

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0291

Name, Location, Ownership

1. Historic name Ford & Kimball Bldg. (south end)
2. District or area 19th C. Manufacturing/South Main
3. Street and number 45 S. Main Street
4. City or town Concord
5. County Merrimack
6. Current owner Duprey Center LLC

Function or Use

7. Current use(s) Commercial
8. Historic use(s) Industry: Manufacturing facility

Architectural Information

9. Style ---
10. Architect/builder unknown
11. Source ---
12. Construction date c.1865
13. Source maps
14. Alterations, with dates c.1940 – roof raised on north end, new brick section added to front;
c.1960 – modern storefronts added in front
15. Moved? no ☒ yes ☐ date: ---

Exterior Features

16. Foundation Granite
17. Cladding Brick
18. Roof material Asphalt shingles; Tar and Gravel
19. Chimney material Brick
20. Type of roof Gable; Flat
21. Chimney location Rear elev.
22. Number of stories 2 1/2; 1
23. Entry location multiple
24. Windows plate glass, metal
Replacement? no ☐ yes ☐ date: ---

Site Features

25. Setting Downtown business district
26. Outbuildings none
27. Landscape features paved parking



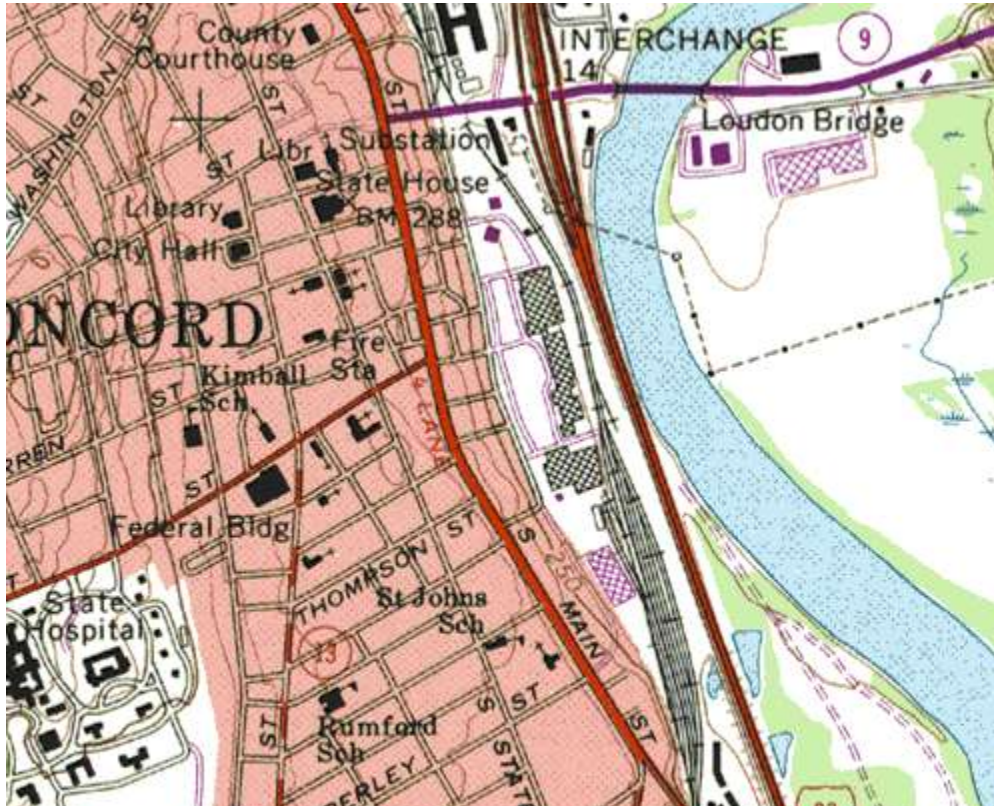
35. Photo #1 Direction: SE
36. Date March 2012
37. Reference #: CON0291 1

28. Acreage 0.19 acre
29. Tax map/parcel # 34/4/5
30. UTM reference Z19 4786139N 294070E
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

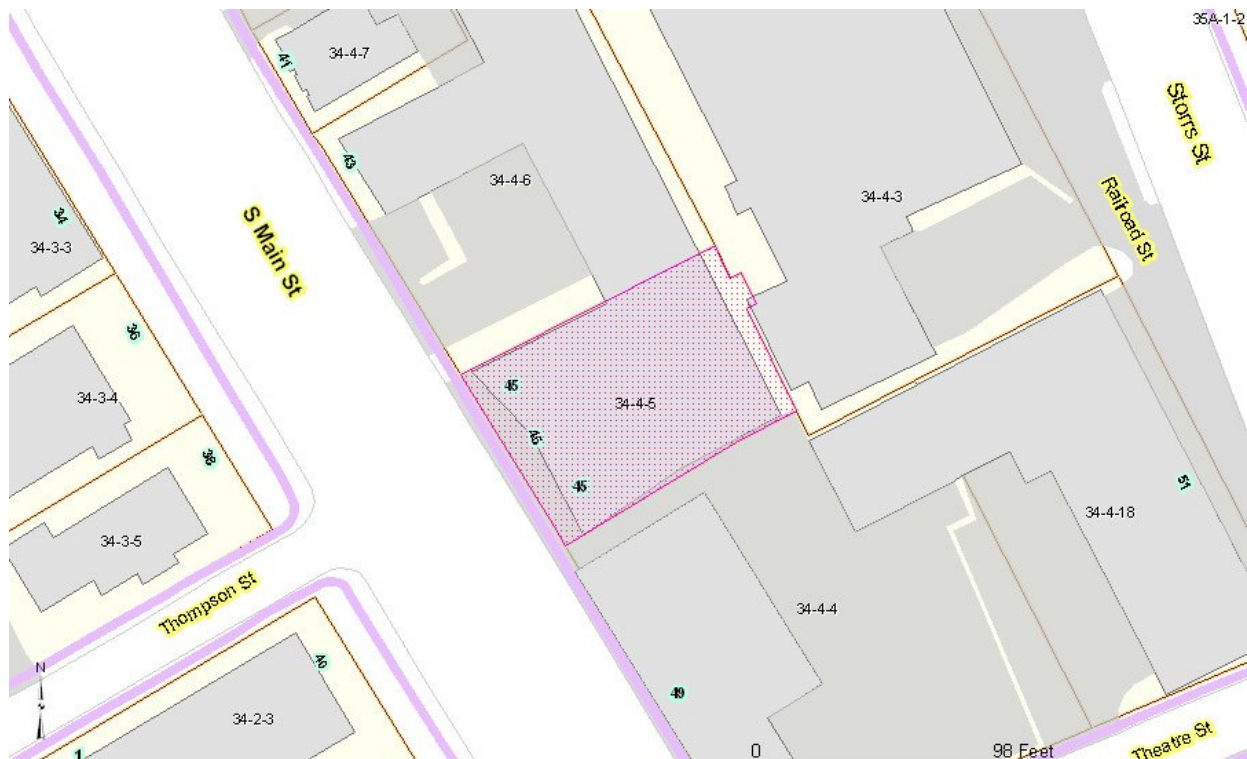
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39. LOCATION MAP:



