

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #CON 0292

Name, Location, Ownership

1. Historic name Ames Frank Holt House
2. District or area 19th C. Manufacturing/South Main
3. Street and number 56 S. Main Street
4. City or town Concord
5. County Merrimack
6. Current owner Steven & Kimberly Arndt

Function or Use

7. Current use(s) Domestic: Multiple dwelling
8. Historic use(s) Domestic: Single dwelling

Architectural Information

9. Style Queen Anne
10. Architect/builder E.B. Hutchinson? (see text)
11. Source ---
12. Construction date c.1880
13. Source visual inspection
14. Alterations, with dates ---
15. Moved? no ☒ yes ☐ date: ---

Exterior Features

16. Foundation Granite
17. Cladding Clapboard, Wood shingle
18. Roof material Asphalt shingles
19. Chimney material Brick
20. Type of roof Front gable
21. Chimney location North and south slopes, wing
22. Number of stories 2 1/2
23. Entry location Façade, center
24. Windows ---
Replacement? no ☐ yes ☐ date: ---

Site Features

25. Setting Downtown business district
26. Outbuildings none
27. Landscape features stone walls, stairs



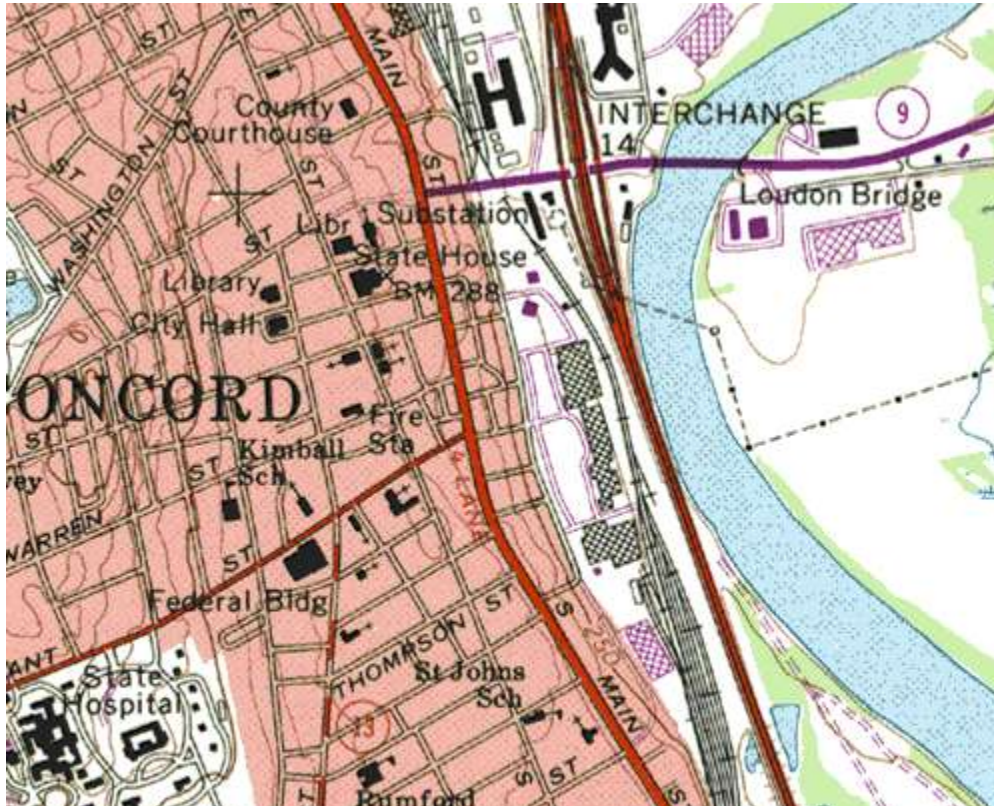
35. Photo #1 Direction: west
36. Date 3/2012
37. Reference #: CON0292 1

28. Acreage 0.27 acre
29. Tax map/parcel # 34/1/9
30. UTM reference Z19 4785949N 294114E
31. USGS quadrangle and scale Concord 1:24000
- Form prepared by
32. Name Lisa Mausolf
33. Organization Concord Heritage Commission
34. Date of survey March 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:

This house is located on the site of the George Hutchins House and may even be a reworking of the house (see page 6). The original construction date of the Hutchins House is not known although Hutchins' heirs sold his house and property to Samuel B. Page in 1869 for \$6,400 (Book 170, Page 524). In 1877 Page sold the property to A. Frank Holt (Book 233, Page 307).

With his four brothers, Amos Frank Holt (1847-1889) was associated in the firm of Holt Brothers, makers of sleighs, wheels and parts for carriages. The Concord branch of the business was located at 219 S. Main Street for many years. A. Frank Holt was born in Loudon, the son of a lumber dealer. In 1868 when he was 21 years old he went to New Haven, Connecticut and engaged in the concrete business for three years before going to California where he joined the firm of Holt Brothers. In 1873 he came to Concord and assumed the financial and general management of the family business. In December 1873 he married S. Annette Wheeler of Canterbury.

A. Frank Holt died in 1889 at the age of 42. After Frank's death, his brothers Charles and Benjamin bought out his interest in the Stockton Wheel Company and Holt Brothers of San Francisco and sold to his widow their interest in the wheel factory at Concord. The Concord company was later overseen by Frank's son, Edgar.

Frank's widow continued to live here for many years. In 1910 Mrs. Holt was 61 years old and was living here with her 32 year old son Edgar, owner of the wheel factory, his wife Flora and Ruth.

In 1931 the property was sold by S. Annette Holt's estate to the Gravelle family, ending more than fifty years of ownership by the Holt family. Mrs. Muriel Gravelle operated a rooming house here known as the Colonial Arms for many years. The Gravelles also owned the house at 48 S. Main Street which they operated as an inn. The property at 56 South Main Street was sold by the John Gravelle Estate to Steven and Kimberly Arndt in 1983. It is still operated as a boarding house today.

It is possible that Eben B. Hutchinson (1831-1909) served as the builder/contractor for A. Frank Holt although this could not be verified. At the time the house was constructed, E.B. Hutchinson was renting space within the Holt Brothers complex at 219 South Main Street (CON0294). Hutchinson was a lumber dealer, selling Western and Canadian shingles and clapboards and his finishing shops in the Holt complex manufactured moldings, brackets and window frames. Hutchinson was also a prominent local contractor. Among his known local works are the Kimball House at 266 North Main Street (1874-83), the Henry Conant House at 53 West Street (1892) and the Pumping Station on Penacook Street (1891-2). The Hutchinson Building Company served as contractors for many of Concord's late 19th and early 20th century public buildings including the Rumford, Walker, Millville Schools and Concord High School, business blocks, residences and the New Hampshire State Library. As noted in his 1909 obituary, "During his years as a contractor he probably erected more buildings, public and private, in Concord than any other builder" (*Concord Evening Monitor*, Dec. 2, 1909, p. 2).

42. Applicable NHDHR Historic Contexts:

Late 19th century residential development in Concord

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43. Architectural Description and Comparative Evaluation:

The house at 56 South Main Street is an expressive example of the Queen Anne style displaying various hallmarks of the style including a lively mixture of clapboards, scalloped and hexagonal wood shingles, stickwork and diagonal boarding. The 2 ½-story structure is set on a granite foundation and displays a symmetrical broad gable-front which is not typical of the style but may be an indication that a previous house was remodeled or foundation reused. Projecting from the center of the façade is a gabled, three-level pavilion incorporating bold, turned porch posts, balusters, newel posts and incised pendants. There is a second-story porch with a Palladian-like motif set above a larger first floor porch below. Both porches feature original wood and glass double doors. Adding to the complexity of the façade are bay windows with cutaway corners on the first floor decorated by scroll brackets while a pair of oversized curved members supports each end of the overhanging front pent. Windows include a mixture of original Queen Anne sash and 1/1 replacements and are used individually and in groups of two or three. Wood shingled shed dormers rise from the north and south roof slopes.

Both the north and south elevations have a two-story pedimented projection which is a single bay deep. Behind the main house block and aligned with the north wall is a two-story clapboarded wing with a back door capped by a gable door hood with trusswork. The wing terminates with a former attached barn which is set at right angles. A square cupola with arched vents, a bracketed cornice and pyramidal roof rises from the ridge. The former barn was converted to residential use at an unknown date and the clapboarded walls are now punctuated by 1/1 windows arranged in a pair on the second floor and as set of three on the first. Attached to the west end of the barn is a single car garage.

The granite retaining walls along the sidewalk predate the current house. Granite steps extend from the sidewalk terminating at a granite stoop in front of the porch.

This property is an excellent example of the Queen Anne which has seen remarkably few alterations since its construction.

44. National or State Register Criteria Statement of Significance:

Criterion A: This property is not eligible for the State or National Register under this criterion. It is not particularly representative of any significant historic trends or themes.

Criterion B: This property is not eligible for the National or State Register under Criterion B. Although of interest for its associations with the locally prominent Holt Family, it lacks long term associations with any persons known to have made specific significant contributions to history.

Criterion C: This property is eligible for the State and National Registers under Criterion C. It is an excellent example of the Queen Anne style and displays many character-defining qualities include varied exterior cladding and stylized elements including brackets, scrolls, cut-away corners and turned porch posts and balusters.

45. Period of Significance: c.1880

46. Statement of Integrity:

The A. Frank Holt House at 56 South Main Street retains a very high level of integrity of location, design, setting, materials, workmanship, feeling and association. It has seen few, if any, significant alterations since its construction other than its conversion from single family to multiple dwelling use.

47. Boundary Discussion:

The eligible boundary consists of the current tax map parcel.

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48. Bibliography and/or References:

Concord Directories, various dates.

"Death of A. Frank Holt", *Concord Evening Monitor*, October 7, 1889, p. 1.

"Death of Eben B. Hutchinson", *Concord Evening Monitor*, Dec. 2, 1909, p. 2.

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, Concord, NH.

New Hampshire Historical Society, Photograph Collection.

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

Tolles, Bryant. *New Hampshire Architecture: An Illustrated Guide*. Hanover: University Press of New England, 1979.

Surveyor's Evaluation:

NR listed: individual _____
within district _____

Integrity: yes _____x_____
no _____

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

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

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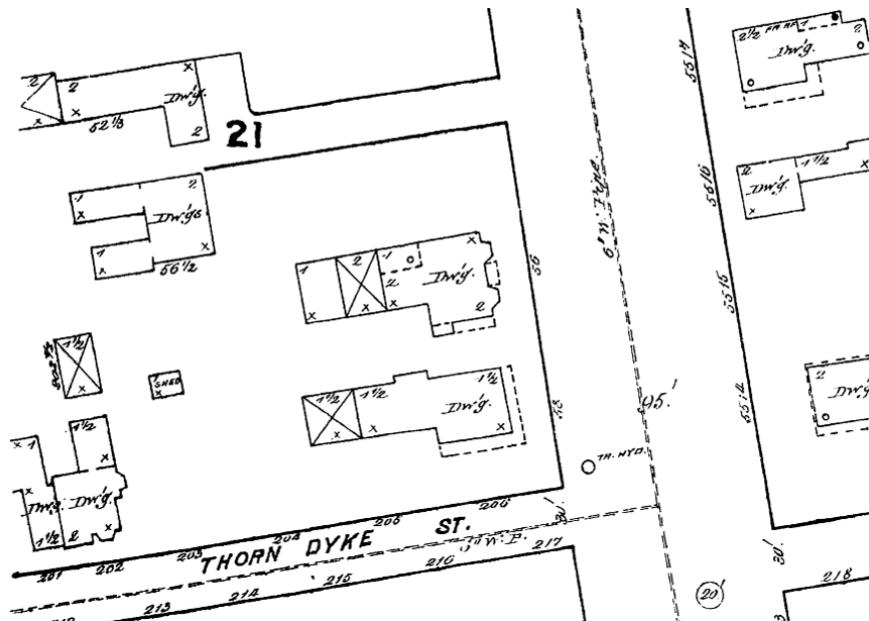


The George Hutchins House preceded the Holt House on this site.
Visual inspection suggests the Holt House may have incorporated the older structure or at least its foundation.

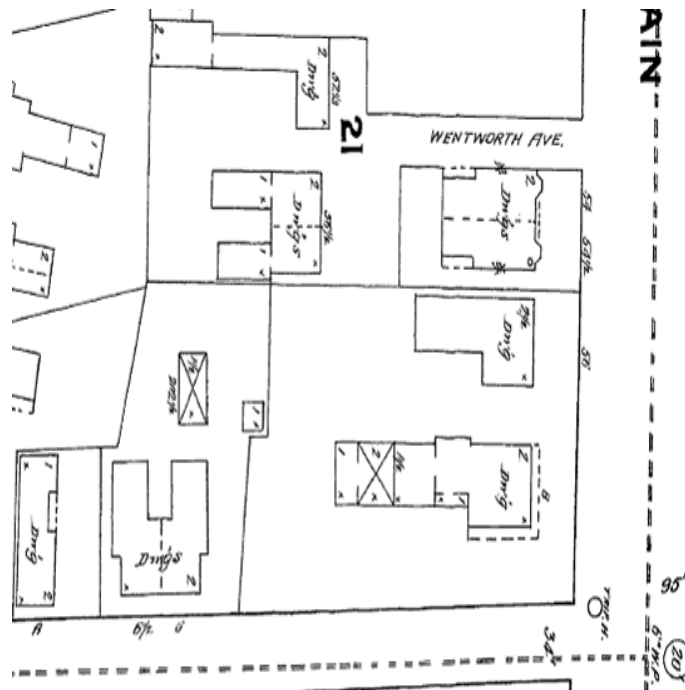
Source: Collection of the New Hampshire Historical Society

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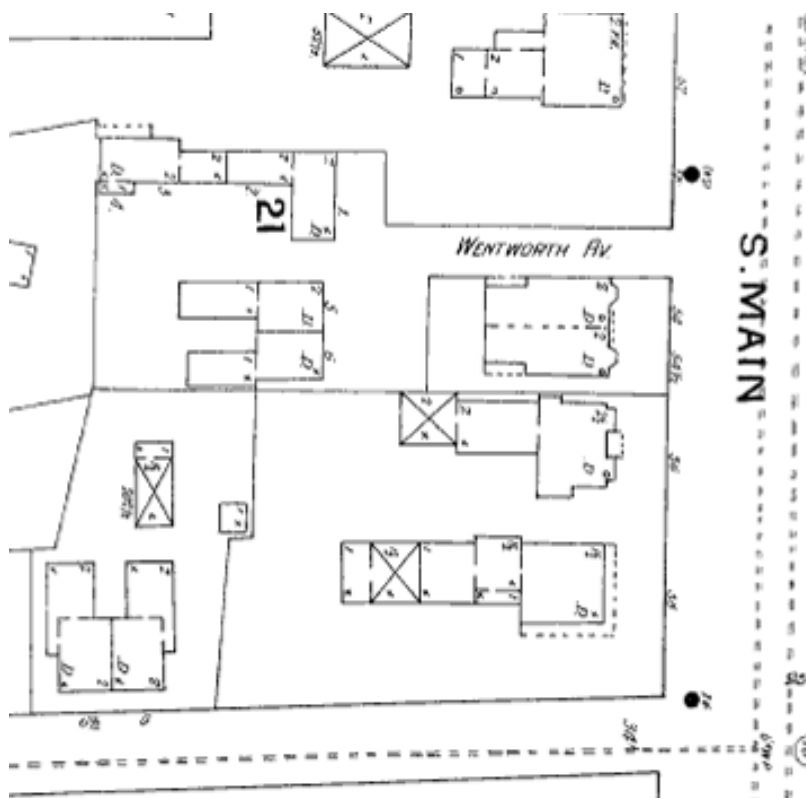
Oct. 1884



Aug. 1889

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June 1893

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Date photos taken: March 8, 2012



Photo # 2 Description: South and east elevations
Digital file name: CON0292_2

Direction: NW



Photo # 3 Description: 56 & 54 S. Main Street, looking west
Digital file name: CON0292_3

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: