



United States Department of the Interior

NATIONAL PARK
SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

The attached property, Lower Village District, in Sullivan County, NEW HAMPSHIRE, reference number 78003455, was listed in the National Register of Historic Places by the Keeper of the National Register on 02/21/1978, as evidenced by the FEDERAL REGISTER/WEEKLY LIST notice of Tuesday, February 6, 1979, Part II, Vol. 44, No. 26, page 7526. The attached nomination form is a copy of the original documentation provided to the Keeper at the time of listing.


Keeper of the National Register of Historic Places

12/11/09
Date

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

NAME

HISTORIC

Historic Resources of Downtown Claremont & Lower Village (Partial Inventory:

AND/OR COMMON

Historic & Architectural properties)

LOCATION

STREET & NUMBER

Central Business District & Lower Village

NOT FOR PUBLICATION

CITY TOWN

CONGRESSIONAL DISTRICT

Claremont

VICINITY OF

STATE

CODE

COUNTY

CODE

New Hampshire 03773

33

Sullivan

019

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input checked="" type="checkbox"/> PARK
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input checked="" type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

OWNER OF PROPERTY

NAME

Multiple Ownership

STREET & NUMBER

CITY TOWN

VICINITY OF

STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC

Sullivan County Registry of Deeds

STREET & NUMBER

P.O. Box 448

CITY TOWN

Newport

STATE

N.H. 03773

REPRESENTATION IN EXISTING SURVEYS

TITLE

Claremont City Hall National Register Entry

DATE

Entered April 26, 1973

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

National Register of Historic Places

CITY TOWN

Washington

STATE

D.C.

DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE.

The Claremont Multiple Resource Survey area occupies the portion of the city earliest developed as the city grew from a late-18th century center village to an urbanized industrial community. Located in a valley through which the Sugar River falls toward the Connecticut River, the survey area is bounded partly by the Sugar River and the Monadnock Mills Historic District (a nomination to the National Register in process) to the north, a steep rise of land north of Main Street to the West, another rise along Central Street on the South, and the concentration of commercial and institutional resources occupying "the plain" bounded by Sullivan, Pleasant, Pine and Broad Streets. This area contains an historic district of 54 structures and two public spaces as well as 19 individual properties of outstanding architectural or historical significance.

The downtown historic district is primarily commercial and public in character retaining the late-19th and early-20th century scale from which its significance is derived. The Claremont City Hall and Opera House, previously listed on the National Register, is a central focus of the district. It acts as the terminus of one major avenue with its old town common as well as one corner of Tremont Square's commercial center. While the plan of this district reflects the street pattern established when a smaller rural village-center clustered around the town-common on the plain, the existing streetscape is the product of a general rebuilding which established a new commercial core along Pleasant Street and Tremont Square at the height of the city's industrial prosperity in the last quarter of the 19th century and the first decades of the 20th century. Combining a variety of eclectic Victorian and Neo-Colonial designs, these predominantly brick buildings share common facade lines and elevations ranging from two to four stories. Public and religious buildings surrounding the common (later called Broad Street Park) are more widely spaced on open lots and set back from the street. Thus, while less than a quarter of the buildings are used for institutional purposes they occupy roughly half the land area of the district. Fully three quarters of the buildings are used commercially and share the remaining land area with a thin scattering of domestic properties.

Buildings and sites contributing to the character of the district:

District Map & Survey Number

Description

1. Broad Street Park (town common): triangular form by 1851. Civil War Monument 1869, bandstand 1890 and c. 1920.
2. City Hall and Opera House (Broad St.): 1896. Renaissance Revival, raised ground floor with Opera House above, clock tower facing Broad Street Park.
3. Police/Court House (16 Police Court): 1929, yellow brick and reinforced concrete, two stories, with corbelled brick cornice, pedimented front porch with brick piers.
4. Central Fire Station (90 Broad Street): 1917, Georgian Revival, two stories, brick, decorative sculpture of fire equipment beneath arch of paired second story center windows.
5. Universalist Church (100 Broad Street): 1832 Late Federal, 1883 remodeled to Victorian Gothic with added front tower, Stick style detail and patterned roof slates.

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District Map &
Survey Number

Description

6. Claremont Public Library (110 Broad Street): 1903, Classical Revival, one story, projecting central pavilion with raised basement and rear ell.
7. Trinity Episcopal Church (120 Broad St.): 1852-3, early Stick Style, basilica plan with added chapel, corner tower gone since 1938.
8. Goodwin Community Center (130 Broad Street): 1884-5, Richardsonian, 2 story domestic building remodeled, hipped roof with pyramidal dormer bay, projecting 2 story corner bay, paired windows.
9. Post Office (140 Broad Street): 1931, Georgian Revival, brick, 1½ story, flat hipped roof, open three-bay colonnade.
10. Farwell Building (139 Broad St.): c. 1830, Greek Revival, brick, 2 story shoe shop, gable end to street, remodeled to house c. 1870 with added 2 story bay window.
11. House (137 Broad St.): c. 1830, Greek Revival, brick, 2 story with added gambrel roof and dormers c. 1910, site of Town Clerk's Office, 1851.
12. Office (131 Broad St.): c. 1950, Neo-Colonial Revival, 1 story and half gambrel attic.
13. American Legion (119 Broad St.): c. 1950, Modern, brick cube.
14. Heywood House (107 Broad St.): c. 1860, Greek Revival, bracketed cornice, clapboard, 2 story with rear ell, added front porch 20th c.
16. Brown's Block (cor. Tremont and Pleasant): Greek Revival, brick, 2 story with granite blocks between stories, granite lintels.
17. Store (10 Pleasant St.): c. 1890, brick, 2-story in-fill with c. 1920 added windows and storefront.
18. Store (12 Pleasant St.): c. 1920, wood, 2 story narrow in-fill.
19. Stowell Block (18-24 Pleasant St.): c. 1895, Commercial, 2 story, yellow brick facade with brownstone window sills, modern storefronts.