40. PROPERTY MAP:



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

What is now 45 S. Main Street is the southern portion of the Ford & Kimball building constructed about 1866 (43 S. Main (CON0290) is the northern portion of the building). The north half of the building historically functioned as a machine shop; this part of the building included a single-story engine house with smokestack and a two-story brick shop at its south end. In July 1866 the *Concord Monitor* reported that the Machine Shop owned by Ford & Kimball and Benjamin F. Dunklee was damaged by fire and the "new brick engine house was several times on fire, but was saved by the utmost exertion". The fire originated from sparks from the engine. This was the second time Mr. Dunklee had been burned out within two years (*Monitor*, July 13, 1866).

As early as 1874 the southern portion of the building (the present 45 S. Main) housed the Prescott Organ factory and a pattern shop. In 1879 Harvey Morgan & Co., carriage makers, were located on the first floor with the Prescott Organ Company on the second floor. (The Prescott Company discontinued the manufacture of organs in 1886 and the piano factory was located elsewhere only to be later destroyed by fire in 1896 and rebuilt.)

The 1881 directory indicates that (Peter W.) Webster & (Reuben B.) Morgan, carpenters and builders, were renting space in this building. The building continued to contain a carpenter shop as late as 1928. The Sanborn map of that year lists a carpenter shop on the first floor and a pattern room above.

In 1931 the property was sold by Ford & Kimball to John Aranosian. According to Sanborn Insurance maps, between 1932 and 1949 the building was converted to an automotive service station and a single-story addition was constructed in front of the original 1860s structure. At the same time, an upper story was added to the former single-story engine house to the north. In 1945 the building was home to Capitol City Motors, an Oldsmobile dealership and service station owned by Ernest Aranosian. This was one of many auto-related businesses including garages and dealerships which located along this stretch of Main Street (Route 3), a major highway between Massachusetts and the White Mountains until the construction of Interstate 93 in the late 1950s.

Between 1949 and 1979 an additional section of storefronts was added to the front (west) elevation of the c.1940 addition (Sanborn maps). It would appear that the addition was constructed to house the Aetna Life Insurance Company office. In 1965 Capitol City Motors was still located at 45 S. Main Street along with Aetna Life Insurance Company and the Floyd Lewis Insurance Company. The property was sold by the Aranosian family to Reynold Addario in 1982.

42. Applicable NHDHR Historic Contexts:

Musical instrument production in New Hampshire
Wood products mills and shops in New Hampshire
Automobile highways and culture, 1900-present

43. Architectural Description and Comparative Evaluation:

At the core of this property is a mid 19th century structure which originally consisted of a single-story engine house with brick stack to the north with a two-story, side-gabled brick structure to the south. The property was greatly altered in the 20th century by the addition of a modern flat-roofed commercial structure to the west of the historic structure which completely conceals the façade of the historic building and extends to the Main Street sidewalk. The addition is constructed of buff brick above a concrete lower level. The Main Street frontage is divided into two storefronts. The northern space has two sections of large single-pane display windows set in aluminum frames which meet at a central point forming an obtuse angle. The southern storefront space has been faced with a veneer of yellow brick. A flat canopy with a broad v-shaped plan and supported by metal columns fronts the entire façade. The south elevation of the modern addition has a first floor punctuated by steel windows above a concrete lower level.

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To the east, the original 2 ½-story brick building is capped by a gable roof which is sheathed in asphalt shingles with a later brick parapet with concrete accents and capstone extending along the front of the roof, just above the modern addition/commercial space. The south gable end of the older building has been covered in siding. The original brick exterior is still visible on the rear (east) elevation. A dentil course runs along the lateral eaves. Most of the rectangular window openings have been filled with brick. The base of the former smokestack is still visible; the height above the roofline was removed at an unknown date (post 1982).

The adjacent property at 43 South Main Street (CON0290) is just one extant example of a local mid 19th century industrial building that retains a higher level of architectural integrity and better conveys its historic function.

44. National or State Register Criteria Statement of Significance:

Criterion A: This property is not eligible for the National or State Register under Criterion A. Although it was part of a locally important industrial complex in the late 19th century briefly housing the Prescott Organ Company in the 1870s and various carpenters/wood shops, it is no longer able to convey its 19th century historic function due to extensive alterations in the 20th century.

Criterion B: This property is not eligible for the National or State Register under Criterion B. It lacks long term associations with any persons known to have made significant contributions to history.

Criterion C: The property is not eligible for either the National or State Registers under Criterion C. The building is no longer able to convey its historic industrial function. Two different modern additions were constructed in the front of the original 19th century brick building in the mid to late 20th century, completely obscuring the historic façade. In addition, the smokestack has been removed, the south elevation has been covered over and the rectangular windows on the rear elevation have been filled with brick.

45. Period of Significance: NA

46. Statement of Integrity:

The building at 45 S. Main Street retains integrity of location but otherwise has experienced a considerable loss of integrity for its original industrial function. Its integrity of setting has been seriously impacted by the recent addition of a five-story modern structure (The Smile Building) to the south. Its integrity of design, workmanship, feeling and association have been lost due to the addition of a modern addition along the street façade which completely obscures the historic building façade. Modern siding also hides the south gable end including the original fenestration pattern. The historic smokestack has been removed and the engine house, originally a single-story in height, saw the addition of an upper story. Overall, the degree of alteration is significant, leaving the structure unable to convey character-defining features relating to its historic industrial function.

47. Boundary Discussion: NA

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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.

Bird's Eye View of Concord, N.H., Milwaukee: H.H. Bailey & Co., 1875

Colby, Henry B. "New Hampshire Industries: Our Only Piano Factory", *Granite Monthly*,

Concord Directories, various dates.

Concord Monitor, July 13, 1866.

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

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

Merrimack County Registry of Deeds.

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

Sanford, E.F. & J.H. Goodhue. *Map of the City of Concord, New Hampshire.* Philadelphia: F. Bourquin, 1868.

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 _____

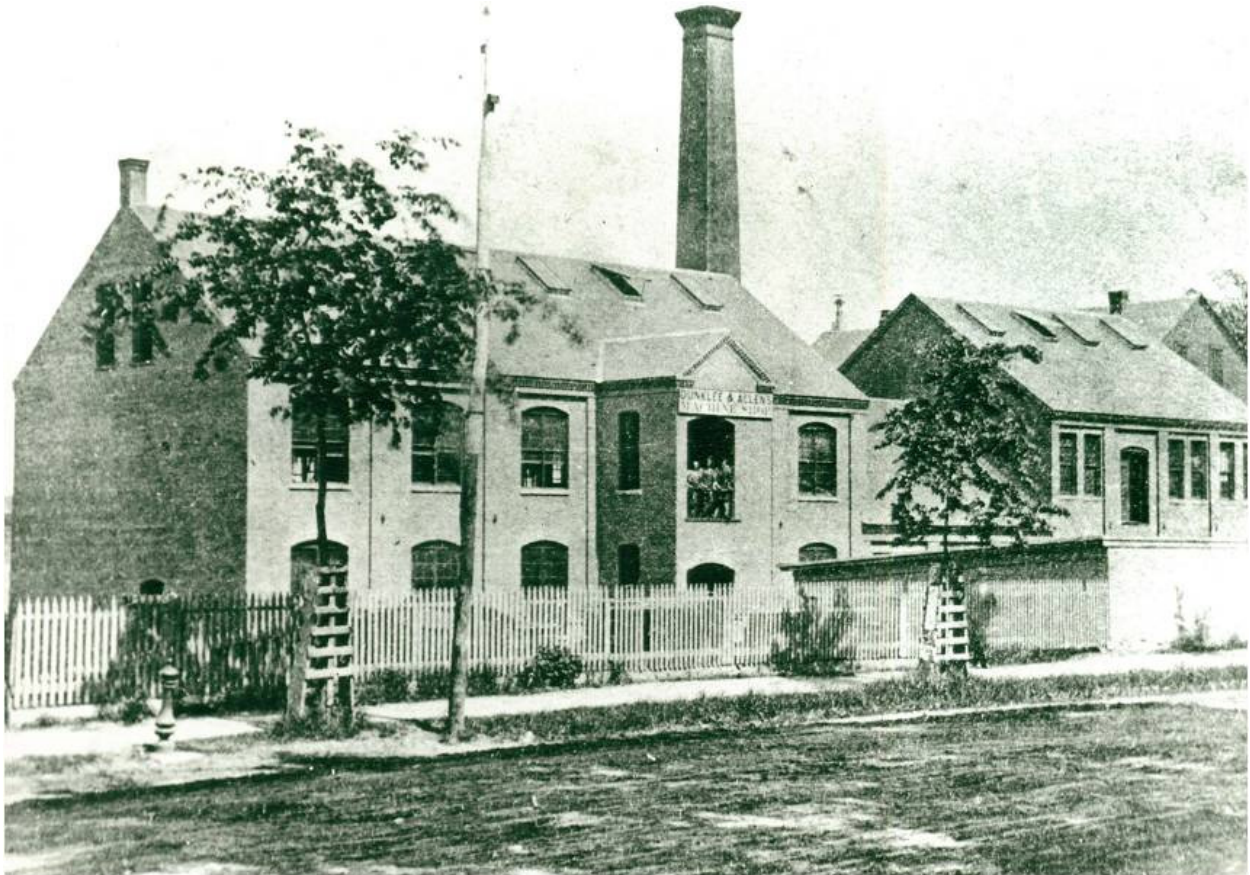
Integrity: yes _____
no _____x_____

NR eligible: individual _____
within district _____
not eligible _____x_____
more info needed _____

