

**Site Features**

- 25. Setting Mixed use neighborhood
- 26. Outbuildings warehouses, garages, stores (2)
- 27. Landscape features parking lot, rr spur



- 35. Photo #1 Direction: SE
- 36. Date Feb. 19, 2012
- 37. Reference #: CON0294 1

- 28. Acreage 5.45 acres
- 29. Tax map/parcel # 26/1/3
- 30. UTM reference Z19 4785396N 294328E
- 31. USGS quadrangle and scale Concord 1:24000
- Form prepared by**
- 32. Name Lisa Mausolf
- 33. Organization Concord Heritage Commission
- 34. Date of survey February 2012



**41. Historical Background and Role in the City's Development:**

The Holt Manufacturing Company was established by Charles H. Holt, his older brother William Harrison Holt, and his younger brothers A. Frank Holt and Benjamin Holt. Their father, William, operated a sawmill in Loudon. The Holt Brothers factory manufactured Concord wheels, wheel material and wood-work for farm wagons, lumber wagons and carts. The exact date the Concord company was founded is not clear. According to an article in the *New York Industrial Reporter*, it was founded in Concord in 1865 however the 1868 map shows the area as empty and still owned by the Concord Railroad. Other sources indicate that it was founded in Loudon in 1868 (Hengen, p. 25) and Lyford states it was established in 1872 (Lyford, p. 643). There is a listing for the Holt Brothers carriage stock manufacturer "on Turnpike near Main" in the 1876 Concord directory. Deeds indicate that in 1876 the Holt Brothers expanded their holdings by purchasing the shingle and grist mill of Benjamin Caldwell on Turnpike at the corner of Gas Street (MCRD Book 223, Page 492). The business was conveniently located near the Abbot-Downing Company to which it supplied parts and was also near the railroad, served by a private spur.

The brick building was expanded several times in the early years. Originally both the east and west halves (separated by a fire wall) were two stories in height. Between 1879 and 1884 the east half was raised a story and between 1884 and 1890 a story was added to the west side as well.

The headquarters of the Holt Brothers business was in Stockton, California where the company manufactured farming implements and wagon supplies and employed several hundred hands. It is interesting to note that Benjamin Holt (1849-1920) was associated with the Concord branch for about ten years from 1873 to 1883 before relocating to Stockton. Among his ninety-five patented inventions were the "caterpillar tractor" and the harvester which combined cutting, threshing and cleaning operations. Five years after Benjamin Holt's death, the Holt Caterpillar Company merged with its strongest competitor, the C.L. Best Company, to form what is now Caterpillar Inc.

By 1890 Holt Brothers of Concord was the largest concern of the kind in New England and employed thirty to forty workmen. The manufactory included a three-story brick building measuring 55' x 150' which was fully equipped with all modern tools, machinery and appliances. The western portion of this building housed sawing operations on the first floor, shaft making on the second and planning and storage on the third. The east portion of the brick building included sawing, turning, polishing, wheel making and storage. The machinery was operated by a 100 horse power steam engine housed in a small attached engine room to the south. A two-story frame building measuring 30' x 100' was used as a storage warehouse and also housed rim bending and a sawmill. The factory yard extended to the south of these buildings and included a number of accessory buildings including lumber sheds, a shavings house and blacksmith shop. The company also maintained a carriage repository on South State Street.

The wheel factory at Concord was initially managed by A. Frank Holt. After A. Frank Holt died in Concord in 1889, his brothers Charles and Benjamin bought out his interest in the Stockton Wheel Company and Holt Brothers of San Francisco and sold their interest in the Concord wheel factory to his widow, S. Annette Holt. In 1900 Mrs. Holt was president and W.H. Holt was treasurer and manager. Holt Brothers was later overseen by Frank and Annette's son, Edgar Wheeler Holt (1880-1945).

By 1900 Holt had become one of Concord's most prominent manufacturing concerns. The *New York Industrial Reporter* offers a good description of the entire product line. "The output is one of great magnitude and variety, and consists of the original Concord wood hub wheels, which are typical in every State in the Union; and the celebrated Sarven, Warner, shell and tip band wheels; also wheel material, and wagon, sleigh and sled wood-work. Wheels are likewise tired and banded in these shops, and Concord axles are furnished, welded and set, and boxes set. The Company also deal in light carriages, both of their own and the Amesbury manufacture, and carry the largest stock of wheels and material of any house in New England. The productions of this house are in heavy and permanent demand in all parts of New England, and spokes are exported to Europe." (*NY Industrial Reporter*, 1900, p. 28).

For many years Eben B. Hutchinson (1831-1909), builder and lumber dealer, was a tenant within the Holt Brothers complex and had both his office and manufactory here. As early as 1878 local directories indicate that E.B. Hutchinson was located at Turnpike Rd., corner of Gas Street. Later the address is given as 159-165 South Main Street, the same address then given for the Holt factory. Hutchinson's company including finishing shops for the manufacture of moldings, brackets, and other building trim. In addition to selling building supplies, Hutchinson was also a prominent local builder/contractor. Among his known local works are the S.S. Kimball House at 266 North Main Street (1874-83) and the Pumping Station on Penacook Street (1891-2). He designed and built the Minot-Sleeper Library in Bristol in 1884 and may very well have been involved in the construction of the A. Frank Holt House at 56 S. Main Street (CON0292). The Hutchinson Building Company served as contractors for many of Concord's late 19<sup>th</sup> and early 20<sup>th</sup> century public buildings including the Rumford, Walker, Millville Schools and Concord High School, business blocks, residences and the New Hampshire State Library. The 1914 Sanborn map is the first to show that the Hutchinson Building Company was utilizing the southern part of the yard for the storage of lumber. Hutchinson Building Company was located at 163-165 S. Main Street until about 1937.

The Holt Brothers Manufacturing Company remained at this location until the 1940s and continued to advertise in the local directory as manufacturers of Concord Wheels. Edgar Holt died in 1945 and soon after the property was sold to Edward Sanel (Book 608, Page 597). In 1949 the brick building was used by the auto parts business while the frame building to the east was serving as a grain warehouse. The former auto storage building was leased to New England Telephone and a wholesale grocer. Over the years Sanel made a number of alterations to the property, including constructing a single story retail store adjacent to the south side of the original brick building, expanding the rear garage and filling the space between the brick and frame structures. An additional metal storage building was constructed west of the garage between 1950 and 1979. East of the garage a single-story building was constructed between 1928 and 1949. In 1949 this small structure was occupied by the Rumford Foundry Co.

#### **42. Applicable NHDHR Historic Contexts:**

Wood products mills and shops in New Hampshire  
Carriage and wagon manufacture, 1820-1900

#### **43. Architectural Description and Comparative Evaluation:**

The former Holt Brothers Manufacturing Company at 219-231 South Main Street consists of a three-story, late 19<sup>th</sup> century brick industrial building which is capped by a shallow gable roof with a corbelled brick cornice of three steps. The building presents a two-story, five bay gablefront to South Main Street and is nineteen bays wide on the north side elevation. The wall of each bay is recessed slightly, defined by a pair of projecting brick piers that extend to a continuous brick band. Each bay is punctuated on each level by a rectangular window with a segmental head capped by a lintel consisting of a double row of header brick. A few of the windows contain wooden 12/12 windows but most of the window openings have been filled. Historically the building had 12/12 sash on the third story and 16/16 on the second. The first floor façade originally featured a central set of double doors flanked on one side by two segmental windows and on the other by a single window and set of double doors. Sometime in the late 1940s the first floor was altered to the present storefront arrangement with a central recessed entry flanked by storefronts. The loft door above the entrance has been filled with plate glass and the hoist bar above is no longer extant. At the northwest corner of the building is a single-story brick office which measures 2 x 3 bays with segmental openings and is capped by a flat roof.

To the east of the office projection is a two-level modern brick addition [photo 5]. The remainder of the north elevation is fronted by a single-story cinder block addition which is punctuated only by a metal door and a loading dock [photo 6]. A modern elevator tower rises above the central bay and all of the window openings on this side are covered.

At the east end of the brick structure is a three-story wood frame structure [photo 7] which is set at right angles and capped by a gable roof with cornice returns. The walls have been sheathed in recent years in vinyl siding and the former wooden double-hung 6/6 sash have been replaced by modern vinyl 1/1 sash. There are now three gable dormers on the east slope. First floor fenestration has been covered over and a single-story modern covered loading dock projects from the north gable end. A modern two-story addition now fronts the south gable end. Historically a single-story sawmill extended to the south of the building. In addition, the space between this building and the brick structure to the west has been filled by a two-story, flat-roofed addition with a modern garage door on the first floor of the south side. The south elevation of the brick structure including the former boiler room and smokestack are similarly fronted by a two-story, flat-roofed wood frame addition of modern construction. Again, nearly all of the windows on the long south elevation of the brick building have been filled.

To the south of the two main Holt Brothers buildings are several other buildings that generally postdate the company's ownership. Directly south of the three-story wood frame structure is a 61' x 472' single-story warehouse/garage [photos 10 & 11] built in several stages from north to south beginning in the 1940s. It is constructed of concrete block which has been parged and has metal windows and multiple overhead garage doors. On the north end of the building some of the stone foundation is exposed, suggesting that this portion may be older than it appears or may be set on an older foundation. To the southwest of this building is a newer, single-story post 1950 garage [photo 13] constructed of concrete and metal and measuring 48' x 234'. There is a 40' x 80' single-story frame building [photo 14] to the east of the older garage and adjacent to the railroad spur. According to Sanborn maps it was constructed between 1928 and 1949. The property also includes another building fronting S. Main Street at #231 [photo 11]. The single-story, L-shaped structure was constructed prior to 1914 but has been considerably altered. The original fenestration pattern is no longer apparent. It is sheathed in aluminum siding punctuated on the façade by modern display windows and a modern entry at the north end of the façade.

#### **44. National or State Register Criteria Statement of Significance:**

Holt Brothers was previously determined eligible for the National Register of Historic Places in 1993 as part of a Concord Gas Company/Holt Brothers Industrial Historic District.

Criterion A: This property is eligible for the State, and possibly National, Register under Criterion A. It is associated with an important local late 19<sup>th</sup> century industry, Holt Brothers Manufacturing Company, makers of Concord wheels, wheel material and wood-work for farm wagons, lumber wagons and carts and an important supplier to another locally important manufacturer, the Abbot-Downing Company. The property was owned and controlled by the Holt family from the 1870s until the 1940s and also rented space to E.B. Hutchinson, a prominent local contractor. Later the property was associated with automotive uses, a common activity along all of Main Street in the early 20<sup>th</sup> century.

Criterion B: This property is not eligible for either the National or State Registers under Criterion B. Though associated with various individuals of local interest, the property lacks long-term associations with any one person known to have made highly significant contributions to history.

Criterion C: This property appears to be eligible for the State and National Register under Criterion C. Although it has seen a number of alterations since 1945 including the addition of storefronts to the main façade, numerous additions surrounding the original structure, the loss of some original windows and the addition of vinyl siding to the frame component, it still reads as a late 19<sup>th</sup> century industrial building. Its simple design is defined by a characteristic repetition of bays defined by brick piers and a prominent brick cornice and it retains its brick smokestack.

#### **45. Period of Significance:** c.1872-1945

**46. Statement of Integrity:** The property retains integrity of location and setting and some integrity of design, workmanship, feeling and association. Despite numerous additions the building still reads as a late 19<sup>th</sup> century utilitarian industrial structure, defined by a repetitive system of bays defined by brick piers with a prominent brick cornice. The building retains some original window openings as well as its prominent brick smokestack. Integrity of materials has been seriously compromised in particular by changes to the rear frame storehouse which has been sheathed in vinyl siding and which has seen all new windows and changes to the original fenestration pattern.

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**47. Boundary Discussion:** The eligible boundary should be limited to the footprint of the original Holt factory buildings. The yard to the south is now dominated by large garage structures which were not present during the factory's period of significance.

**48. Bibliography and/or References:**

Bacon, George Fox. *The Leading Business Men of Concord, and vicinity, embracing Penacook, East and West Concord.* Mercantile Publishing Co., 1890.

"Benjamin Holt Dead", *Concord Evening Monitor*, Dec. 6, 1920, p. 1.

Concord City Directories, various dates.

Concord City Planning Board. "Industrial Advantages of a Concord Location: An Economic Survey", October 1, 1941 [NH State Library, Concord].

"Concord: The Capital City of New Hampshire", *New York Industrial Reporter*, 1900, p. 28.

Hengen, Elizabeth Durfee. *An Historic and Architectural Overview & Historic Preservation Assessment of Concord, NH.*, prepared for the Concord Heritage Commission, 1996.

Hengen, Elizabeth Durfee and Gary Samson. *Capital Views, A Photographic History of Concord, New Hampshire, 1850-1930.* Concord, NH: New Hampshire Historical Society, 1994.

Holt, C. Parker. "Early Development of Holt Manufacturing Company", typewritten manuscript, June 26, 1935 [Concord Public Library].

Lyford, James O., ed. *History of Concord, New Hampshire.* Concord: Rumford Press, 1903, 2 vols., p. 643.

Merrimack County Registry of Deeds, Concord, NH.

Milne, John, ed. *Crosscurrents of Change: Concord, N.H. in the 20<sup>th</sup> Century.* Concord: Concord Historical Society, 2011.

New Hampshire Historical Society, Photographic Collection.

Openo, Woodard D. A Survey of the South Main Street-Water Street Area of Concord, 1979. [On file at the NH Division of Historical Resources].

Ruell, David. National Register Nomination for Minot-Sleeper Library, Bristol, NH, 1988 [includes information on E.B. Hutchinson – on file at the NH Division of Historical Resources].

Sanborn Insurance Maps, 1884, 1889, 1893, 1899, 1906, 1914, 1928, 1928 corrected to 1949, 1979.

U.S. Census of Manufactuers, Concord, 1850, 1860, 1870, 1880 [microfilm collection of the NH State Library].

**Surveyor's Evaluation:**

NR listed: individual \_\_\_\_\_  
within district \_\_\_\_\_

Integrity: yes \_\_\_\_\_x\_\_\_\_\_  
no \_\_\_\_\_

NR eligible: individual \_\_\_\_\_x\_\_\_\_\_  
within district \_\_\_\_\_x\_\_\_\_\_  
not eligible \_\_\_\_\_  
more info needed \_\_\_\_\_

NR Criteria: A \_\_\_\_\_x\_\_\_\_\_  
B \_\_\_\_\_  
C \_\_\_\_\_x\_\_\_\_\_  
D \_\_\_\_\_  
E \_\_\_\_\_



1878 view of Holt Brothers, looking northeast prior to addition of upper story

Source: New Hampshire Historical Society

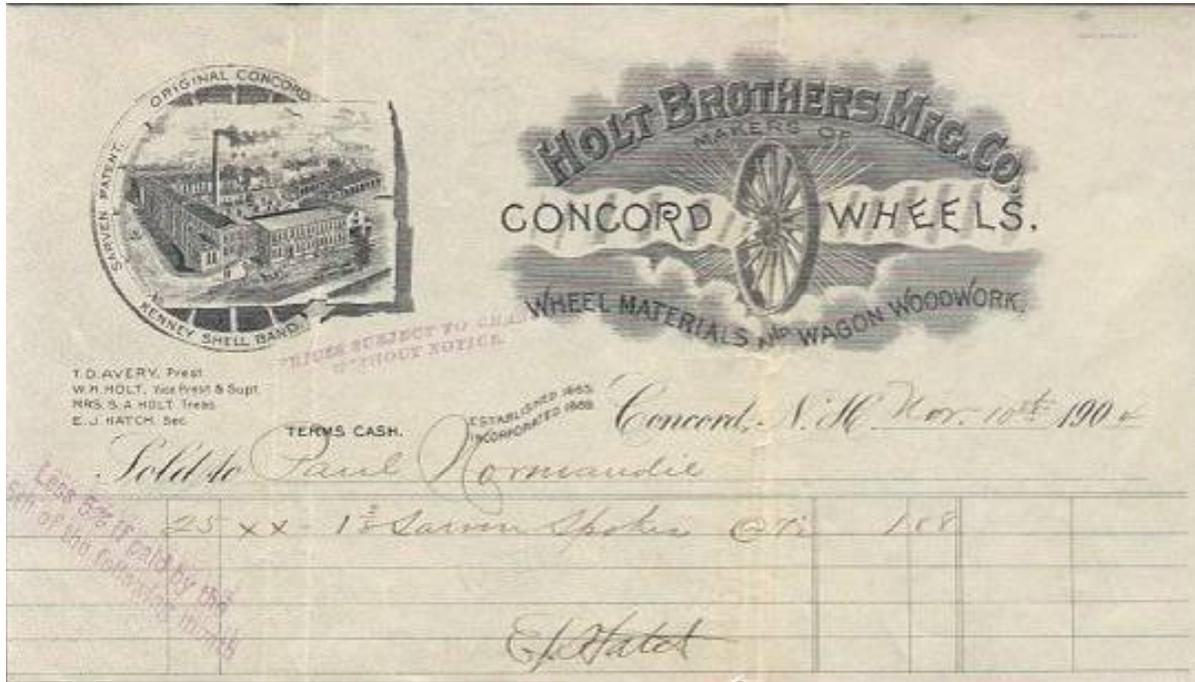


View of Holt Brothers looking southwest (prior to addition of upper story)

Source: New Hampshire Historical Society

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Holt Brothers Letterhead, 1904

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1941 View of Holt Brothers looking east

Source: Concord City Planning Board. "Industrial Advantages of a Concord Location: An Economic Survey", 1941.

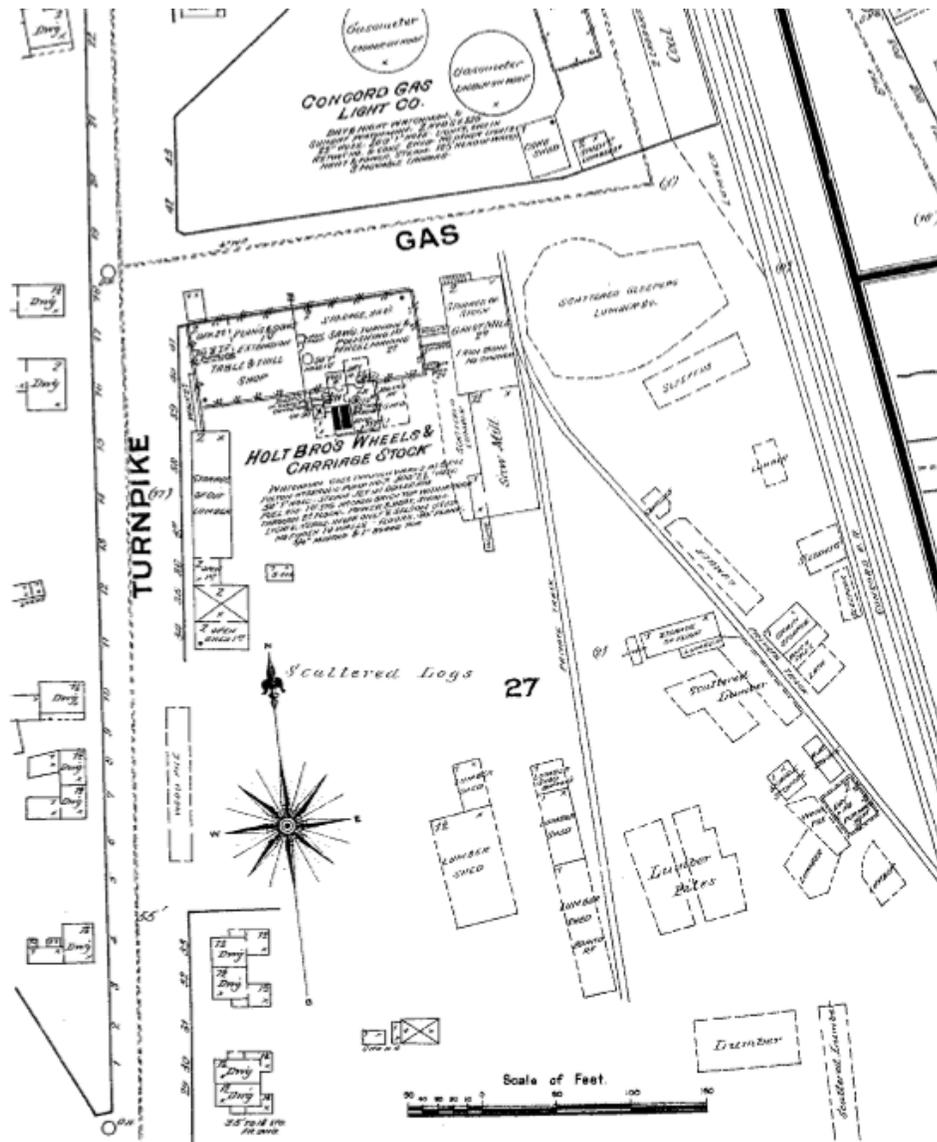


# SANEL AUTO PARTS INC.

c.1950 View of Commercial addition constructed by Sanel Auto Parts

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Oct. 1879

**HOLT BROTHERS,**  
—MANUFACTURERS OF—  
**PATENT & COMMON WHEELS,**  
Hubs, Spokes, Rims, Seats, Gears and Bodies.  
ALSO, SHIPPERS OF  
**ASH, OAK, AND MAPLE PLANK.**  
Turnpike, near Main Street, Concord, N. H.

W. H. HOLT, BENJ. HOLT,	Concord, N. H.	C. H. HOLT, A. P. HOLT,	San Francisco, Cal.
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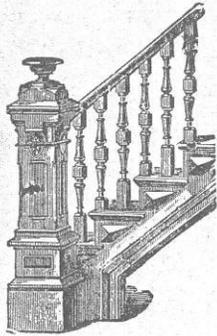
**E. B. HUTCHINSON,**  
BUILDER, and Dealer in  
**WESTERN, CANADA, & NORTHERN LUMBER,**  
Shingles, Laths, Clapboards, &c.  
Manufacturer of Moldings, Brackets, Window  
Frames, and every description of House Finish.

**KILN DRYING,**  
Planing and Sawing,  
DONE TO ORDER.



Office and Manufactory, Turnpike, corner Gas Street, . . . . CONCORD, N. H.

# E. B. HUTCHINSON, Contractor and Builder.

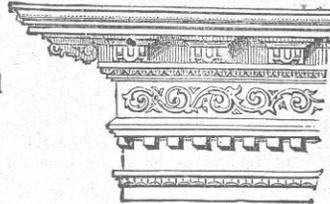


Dealer in  
Western, Canada

AND

NORTHERN

## *LUMBER,*

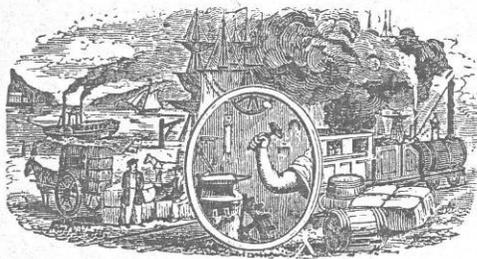


Shingles, Laths, Clapboards, Etc.

MANUFACTURER OF

### Mouldings, Brackets, Window Frames,

AND EVERY DESCRIPTION OF HOUSE FINISH.



KILN DRYING,  
Sawing and Planing  
DONE TO ORDER.

Orders will receive  
prompt attention.

**Office in the Mill,  
AT SOUTH END OF MAIN ST.,  
CONCORD, N. H.**

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo #   2   Description: West facade  
Digital file name: CON0294\_2

Direction: NE



Photo #   3   Description: West facade  
Digital file name: CON0294\_3

Direction: east

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo # 4 Description: West (façade) and south elevations with c.1945 store add. at right  
Digital file name: CON0294\_4 Direction: NE



Photo # 5 Description: North elevation showing c.1945 add.  
Digital file name: CON0294\_5 Direction: SW

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo #   6   Description: North elevation showing post-1945 additions  
Digital file name: CON0294\_6 Direction: SE



Photo #   7   Description: East and north elevations of frame building with east end of mill visible at right  
Digital file name: CON0294\_7 Direction: SW

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo # 8 Description: South elevation of Holt. Bros with gas house visible behind  
Digital file name: CON0294\_8 Direction: north



Photo # 9 Description: west side Garage #1  
Digital file name: CON0294\_9 Direction: SE

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo # 10 Description: North elev. Garage #1  
Digital file name: CON0294\_10

Direction: SW



Photo # 11 Description: 231 S. Main Street, - north and west (façade) elevations  
Digital file name: CON0294\_11

Direction: SE

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo # 12 Description: South of Holt Bros. brick mill  
Digital file name: CON0294\_12 Direction: NW



Photo # 13 Description: East and south elevation Garage #2  
Digital file name: CON0294\_13 Direction: NW

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY # CON0294**

Date photos taken: Feb. 19, 2012



Photo #   14   Description: Outbuilding adjacent to railroad spur  
Digital file name: CON0294\_14 Direction: north