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Description

20. Store (26-32 Pleasant St.): c. 1940, 1½ story, brick, replacement.
21. Rand's Block (34-42 Pleasant St.): 1871, Second Empire, 4 story, brick, nearly vertical mansard roof with deep cornice, cast iron columns in store-fronts.
22. Store (44-46 Pleasant St.): c. 1890, 2 story, brick with wooden facade.
24. Goddard Block (54-62 Pleasant St.): 1926, 3 story, brick and cast concrete.
25. Store (64-66 Pleasant St.): c. 1930, 3 story, brick with cast concrete identical to Goddard Block.
26. Store (68-72 Pleasant St.): c. 1930's, 3 story, brick with marble decorative panels and trim.
27. Congregational Church (202 Pine St.): 1835, Gothic Revival, projecting two-stage wooden tower over brick walls, remodeled 1871, vestry added c. 1895.
29. House (16-18 Pine St.): c. 1840's?, Greek Revival, clapboard, 1 story, end to street, possibly moved.
30. Store (65 Pleasant St.): c. 1920, 3 story, brick with concrete.
31. Store (63 Pleasant St.): c. 1950, 2 story wood veneer.
32. Latchis Theatre (51-61 Pleasant St.): c. 1930's, 3 story, brick with cast concrete facade, classical ornamentation.
33. Store and apartment block (39-43 Pleasant St.): c. 1900, 3 story, brick, added cornice.
34. 34
35. Odd Fellows Block (29-35 Pleasant St.): c. 1910, Classical Revival, 3 story, brick, metal and cast concrete facade with giant ionic pilasters above the ground story, projecting corner bays, original cornice missing.
36. Hunton Block (15-25 Pleasant St.): 1890-92, 3 story brick and granite with minor window alterations 2nd story, altered shopfronts.
37. Union Block (2-7 Pleasant St., cor. Tremont St.): 1888-89, Queen Anne commercial design, 3 story, brick with brownstone and terra cotta trim intact above storefronts, missing cornice.

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Description

38. Maynard Block (4-8 Sullivan St.): 1899-1900, Classical Revival, 2 story, brick, modillioned cornice, 3 triple sided window bays, upper story with neo-classical ornamentation.
39. Indian Head Bank (14 Sullivan St.): 1963, modern, brick, 1 story.
40. United Methodist Church (23-25 Sullivan St.): 1929, Late Gothic Revival, rubble masonry and cast concrete, corner tower, assymetrical plan.
41. Eagle Times (19-21 Sullivan St.): c. 1920, Classical Revival, brick, 2 story.
42. Bailey Block (1-7 Sullivan St., Cor. Tremont Sq. and Main): 1826, originally 2 story brick silversmith's shop, 3rd story added 1878 as Fiske Free Library, 5 sided plan defines western edge of Tremont Sq.
43. Shop/Apartments (14-18 Main St.): c. 1900, brick, 3 story, altered shop-fronts.
44. Shop/Apartment (22-28 Main St., cor. Franklin): c. 1905, clapboarded, 3 story, altered fenestration.
45. Tumble Inn Diner (1 Main St.): c. 1930, serial 778, Worcester (Mass.) Diner Co., 1 story, metal diner in original condition.
46. Hotel Claremont (18-34 Tremont Square): 1890-92, Queen Anne and Colonial Revival, 3 original stories with 4th added after 1895 with towered stacks and Flemish balustrade of central pavilion replacing original large gable similar to that above east corner. West tower capped by bell-shaped cupola, shingle style porch west end.
47. Store (36-38 Tremont Sq.): c. 1880, Victorian Gothic, 2 story, brick, painted windows and elaborate corbeled brickwork cornice, paneled pinnacles, remnant of iron crest rail.
48. Dickinson Block (40-44 Tremont Sq.): c. 1896-1900, 3 story, brick with granite beltcourses and lintels, decorative corbeled brick cornice of local vernacular design.
49. Fisher Block (6-8 Tremont Sq.): c. 1855, 2 story brick with granite pier and lintel storefronts, bracketed cornice.

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Description

50. Perry's Block (8-18 Tremont Sq.): c. 1857?, brick, 3 story, upper stories possibly added c. 1834 for Masonic Hall, site of 1850-60 cigar manufactory.
51. Store (20-26 Tremont Sq.): 1899-1904, 3 story, brick, with granite belt-course and lintels 2nd story, decorative corbeled brick cornice.
52. Rossiter's Block (26-28 Tremont Sq.): c. 1850, 4 story, brick lower two story with brownstone lintels, upper clapboarded 2 stories added c. 1900.
53. Farwell Block (46-52 Tremont Sq.): 1854, 2 and 3 story, brick with granite piers and lintel shopfronts, missing cornice.
55. Claremont National Bank (58 Tremont Sq.): 1876, 2½ story, brick and granite late Victorian Gothic, remodeled c. 1930 with Colonial Revival details.
56. Tremont Square: open space, lined with a continuous wall of masonry commercial and civic buildings, site of the 1800 Tremont House hotel (burned 1879), a larger square created 1890's by the siting of the Claremont Hotel and City Hall.

Nonconforming intrusions detracting from the integrity of the district:

15. Moody's Barber Shop (103 Broad St.): c. 1960, 1 story brick, shed roof.
23. Marson's Dept. Store (50 Pleasant St.): c. 1950, 1 story, brick and plate glass.
28. Bakery Thrift Shop (Pine St.): c. 1920, 1 story outbuilding remodeled with pyramid roof and cantilevered front canopy c. 1950's.
34. Shop (35 Pleasant St.): c. 1920, 1½ story in-fill between larger structures.

The Lower Village survey area west of the historic district was initially created by industrial development and accompanying land speculation in the 1830's. Three east-west streets were laid out. Main Street linked the downtown area on the plains with the lower bridge (formerly approached via Sullivan and Union Streets). Around the bridge numerous industrial and commercial sites were developed over the next three decades, while both private and industrial housing lined Main Street to the east and west. River Street parallels the Sugar River north of the bridge to Pearl Street and originally served the Claremont Manufacturing Company factories and housing. On a ridge overlooking the developing Lower Village were built private

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residences along Central Street, including a series of fine Greek Revival brick homes with temple-style porticoes. A Baptist Church early occupied the junction of Main and Central Streets, between the factories and the earlier town center.

Large scale industrial rebuilding of Lower Village began in the 1890's and continued into the first two decades of the 20th century. Most conspicuous of this second phase of construction is the Sullivan Manufacturing Company along Main Street below the Monadnock Mills Historic District with which it shares a common, continuous 4 story masonry facade. Across the lower bridge, the erection of the Freeman and O'Neil Company woodworking shops after 1893 parallels the re-development of earlier industrial sites. Throughout Lower Village replacement of earlier structures occurred as new industrial and commercial tenements were built to accommodate a new work force. Symbolic of the changing demography of Lower Village is the erection of St. Mary's Roman Catholic Church on Central Street and the renovation of the row of Greek Revival homes as St. Mary's School during this period.

Individual Cultural Resources in the Lower Village Survey Area:

LV Map &
Survey No.

Description

6. Aaron Hanson House (201-3 Main St.): 1834, Greek Revival, clapboard, gable end entrance recessed with paired Doric columns in antis, rear ell and attached carriage shed.
7. House with store? (195 Main St.): c. 1830's, 2½ story brick building, gable end to street, possibly site of Aaron Haven store, recent additions.
15. House (208 Main ST.): c. 1830, 2½ story, brick, end chimneys and center entrance with side-lights.
34. Simeon Heywood Store (170 Main St.): c. 1835, Greek Revival, brick, 2½ story, gable end to street with full porch under gable.
46. Simeon Ide/Freeman & O'Neil industrial complex (169 Main St.):
 - e. 1859, round brick, 2 story, granite window trim, projecting brick cornice and flat roof, built for printing plant.
 - b. 1883-4, brick, 2 story, Late Victorian corbelled cornice on facade.
 - a, c, f. 1883-89, 1½ and 2 story wooden shop, shed and storehouse.
 - d. date unknown, 3 story, possibly containing part of 19th century wheelhouse.
50. Sugar River Mill (159 Main St.): 1855, Greek Revival, brick, 3 story grist-mill, granite lintels, end chimneys, central bay contains doors at each floor and a dormer with door and hoist above. 1866, Sawmill, wooden frame and clapboard, 1½ stories.

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LV Map &
Survey No.

Description

62. Parmelee Bldg./Claremont Bookstore (139-147): 1835, Greek Revival, brick, 3½ story, double commercial building, with party walls, stepped gables, granite lintels.
63. Tontine Building (133 Main Street): 1833-34, Greek Revival/Late Federal, brick, 2 story, granite lintels, end chimneys, added late 19th c. dormers, 20th century rear addition.
71. Claremont Mfg. Co. Tenement (99-101 Main St.): 1832-33, stone, 2 story double tenement, 1 story commercial addition in 20th century.
73. Clement & Rossiter Store/Claremont Mfg. Co. Office (40 Union St.): 1832-4, Greek Revival, brick, 2 stories, recessed porch under elliptical arch in end gable, end balcony, 1 story additions.
84. Double House (24-26 Union St.): c. 1830's, Greek Revival/Late Federal, brick, 2 story, alteration of fenestration in 20th c., probably built for Claremont Mfg. Co.
95. P.C. Wallingford House (45-57 Central St.): 1857-60, Greek Revival, 1½ story cottage, clapboarded with heavy corner pilasters, bracketed cornice, cruciform plan.
97. Brickett House (39 Central Street): c. 1840, Greek Revival, brick, 2½ story, continuous cornice across gable end, with large metope details, side-hall plan with original front porch.
108. Charles Putnam House (36 Central St.): 1835-36
109. Simeon Ide House (20 Central St.): 1835-56.
110. Ormand Dutton House (16 Central St.): 1835-56
Three of (originally) four temple form Greek Revival brick houses, 2 story, full 4 column Doric portico, recessed side-entry, each with later additions and minor exterior alterations.
112. First Baptist Church (cor. Main & Central St.): 1833-34, Greek Revival, brick, gable end to street, remodeled 1872-3 with vestibule, tower, added chapel.

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Survey No.

Description

114. House (35 Central St.): c. 1835-36, Greek Revival, Brick, end to street with full 3 columned Doric portico.
116. Sullivan Machine Company (Main St.): 1888-90 through 1925
c, d: office and machine shop 1888-90, brick, originally 3 story, with added story after 1904, brick piers flush with corner towers.
b. 1893, brick, 3 story, large windows between piers.
a. 1913-25, reinforced concrete additon to 116b.

Although architectural and historical research have been completed within the survey area, no archeological investigation has been accomplished. The City of Claremont plans, however, to explore its archeological site potential through the Archeological Resource Center at the University of New Hampshire.

The Multiple Resource Survey of downtown and Lower Village was directed by Dr. Richard M. Candee, a cultural and architectural historian and adjunct Assistant Professor of the Historic Preservation Program in the American and New England Studies Program, Boston University. Mr. Stephen J. Roper, architectural historian, Ph.D. candidate in Fine Arts at Boston University, with wide survey experience with the Rhode Island Historic Preservation Commission prepared the accompanying maps from the field investigation conducted with Miss Nancy Stack, a city planner with the Northampton, Mass. Planning Department. Miss Stack is a graduate of Harvard University in city planning and an experienced cultural resources surveyor. This team delineated the bounds of the survey area, excluding several nearby residential neighborhoods to be locally surveyed, to conform to the City Center Revitalization Objectives for the municipal, commercial and Lower Village areas. Major topographic features and the physical survival of evidence of first phase of industrialization were used to determine the exact boundaries for the Lower Village survey area. Existing National Register nomination boundaries for the Monadnock Mills, and the concentration of commercial and municipal properties determined the bounds of the Downtown Historic District.

Survey criteria: All existing buildings and structures were surveyed within the area and mapped on two sheets: the proposed downtown historic district and the Lower Village area. Inventory sheet numbers refer directly to one of these maps. Each property was evaluated and keyed to four categories of significance based on their integrity of location, design, setting, materials, workmanship, feeling and association with the social, economic and cultural pattern of the city's historical development. "Outstanding" buildings or sites embody high architectural values, are often the product of architects or locally important master builders, occupy prominent position, and retain a high proportion of exterior physical integrity. Only the buildings or complexes in this category within the Lower Village survey area have been included in this nomination.

"Moderate" represents properties of lesser architectural value or structures where a significant

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alteration has destroyed some of its integrity, but which contributes to the sense of time and place. "Minor" indicates buildings of all periods which might not meet the above criteria individually, but which contribute to the overall character of their location. "None Known" is used to designate visual intrusions, primarily of 20th c. origin, for which neither architectural nor historical significance can be found.

It is foreseen that individual structures in the category of "moderate" significance may be upgraded on the basis of future research or that the whole Lower Village survey area might appropriately constitute a new category of National Register listing as a neighborhood for conservation purposes at some later date. The survey results are designed to help implement these potential changes by providing a planning tool identifying the above-ground resources meeting existing criteria.

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW					
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400 1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500 1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600 1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700 1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800 1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The historic resources of the Claremont downtown and Lower Village survey area represent a significant sequence of industrial, commercial, institutional and residential development from 1830 to 1930. Two important periods of development - the first beginning with the formation of the Claremont Manufacturing company in 1832, and the second beginning in the 1880's with industrial and commercial revitalization, - both were the product of conscious entrepreneurial real estate development by groups of locally prominent citizens.

Although the layout of the municipal center of Claremont at "The Plain" around the town common, or Broad Street Park, derives from the location of a meeting house, school, and cemetery there between 1791 and 1797, the transformation of Claremont from a typical New England village center to an industrial city began with the expanded use of water power of the Sugar River, a fall of 130-feet supplied by Lake Sunapee, with sites for up to nine dams. In 1832 the Claremont Manufacturing Company was chartered with a capitalization of \$100,000 with which its local investors purchased 15 acres of land encompassing most of the Lower Village survey area from Sullivan Street to the Sugar River, as well as "four of the most valuable water falls in the village." The company and its directors, as individuals, engaged in widespread real estate speculation and development, laying out Central, Main and River Streets. The construction of a stone factory for the manufacture of satinet and paper, with associated houses and stores, led to the creation in 1836 of a second corporation (The Upper Falls Company) by wealthy citizens of the older settlement fearful that the town's center would shift to the rapidly growing Lower Village. This latter attempt at industrial development evolved into the Monadnock Mills Company in 1843, an historic district earlier nominated to the National Register which adjoins both the downtown and Lower Village survey area. While the Claremont Company branched out into printing, under the direction of its agent Simeon Ide, financial reverses during the depression of 1837 led the firm to sell off certain of its water power sites to several new industries which erected specialized mills or factories along the river over the next three decades.

While commercial activity in the town surrounded Tremont Square with livery stables and a number of individual business blocks by the Civil War, the rebuilding of this commercial area was, in part, the consequence of a voluntary organization established in 1888 as the Claremont Business Association. Through its committees on Retail Trade, Railroads and Transportation, Streets and Buildings, its members advanced specific non-governmental plans for the "advancement of the business prosperity" of the city. While many of its officers and members erected their own business blocks around the Square along Pleasant Street, the Association was directly responsible for the erection in 1890-91 of the Hotel Claremont which terminates the vistas of the main avenues as the northern wall of the Square. In 1896 the Claremont City Hall and Opera House replaced the earlier town meeting house, followed in the early twentieth century with the relocated Fiske Free Library and the city Fire Station along Broad Street. These public improvements were paralleled along

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Pleasant Street by new large scale commercial blocks which completed the solid streetscape initiated in the preceding decades.

Simultaneously with the redevelopment of the downtown and civic area, the manufacturing sites along the Sugar River entered a second phase of new construction. Like the commercial enterprises, much of this was accomplished by members or officers of the Claremont Business Association and its Committee on Power and Manufactories. Its Vice President during its formative years was the Treasurer of the Sullivan Machinery Company, which replaced its earlier wooden structures in 1888-1890 with the first of several large brick shops. It was to the Association that C.U. Washburn proposed to relocate his shoe manufactory from Natick, Massachusetts in 1897 in return for local investment in "suitable factory accommodations" such as were soon erected on the site of the earlier Claremont Manufacturing stone factory. These new industries, as well as a woodworking firm in Lower Village that supplied the fine interior finish and staircases for many of the commercial and public buildings at the turn of the century, generated corporate and speculative house construction for an increasingly immigrant labor market which marked their presence in Lower Village by a Roman Catholic church and parochial school along Central Street.

Areas of Significance and examples of buildings or structures related to each are cited by map number (LV for Lower Village Survey Area and D for the Downtown Historic District Map) and their historic name and construction date(s):

Architecture: Among the resources of the survey area are several buildings of outstanding architectural merit in a variety of 19th century styles. While many were the work of local contractor-architects who built and remodeled within an active vernacular tradition, others were the products of trained architects from Boston, New York City, and elsewhere, commissioned after design competitions. Most prominent among the former group of local designers is Hira Beckwith, a member of the Claremont Business Association Committee on Buildings, who competed unsuccessfully for the design of Hotel Claremont but who acted as architect for the 1883 remodeling of the Universalist Church (D5) and the design of 1890-2 Hunton Block (D36). Undoubtedly, many other public and commercial structures for whom no designer is known could be attributed to his hand.

Among the churches in Claremont, the following are each noteworthy for their architectural contribution:

- D-5 Universalist Church of the Living Word, 1832, remodeled 1893
- D-27 Congregational Church, 1835, remodeled 1871
- LV-112 First Baptist Church, 1833-4, remodeled 1872-3 and c. 1960
- D-40 United Methodist Church, 1929
- S-7 Trinity Episcopal Church, Wills & Dudley of N.Y.C. architects, Washburn & Nichols, Albany, N.Y., builders, 1852-3

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Other structures outstanding for their architecture tend to fall into two groups. One is a number of Greek Revival commercial and domestic structures including:

- D-10 G. N. Farwell shoe shop, c. 1830
- LV-73 Claremont Mfg. Co. Office (Rossiter & Clement Store), 1832-34
- LV-108 Charles L. Putnam House, 1835-6
- LV-109 Simeon Ide House, 1835-6
- LV-110 Ormand Dutton House, 1835-6
- LV-114 35 Central Street, c. 1836-40
- LV-97 39 Central Street, c. 1840
- LV-34 Heywood Store, c. 1835

The second group surrounds Tremont Square, forming its major walls or corners. While several date from the 1830-70 period, and are excellent examples of commercial design of that period, the major elements are the product of post-1880 architectural resurgence in Claremont.

- D-42 Bailey Block, c. 1836; remodeled 1878 for Fiske Free Library
- D-49 Fisher Block, c. 1870
- D-47 36-38 Tremont Sq., c. 1880
- D-37 Union Block, 1888-89
- D-45 Hotel Claremont (Moody Building), William Ralph Emerson of Boston, architect, 1890-92
- D-48 Dickenson Block, c. 1900
- D-2 Claremont City Hall/Opera House, Charles A. Rich of Lamb & Rich, NYC, architects, 1896 (listed on National Register)

Commerce: In addition to the commercial buildings of outstanding architectural merit, there are numerous examples of commercial architecture which reflect the two phases of Claremont's growth as a retail center, including:

- LV-62 Parmelee Building (Claremont Bookstore), 1835
- LV-63 Tontine Building, 1833-34
- D-53 Farwell Block, 1854
- D-50 Perry's Block (Masonic Hall), c. 1857
- D-16 Brown's Block, 1860
- D-21 Rand's Block (Belmont Hotel), 1871
- D-35 Odd Fellows Block, c. 1910
- D-19 Stowell Block, c. 1895
- D-38 Maynard Block, c. 1899-1900
- D-24 Goddard Block, 1926
- D-30 65 Pleasant Street, c. 1920-30
- D-41 Eagle Times Building, c. 1920's
- D-32 Latchis Theatre, c. 1930-40
- D-55 Claremont National Bank, 1876, remodeled c. 1930's.

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Community Planning: Claremont exhibits three important periods of town planning. The first in the location of the town common and the laying out of Broad Street for public and institutional uses was accomplished by town government between 1791 and 1797. Broad Street Park (D-1) is the central civic open-space with its Civil War monument and a continued tradition of a bandstand since the 1890's. The second major planning effort was corporate, the subdivision of the Claremont Manufacturing Company lands which created Lower Village in the 1830's. Within a year of its founding "over sixty dwelling houses, besides a few shops and the Baptist Church were built...on the fifteen acre lot." By the end of 1834 the Company had realized a profit on its real estate sales along Main and Central Streets. The third community planning effort was the final development of Pleasant Street and Tremont Square (D-56). The loss of an earlier hostelry located in the center of what became Tremont Square provided the opportunity after 1879 to redevelop the area into a wide central plaza and provide, through the activities of the Claremont Business Association, a significant commercial hotel (D-46) along its northern edge as a focal point opposite Pleasant Street. The culmination of late 19th century design enclosing the Square was the 1896 City Hall and Opera House (D-2) which provided an important axial connection between the commercial center and the civic core of the town.

Industry: The Claremont Manufacturing Company produced paper as well as operating a printing establishment under the direction of its first agent, Simeon Ide. While the entire Lower Village owes its development to this concern, the individual structures which survive that the company built include only:

- LV-73 Clement & Rossiter Store (Claremont Mfg. Co. Office), 1832-4
- LV-71 Claremont Mfg. Co. stone tenement house, 1832-3
- LV-62 Claremont Mfg. Co. Bookstore, 1835
- LV-63 Tontine Building, 1833-34
- LV-84 24-26 Union Street, c. 1830

A unique contribution to the industrial resources of Claremont is Simeon Ide's printing shop, a round brick structure of two stories (LV46c) built in 1859. Now part of a larger industrial complex, its adjoining buildings were built by the firm of Freeman & O'Neill, manufacturers of stairs and architectural woodwork. In the 1883-4 brick woodworking shop (LV46b) were constructed much of the interior finish for the largest commercial and public buildings in the city, including the Claremont Hotel and the Opera House.

The Sullivan Machinery Company complex (LV-116 a-g) contains the most significant industrial buildings in the survey area of the late nineteenth and early twentieth century resurgence in manufacturing. The earliest sections (LV-116 c and d) built 1888-90 and remodeled after 1904 were the product of a merger of the earlier company with a Chicago firm for the manufacture of diamond drills and mining equipment. Later additions continue the scale of the first buildings with the changing vocabulary of early twentieth century building technology.

The Sugar River Mill (LV-50), designed by the engineer John Tyler 2nd, was erected in two

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stages. The first, a large brick Greek Revival grist mill was built in 1855. It was powered by eleven patented "Tyler Water Wheels" invented by the engineer, President of the Sugar River Paper Mill outside the survey area. The entire mechanical system was laid out by Tyler for eight run of stone and four flouring bolts, enabling the company to produce 10,000 bbls of flour a year. In 1866 a sawmill, of timber framed construction was added to the building.

Politics/Government: The most significant landmark to civic government is the Claremont City Hall (D-2). In addition, there are several public buildings which contribute to the character of the area surrounding the Broad Street Park as the local governmental center. These include:

- D-6 Public Library (Carnegie type), H.M. Francis & Sons, Fitchburg, Mass., architects, 1903
- D-4 Central Fire Station, 1917
- D-9 U.S. Post Office, James A. Wetmore, Acting Supervising Architect, 1931
- D-3 Court House/Police Station, 1929

Two major preservation efforts to restore and rehabilitate the city's cultural resources are currently under way. The City of Claremont is restoring the City Hall and Opera House, combining L DA and other funding tools. In the past year, too, the Hotel Claremont (Moody Building) has undergone adaptive use rehabilitation converting the first floor to a bank, and is still in the process of converting upper story rooms to offices. The conversion has proceeded along conservative lines, retaining original interior woodwork, tin ceilings, and other prominent architectural elements. The survey of the Multiple Resource Area itself is another preservation activity, in this case sponsored by public and private interests, setting planning objectives for the revitalization of the commercial and industrial sections of the city.

The choice of combining the downtown historic district and the identification of significant sites in Lower Village was dictated by the criteria for nomination to the National Register. The civic and commercial properties of the downtown form a self-identifying district of compatible architectural qualities, sharing a common historical evolution, with only minor intrusion. Lower Village, on the other hand, contains a variety of commercial, industrial and residential buildings the most outstanding of which are separated by others of moderate, minor or no known significance. It was determined here that the identification of all the resources in this survey area would provide a planning tool for the preservation of its major features. The survey excludes the one adjoining cemetery from its bounds, but does include several church owned properties for their architectural and historic associational value as noted on the individual inventory forms. Those properties within the boundaries of the historic district have been considered as integral parts of that district by virtue of the important role church location played in the earliest period of the town's development.

The results of this survey will be integrated with several other demographic surveys being conducted locally, and the results of the architectural and historical survey delivered to the N.H. State Preservation Office for potential use in environmental review, grant-in-aid funding, and evaluation of certification for Tax Act incentives. This is the first step for a comprehensive plan for the future development of Claremont.

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Ide, Simeon, The Industries of Claremont, New Hampshire, Past and Present. Claremont: Claremont Manufacturing Co., 1879.

...continued

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A

ZONE	EASTING		NORTHING						

B

ZONE	EASTING		NORTHING						

VERBAL BOUNDARY DESCRIPTION

The Multiple Resource Area begins at the northeast corner of the junction of Post Office and Broad Street. From this point it runs west along the north side of Post Office Street, to the end of that street where it turns southeast for approximately 25 feet along the property boundary of the Goodwin Community Center, thence west and north along that property line and the rear property line of Trinity Church to Chapel Street whence it runs west along the northern property line of Trinity Church approximately 150 feet to a point opposite the southeast corner of the Public Library property. Thence across Chapel Street the line follows the rear ... continued

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

FORM PREPARED BY

NAME/TITLE: Dr. Richard Candee
 ORGANIZATION: Preservation Consultant
 DATE: Oct. 1, 1977
 STREET & NUMBER: 109 Bow Street
 TELEPHONE: (603) 436-0333
 (207) 439-0578
 CITY OR TOWN: Portsmouth, STATE: New Hampshire

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS

NATIONAL _____ STATE _____ LOCAL _____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE _____ DATE _____

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
	DATE _____
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE _____
WITNESSES	DATE _____
KEEPER OF THE NATIONAL REGISTER	

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Claremont Advocate, Claremont, N.H., 1895-1910.

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"Map of Claremont. 1828 Original map in Selectmen's room. This copy made by Lee A. Knights Dec. 31, 1910"

A Map of Claremont Village N.H. by Henry Coolidge Sept. 9, 1833.

Map of the Town of Claremont, Sullivan County, New Hampshire. Henry F. Walling, C.E. Published by Young & Brewster 1851

Topographical Map of the County of Sullivan, New Hampshire H.F. Walling C.E. 1860 Smith & Morley Publishers, N.Y.

Map of the Village of Claremont, New Hampshire by Sanford & Everts Phila. 1873

Village of Claremont N.H. February 1905 J.L. Mann C.E.

Map of Claremont Sullivan County, New Hampshire by Balcom & Stebbins. April 1913

Claremont, N.H. (Insurance Maps), Sanborn Map and Publishing Co., 1884, 1899, 1904, 1925/63

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property lines of the Library, Universalist Church, and Central Fire Station, following the latter's northern property line to Broad Street. From this point the line crosses Broad Street and runs north along the western edge of the street to the southwest corner of Crescent Street, thence along the southern edge of Crescent Street to a point opposite the southeast corner of the former Rogers Motor Company property which line it follows across Crescent Street to the northeast corner of that property on Water Street. Thence west along the southern edge of Water Street to a point opposite the southeast corner of the former Joy Manufacturing Company across Water Street and thence along its eastern property line to the Sugar River. Thence west along the river's southern bank to a point opposite the southeast corner of the Duksta property (1-4 Elm St.) where the line crosses the river and follows the eastern line of the Duksta property to Spring Street. Thence along the southern edge of Spring Street to a point opposite the easterlymost corner of the Bushia property where the line crosses Spring Street and follows the Bushia property line west and north. Thence along the rear property lines of the properties between 183 and 221 Main Street to the northwest corner of the Ouellette property at 221-223 Main St., thence south along the western line of that property across Main Street and west along the southern edge of Main Street to the northwestern corner of Dickerson property (226 Main St.), thence along to western line to the southwest corner of that property. Thence along the rear lot lines of each property from 226 to 208 Main Street to the southeast corner of the Dunklee House (208 Main St.) where the line crosses Briggs Street and runs south along the western line of the Ferlam property (20 Briggs St.) to its southwest corner, thence along the southern property lines of each property between 20 and 4 Briggs St., thence north along the eastern edge of the Linoges property (4-6 Briggs St.) across Briggs Street, thence east along the northern edge of Briggs Street across Lafayette Street and along the southern and eastern lines of the Sedey property (6-12 Lafayette St.) to the southwest corner of the Heywood Store property, thence east along the southern property line and that 100 and 170 Main Street to the westerly line of the Ferry property (5 Factory St.). Thence south along the western line of properties from 5 to 19 Factory St. to the southwest corner of the heirs of Kathy Shinkevich property line to Factory Street and north on Factory Street to a point opposite the SW corner of the Johnson property (16-26 Factory St.); crossing Factory Street the line runs east along the southern line of the Johnson property across the Sugar River on a line with the southern property line of 24-26 Union St. to the southeast corner of that lot. Thence across Union Street to the southeast corner of Union and Central Street approximately 200 feet. Thence east along the southern property lines of 72 to 38 Central Street and across Pearl St. Thence south on Pearl St. to the southwest corner of St. Mary's School, thence east along the southern property lines of St. Mary's School, the property of Nicholas C. Marro at the corner of Central and Main Streets, as well as 30-40 Main Street to the western property line of the United Methodist Church. Thence south along that western property line to Sullivan Street. Thence east along the northern side of Sullivan Street across Franklin St., south along the eastern side of Franklin St. to the southwest corner of the Indian Head Bank property. Thence east along the southern property lines of the Indian Head Bank and the Hutton Block to the western property line of the Odd Fellows Block (29-35 Pleasant St.). Thence south along the western lines of 29-65 Pleasant Street to School Street. Thence east on School Street across Pleasant Street. Thence south along the eastern side of Pleasant Street to the corner of Pine, east

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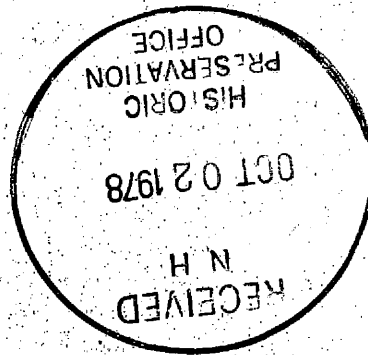
along the northern side of Pine Street and across Broad Street. Thence south along the eastern side of Broad Street to the point of first beginning

Accompanying Documentation

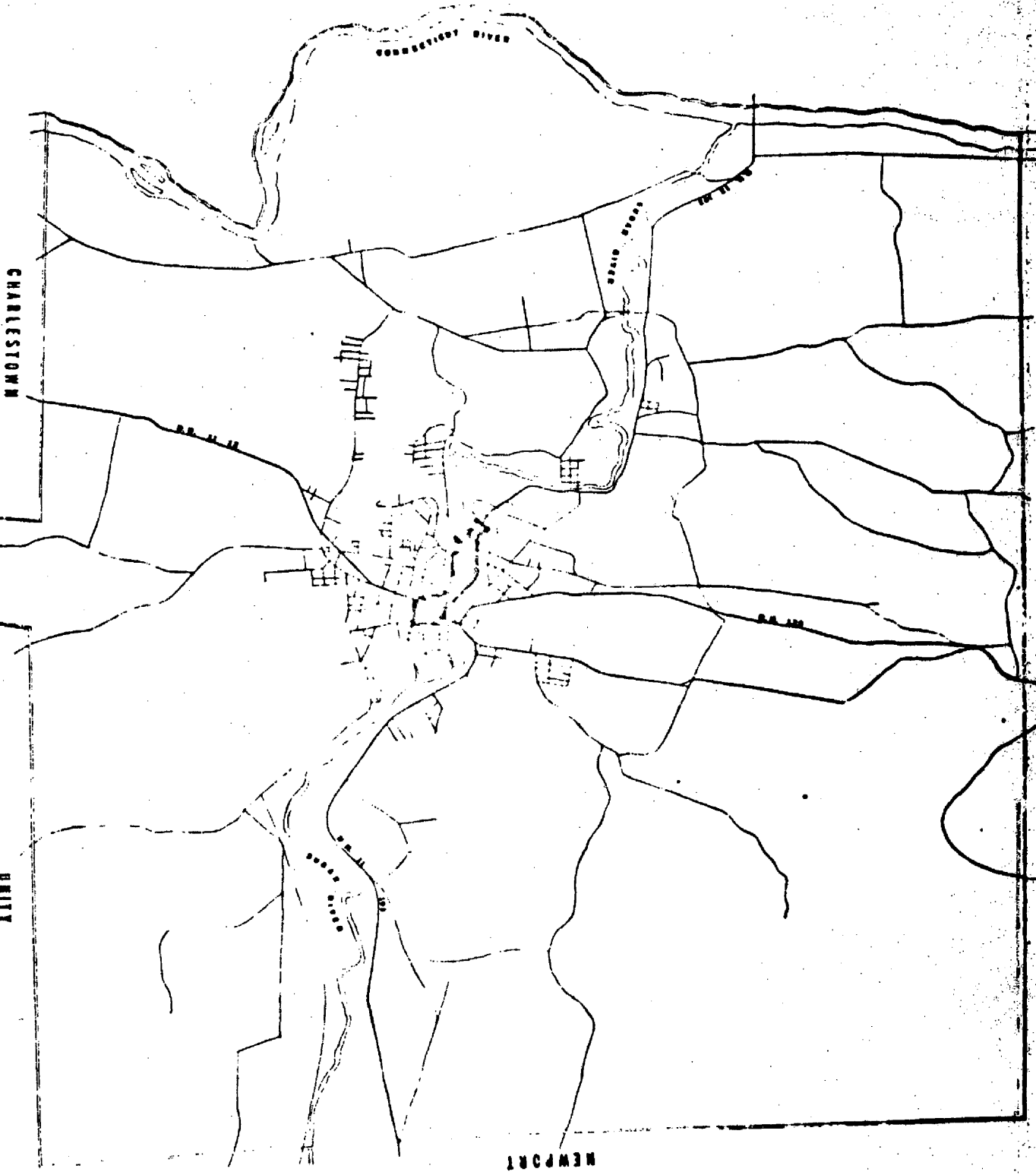
The Downtown Historic District is approximately 40 acres at the eastern end of the Multiple Resource Area. Its verbal boundaries are identical up to a point on Crescent Street marking the northwest corner of the Hotel Claremont property, whence the line runs south along the western line of that property and the Tumble Inn across Main Street to the northwest corner of the Bailey Block. Thence northwest along the southern side of Main Street to Franklin Street to a point opposite the northeast corner of the United Methodist Church property. Thence west across Franklin Street and along the northern boundary of the United Methodist Church to its northwest corner where the Historic District line again becomes identical to that of the Multiple Resource Area. The Historic District UTM reference points are:

All owners of record are listed on the accompanying inventory forms, as are plat and lot references keyed to the property maps in the City Assessor's Office. All property lines are shown on the accompanying map of the nominated Downtown Historic District.

Individual Properties: within the Lower Village survey area nominated to the National Register are keyed to the inventory from numbers. Inventory forms also state the plat and lot numbers of the property maps in the City Assessor's Office as substitutes for accompanying verbal descriptions. Inventory forms also provide current owners of record.



WEATHERSFIELD, VERMONT



INTENSIVE ARCHITECTURAL SURVEY AREAS

ALERTING NEW RESEARCHERS

GRAPHIC SCALE



- proposed downtown historic district
- lower village survey area