NR Criteria: A _____
B _____
C _____
D _____
E _____

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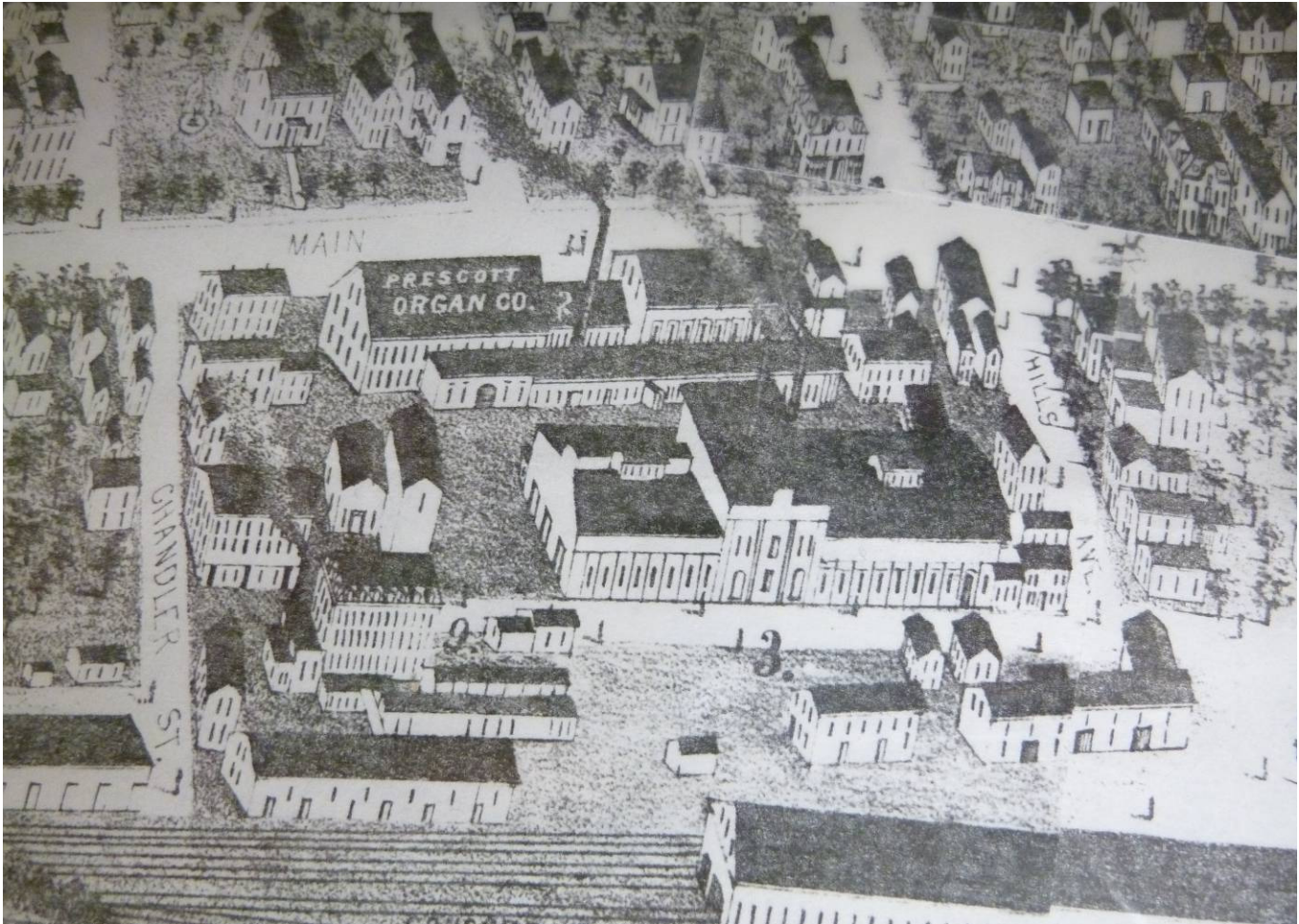
Undated (c.1870) view of Dunklee & Allen Factory

The two-story building at the left is part of the present 43 S. Main Street.
What is now 45 S. Main is to the right (single-story section with chimney and two-story shop).

Source: Collection of the New Hampshire Historical Society

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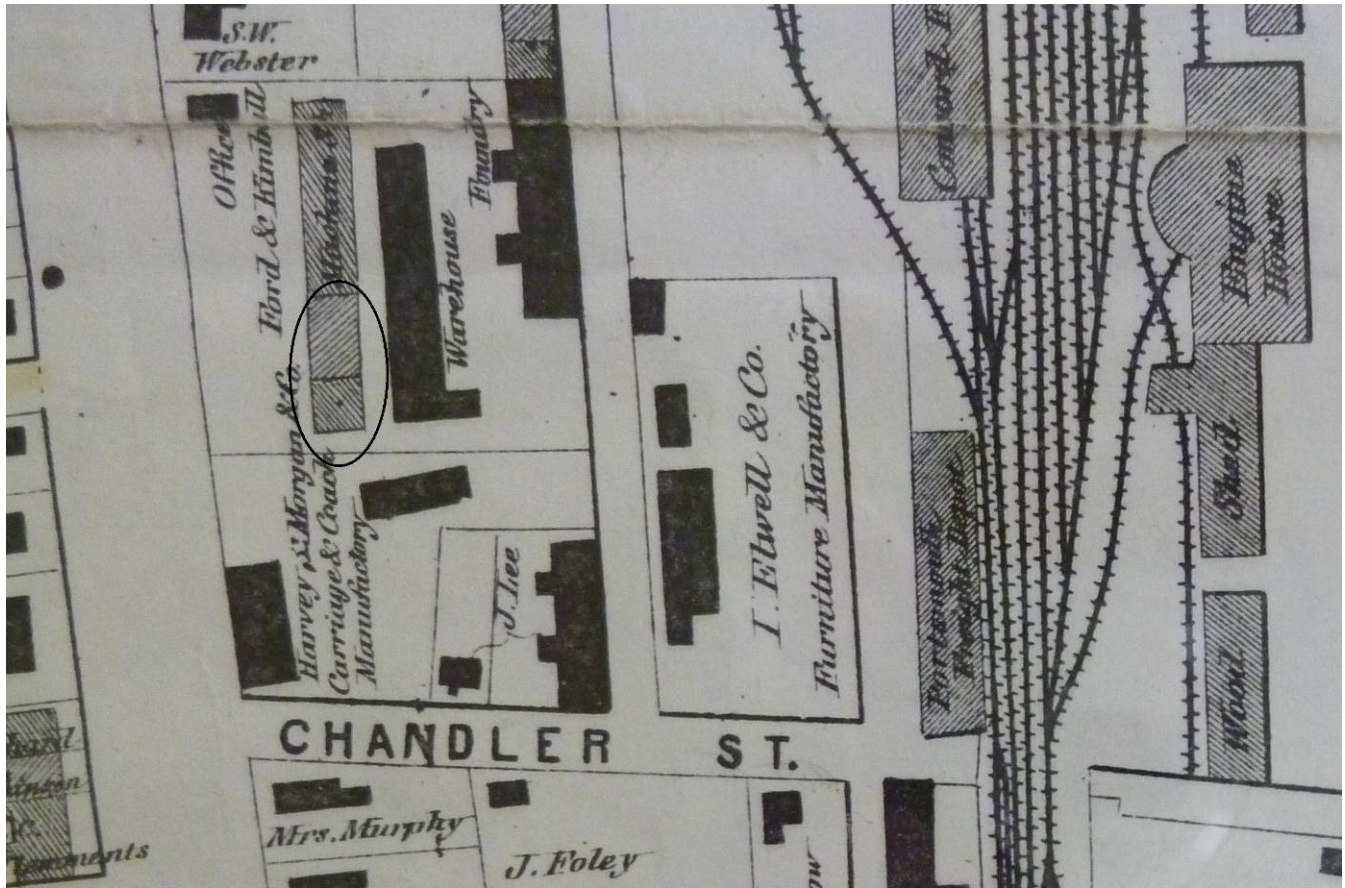
Detail, 1875 Birds' Eye View Map

Looking from east.

Note: 45 S. Main Street is building with "Prescott Organ Co." on roof.
Seems to be some artistic license judging from number of windows depicted

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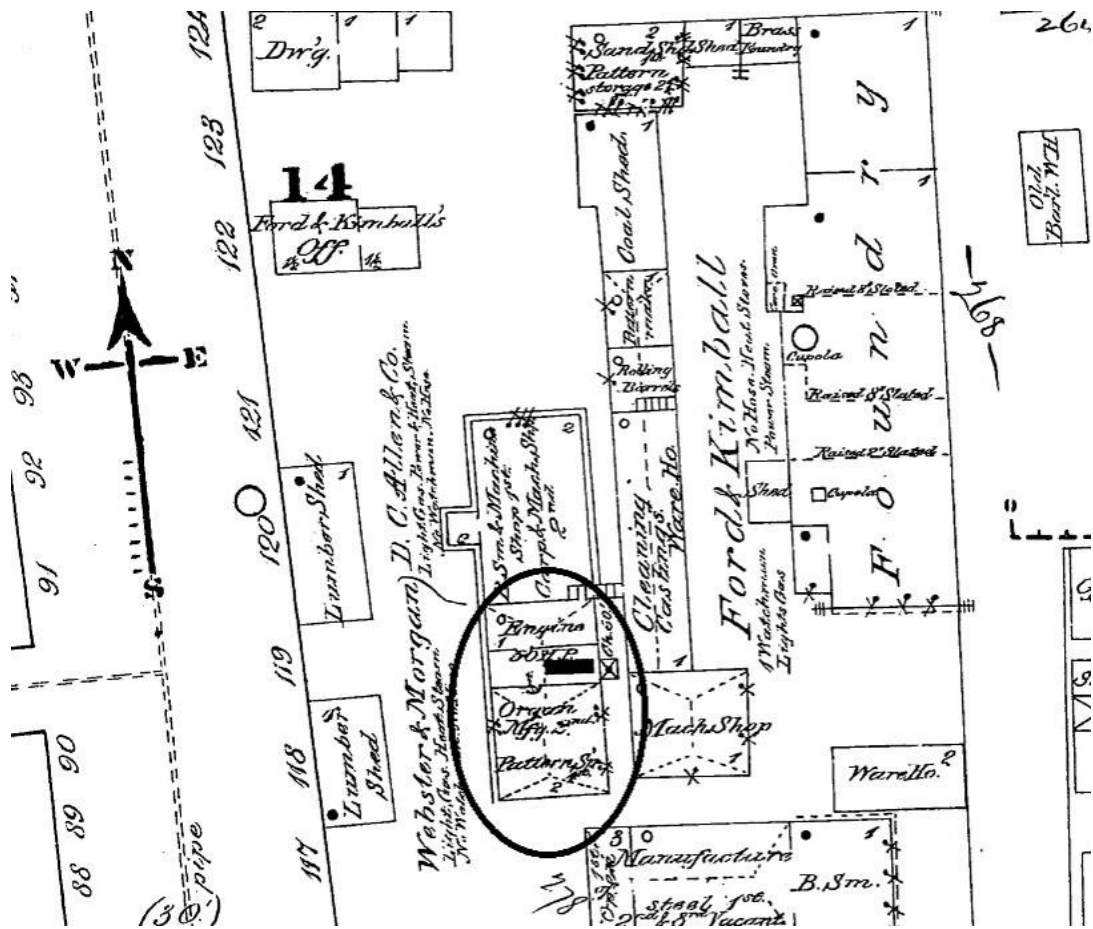
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1868 Map
45 Main Street is circled

Source: Concord Public Library

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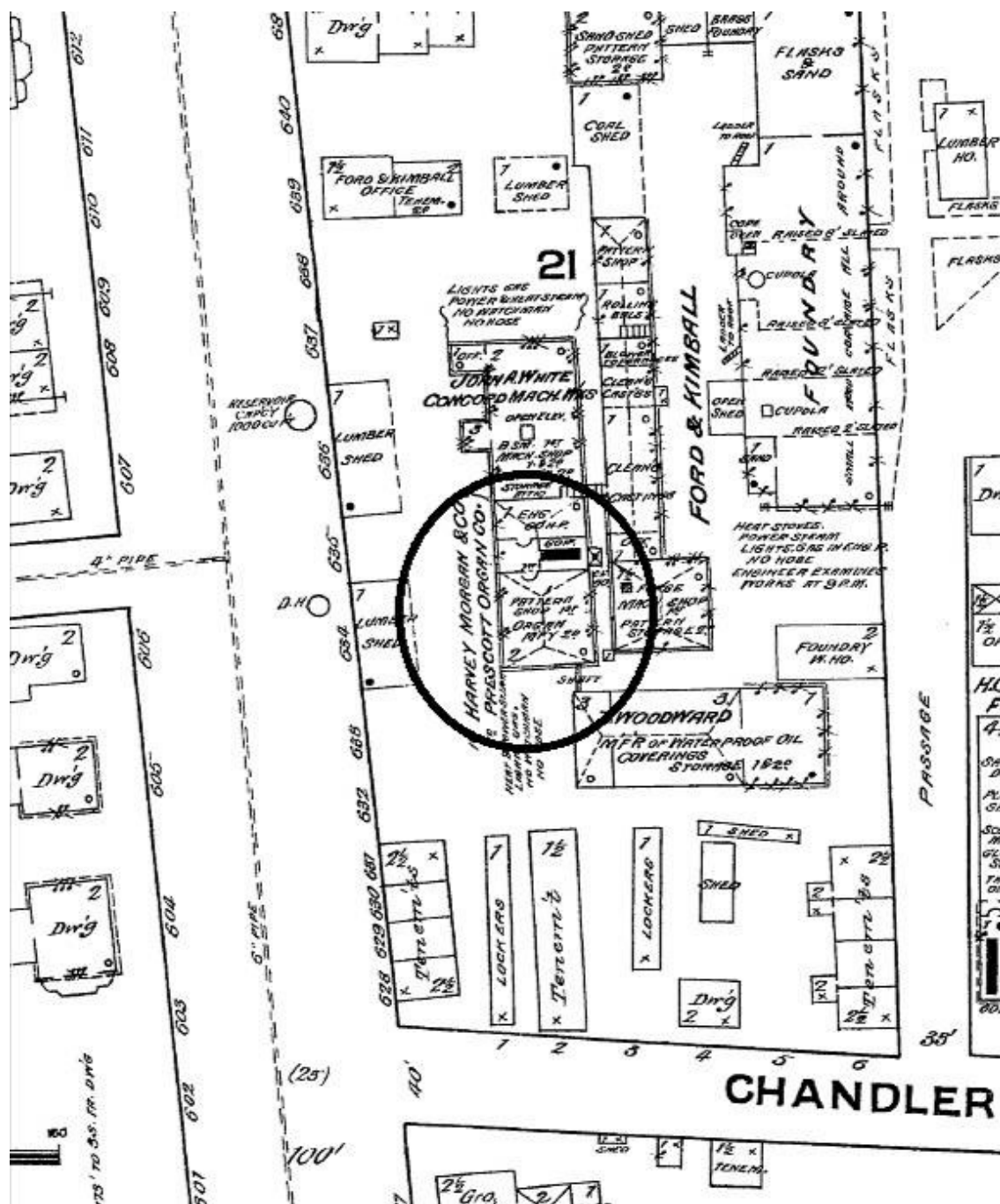
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1874 Sanborn Map

Note: 45 Main Street is circled

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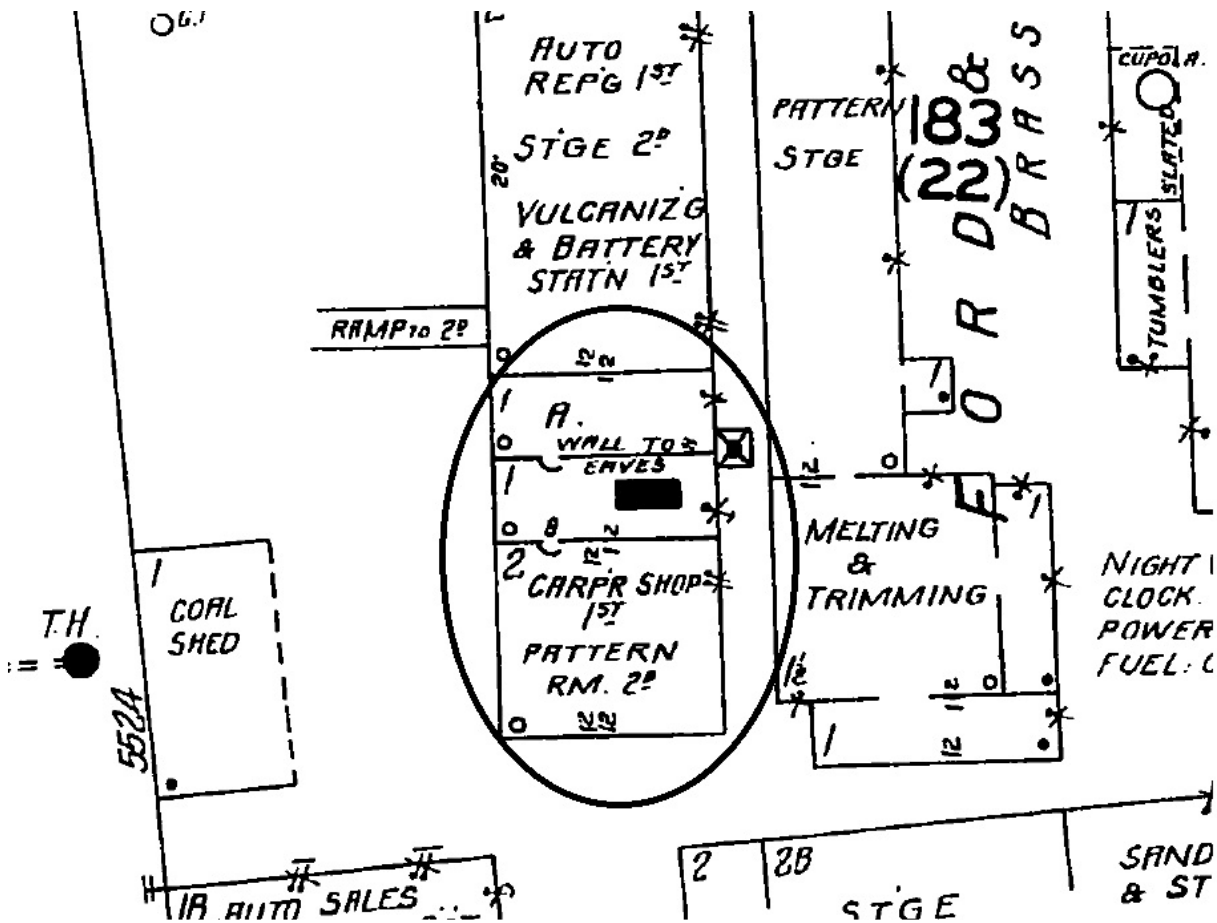


1879 Sanborn Map

Note: 45 Main Street is circled

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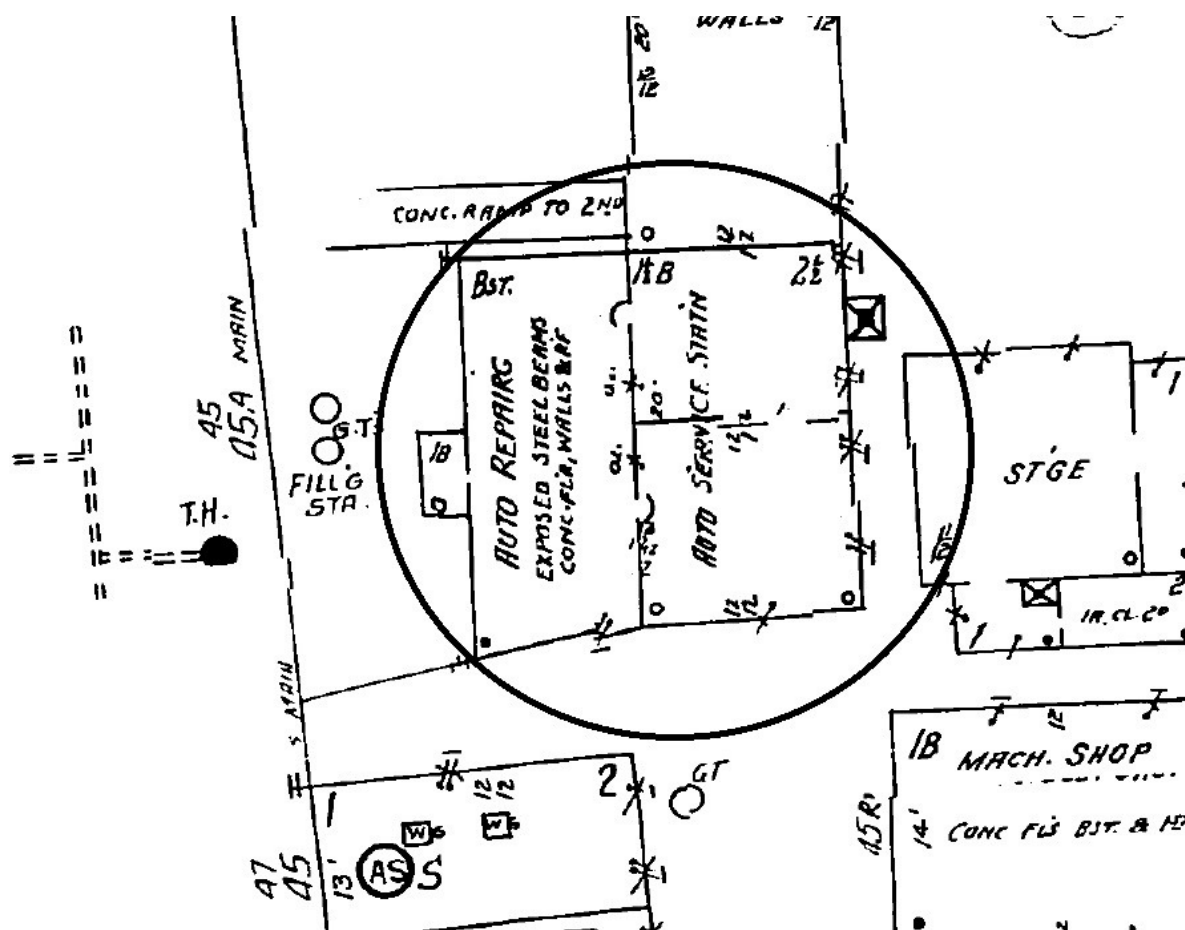


1928 Sanborn Map

Note: 45 Main Street is circled

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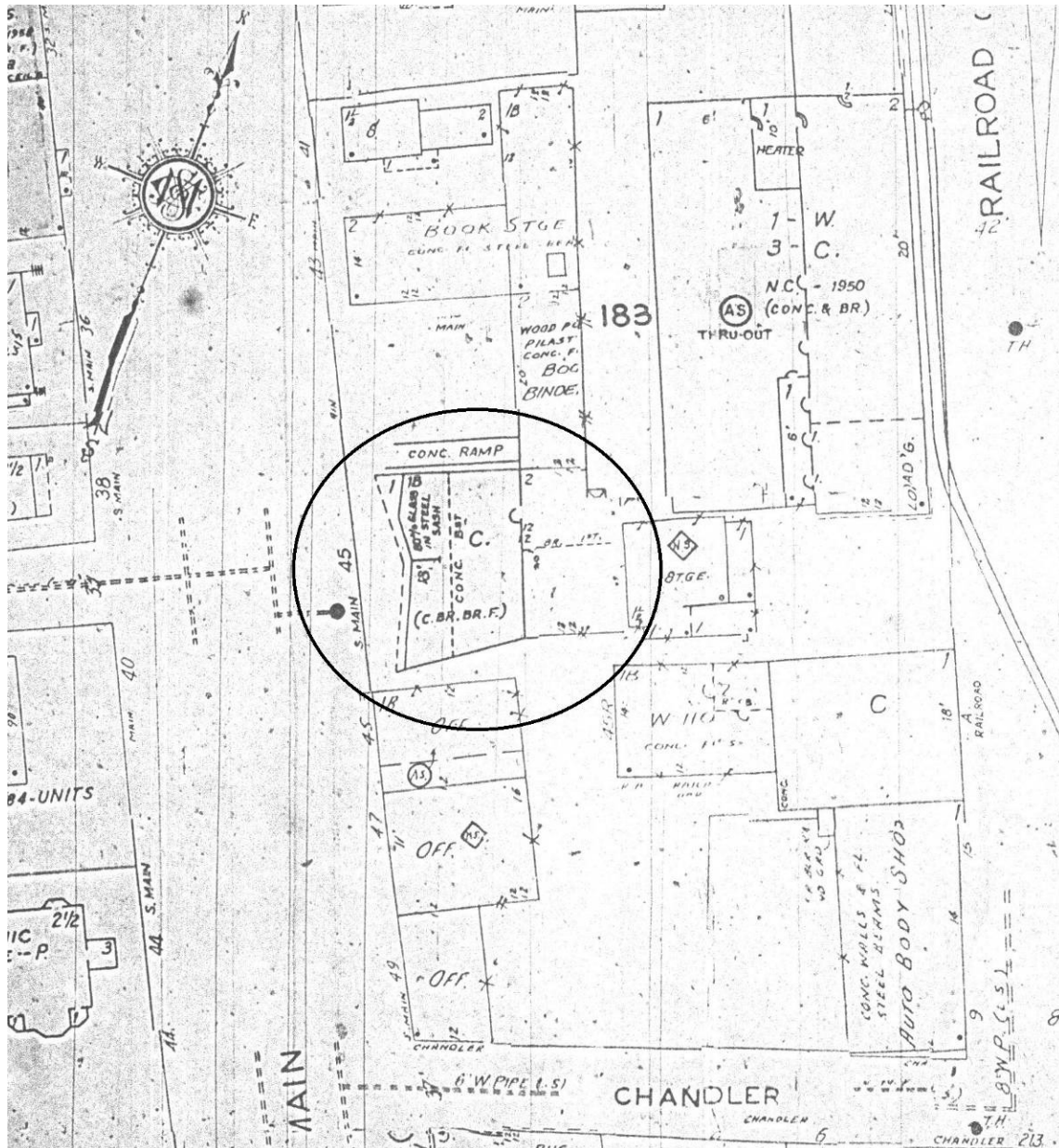


1949 Sanborn Map

Note: 45 Main Street is circled
Since 1928 section to the north has been raised and new addition to west (front)

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1979 Sanborn Map

45 Main Street is circled
Since 1949 additional section added to west (front)

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Date photos taken: Feb. 19, 2012



Photo # 2 Description: north elevation showing c.1940 and c.1960 additions to front
Digital file name: CON0291_2 Direction: south



Photo # 3 Description: South elevation looking east; c.1940 in foreground, original building (sided) is behind
Digital file name: CON0291_3 Direction: east

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Date photos taken: Feb. 19, 2012



Photo # 4 Description: c.1960 addition, west façade and south end
Digital file name: CON0291_4 Direction: NE



Photo # 5 Description: View from across street, 43 S. Main to left, Smile Building to right
Digital file name: CON0291_5 Direction: E-SE

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Date photos taken: Feb. 19, 2012



Photo # __6__ Description: Rear (east) elevation of Ford & Kimball foundry with 43-45 S. Main behind
Digital file name: CON0291_6 Direction: west

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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 Photo Policy. These photos were printed using an Epson Stylus Photo R2880 Printer and Epson papers and inks. The digital files are housed at my office in Reading, Mass.

SIGNED: