

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **DEC 23 1984**

date entered

DEC 17 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic NEW HAMPSHIRE STATE PRISON WAREHOUSE

and/or common 2½ BEACON STREET (preferred)

2. Location

street & number 2½ Beacon Street not for publication

city, town Concord vicinity of (2nd)

state New Hampshire code 33 county Merrimack code 013

3. 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"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Stephen F. & Paula C. Ekstrom
Richard C. & Nancy S. McDonough*

street & number 8 Green Street
2½ Beacon Street, Inc.*

city, town Concord vicinity of New Hampshire
Concord* state New Hampshire*

5. Location of Legal Description

courthouse, registry of deeds, etc. Merrimack County Courthouse
Merrimack County Registry of Deeds

street & number 163 North Main Street

city, town Concord state New Hampshire

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date _____ federal state county local

depository for survey records _____

city, town _____ state _____

7. Description

| | | | | |
|--|---------------------------------------|---|---|-----------------------------|
| Condition | | Check one | Check one | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved | date <u> N/A </u> |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | |

Describe the present and original (if known) physical appearance

In Nathaniel Bouton's History of Concord the original New Hampshire State Prison complex is described as follows: "The prison was built entirely of granite quarried from Rattlesnake Hill. The part which now forms the south wing originally constructed was 70 feet in length, 36 feet wide and had walls three feet in thickness, in this prisoners were confined. There were in all 36 cells, the dimensions of which were 8 feet by 9, with the exception of six in the upper story for the accommodation of the sick and C. These were 10 by 17. The yard was enclosed by a faced wall of granite 14 feet high surrounded by a range of pickets ten feet in length. The cost of the building to the state with appurtenances was about \$37,000. It was completed in 1812." The main cell block was torn down in 1894 by Amoskeag Company of Manchester so that the granite could be used for construction projects in that city.

Franklin C. Thompson's compilation, New Hampshire State Prison, put together in 1920, contains a reference to the fact that in "the rear of the prison shall be erected a brick workshop 100 feet in length by 25 feet in width which will be two stories high." The workshop was part of the original prison complex. The original workshop was destroyed by fire in 1819 and replaced by a new single story brick workshop building with a cellar which was 156 feet long by 36 feet wide. Relatively little is known of either of these two shop buildings as no photographs or other documentation has been found.

In 1860 the state built a two-story brick building 156 feet long by 40 feet wide as a new cabinet shop. In 1868 an addition was placed on its north side to bring the building to its present configuration.

In its existing form the building consists primarily of a rectangular section 40 feet wide by 240 long with 15 sixteen foot eight inch bays running the length of the building. Typically each bay has four windows or a combination of windows and doors, two at each floor. On the west side of the building a one story area was built that is 62' by 32' as part of the 1868 addition to house boiler facilities and drying rooms. The building was originally built with a flat roof over all areas although a slight pitched section was later added on the south half of the building.

The structural system for the building is typical of the mills which were built in the mid-1800's throughout New Hampshire. The outer walls consist of 16 inch brick masonry and the floors consist of a three inch wood decking system over 10 by 16 wood girts at 8 feet on center. A row of columns was run down the length of the building 17 feet over from the west wall. It is not known why the columns were located off center. The original part of the main floor was built with a basement under the south half of it and a very shallow crawl space under the remainder. It appears that the 1868 addition was built as a slab on grade but continued the structural system and detailing of the original building above grade.

All original openings throughout the building have granite lintels above the exterior and wood lintels on the interior. During the course of use several openings were modified and steel lintels put in to accommodate over-sized openings. These are located at the overhead door on the west side, the ramp entry at the south side and the one story area of the 1868 addition area.

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Continuation sheet #1 - DESCRIPTION

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The building's current owner replaced damaged wooden sash windows and doors with anodized aluminum units. On the upper floor snap-in muntins were supplied to relate to the previous window configuration. Only one or two openings are modified at the upper level while at the ground floor several original window openings have been changed to doors. It is evident that the original doors were primarily located on the east side of the building facing the original cell block. Granite lintels for these doors are lower than the adjacent windows and some of the granite steps at these doors are still in place.

With the sub-division of land earlier this century, the primary point of access to the building became the west side so it was necessary to provide doors at the west side. This was accommodated by utilizing existing window openings.

In the basement three 6' deep recesses exist at the east wall that appear to have been windows which were bricked in in the mid twentieth century. Inspection of these recesses reveal that they are situated so that they could represent the third points in a structural system for the 1819 workshop addition which was surrounded during the construction of the cabinet shop building in 1860. The central opening still contains remnants of a structural system which is not part of the existing building. It is speculated that when the new building was built the framing was left intact on the old building so that the old building could be used until the last minute. Only when the new building was built and almost ready to move into was the older structure removed (except for the area shown in Photograph #8). This theory is reinforced by the description in the 1861 Annual Report for the New Hampshire State prison which says that construction occurred around the existing building until it was essential to close the original workshop for six weeks to make structural changes and accommodate remodeling in the original building.

The basement area has been remodelled in some parts. Records show that during the construction process, the basement proved to be very damp and extra monies were appropriated to provide concrete for the floor of the basement so that it could be used for storage. In the time between when the prison was sold and the present an area was partitioned off with terra cotta brick to contain a new boiler for heating the building. At that time a chimney was also added on the west side of the building. The original boiler area was located in the 1868 one story addition and shows up on the 1884 Sanborn insurance map of Concord.

On the west side an elevator was also added to the exterior to provide handicapped access to the upper level. This was built as a block shaft running up the side of the building and the owner currently has plans to face this block with brick.

The interior of the building has been provided throughout with wood stud wall partitions. The floors have been carpeted and a hung ceiling was installed. Above the hung ceiling the original structural system remains unaltered except in areas where structural damage was existent. The structural system was separated from the building by covering it with a layer of gypsum wallboard throughout. All columns and girders

- see Continuation Sheet #2

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remain in their original form. Upon inspecting these, the 10 by 10 columns come up to the girders and are chamfered on all four sides to within 20 inches of the 10" x 16" girders.

In reviewing the history of the building references were made to two other structures from the original complex that may also be standing. These include the stone warden's house on Tremont Street and the concrete structure on the east side of the building. The 1868 annual report states that a bunker was built within the prison yard which may account for the concrete structure.

The various construction stages are evidenced in several areas. At the exterior on the east side the bay is divided by an extra pilaster at the side of the building at the joint between the original building and the 1868 addition (See Photo #7). This is also evidenced on the east side where a slight change in the brick color is also evidenced. It appears the joint between the two buildings was at the large stack for the boiler in the one story addition in 1868 (See Photo #7). A slight shift in the floor elevation is also evidenced between the 1860 and 1868 portions of the building.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|---|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input 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 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 type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) Penal |
| <input type="checkbox"/> invention | | | | |

Specific dates 1860, 1868 **Builder/Architect** Edward Dow

Statement of Significance (in one paragraph)

Significance:

The importance of the property is not primarily in its architectural character, which is nothing extraordinary, but rather in the important role it has played in history as an example of a penal institution development and as a barometer of cultural change. At the time of its initial construction the New Hampshire State Prison complex was looked upon by people such as President Dwight of Yale University as a model of what a prison should be. The Yankee ethics of humanitarianism and prudence provided a constant balance so that the people of New Hampshire were always sharp to criticize what they had and look for ways to make the prison a more tolerable place to house criminals (without making it comfortable) while keeping it a productive place that would carry its own financial weight and provide a positive learning experience for the inmates. To this end workshops were set up by the state. The state would provide workspace and a labor pool to bidders for various types of production work. The most active in New Hampshire was the cabinet shop which was housed in the 2½ Beacon Street building. The success of the building as a productive working environment is easily illustrated by the fact that it has had close to 120 years of almost continuous work without major changes in character until the recent introduction of interior partitions. As the values of the people in the country changed regarding what were acceptable standards in such an environment, so did the prison complex until in 1880 the inmate population simply outgrew its facilities. When compared to the fates of other original prison work buildings in New England, it appears to be the only one remaining which is still a viable working environment which has not been changed to a point beyond recognition. Most buildings have been destroyed; portions of the buildings in Thomaston, Maine, may remain but the buildings have been so extensively remodeled that both the Maine Historical Society and the Maine State Historic Preservation Office feel it would be difficult to determine what elements were original. The original state prison in Windsor, Vermont was built in 1808 and was recently converted to a housing project after undergoing extensive remodeling. The history of the building is an important factor in this case as it shows the various aspects of legislative involvement in the developing prison. Its history also outlines various types of rehabilitation techniques utilized to provide a positive condition for both the public and the inmates. As such, the New Hampshire State Prison cabinet shop is the only known original prison complex workshop in New England and perhaps the country which has managed to carry its weight as a productive working environment for over a century and which appears to have the ability to continue on that basis into the future.

History of the Building:

The former New Hampshire State Prison Workshop Building is located between Beacon Street and Tremont Street right off of North State Street in Concord. The original prison complex was built on the outskirts of the capital and required that State Street be extended to provide access to the site. "The location was thought to be quite out of the way of business and of population." The prison was built in 1812 when Concord was a relatively small community of 2,000. From the middle of the nineteenth century on the

9. Major Bibliographical References

-see Continuation Sheet #5

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Concord, NH

Quadrangle scale 1:24000

UTM References

| | | | |
|---|-------------------|---|--|
| A | <u>1</u> <u>9</u> | <u>2</u> <u>9</u> <u>3</u> <u>4</u> <u>1</u> <u>5</u> | <u>4</u> <u>7</u> <u>8</u> <u>7</u> <u>2</u> <u>1</u> <u>5</u> |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| B | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| C | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| D | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| E | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| F | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| G | | | |
| | Zone | Easting | Northing |

| | | | |
|---|------|---------|----------|
| H | | | |
| | Zone | Easting | Northing |

Verbal boundary description and justification

Tax map #54, parcel #1397

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| N/A | | | |

| state | code | county | code |
|-------|------|--------|------|
| | | | |

11. Form Prepared By

name/title Christopher Williams

organization WM Design Group

date March 1982

street & number RFD #1, Box 123, Meadfarm

telephone 603-253-7301

city or town Center Harbor

state New Hampshire 03226

12. 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

Commissioner, Dept. of Resources & Economic Development
 title NH State Historic Preservation Officer date

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I hereby certify that this property is included in the National Register

Keeper of the National Register

date 12/19/84

Attest:

Chief of Registration

date 11-28-84

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prison site was completely surrounded by residential development. The original legislative decree stated that the prison would be built on land to be donated and of granite donated to the state. Both conditions were met and the state put up \$37,000 for the building construction.

As early as 1804 the state recognized the economic and humanitarian necessity for placing prisoners in a single facility. Conditions at county prisons throughout the state were such that prisoners did not receive adequate care for extended incarceration and no programs were available to help rehabilitate the prisoners.^{3,4} The original complex had a small workshop building provided to house wash facilities for laundry and personal hygiene as well as providing space for a tailor shop, a blacksmith shop, an engine room, a wheelwright shop for the prisoners to work in. An early goal of the state for the prison system was that it be a profit making enterprise and that various contractors would come in and contract with the state for the labor of prisoners. The state would provide the labor force as well as the work space and equipment for all the workshop areas. By these means it was felt that the prison would not only pay for itself but make money for the state and provide an opportunity to train the prisoners for work when they got out of prison.

In June of 1819 the original workshop building burned to the ground and the legislature appointed a new committee to build a replacement, which was to be a brick building 156 feet long and 36 feet wide. By the mid 1850's sixty percent of the inmates (about 70) were working in the cabinet shop in a very small, confined area. Numerous letters were sent by Isaac Elwell, the overseer of the cabinet shop; John Foss, the warden; and J.H. Appen, the prison physician, regarding the conditions in the shop. Since the cabinet shop consisted of a very small area full of sanding and sawdust, there was not enough work space and inmates were suffering from chronic lung problems. The physician Appen also noted that more suitable arrangements for washing and bedding should be provided. He stated that the inmate wash area consisted of two tubs and a large open room near two stoves with no provision for privacy.⁵

The 1861 State Prison Annual Report credits Mssrs. Ordway and Robinson for the masonry work on the building and Mr. L. H. Clough with the building's woodworking. Clough also became the overseer of the new cabinet shop. Mr. Edward Dow was the architect.

Upon completion of the new building the old shop was remodeled as an engine room, a room for drying lumber, a blacksmith shop, a tailor shop, and a new washroom. The warden was very proud of his new building and reported that after visiting prisons in New York, Pennsylvania, Maryland, Washington, D.C., and others in New England, he felt that it provided the most humanity of all workshop spaces that he had seen.⁵ Earlier, President Dwight of Yale visited the prison complex and stated that it was in sharp contrast to the inhumane conditions of Connecticut's prison systems.

The Construction of the original portion of the existing workshop building was done by outside laborers because the 1861 Report states "the convicts employed in the cabinet shop were hindered from their usual work only about six weeks and during that time many

-see Continuation Sheet #4

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of them were employed in various ways about the new building."⁵ It appears that the contractors were able to arrange construction so that minimal interruption occurred in the existing workshop building despite the fact that it appears a portion of this building was removed. This is as evidenced in the basement of the building. (See Photo #8 .

There is little evidence between 1861 and July of 1867 to state what the reasons were for the decision to extend the workshop in 1867. At that time the building was extended five additional bays or about 85 feet. At that time a contract was held with Mr. George Cummins for labor of the convicts in the cabinet shop and it appears "the old contract for labor in the cabinet shop expired on the last day of July; consequently, the taking away of the old building, and erection of the new, could not be commenced much before that time." The 1868 Report goes on to state that "it should be taken into consideration that nearly two months of labor of the convicts in the cabinet shop went into the erection of the new shop and repairs in the yard. Consequently their pay stopped. The prison had paid two overseers and the one watchman since the new contract took effect. That being one of the stipulations of said contract. The cost of subsistence of the prisoners has been higher than usual for the last eight months or the dept would be materially reduced. The careful estimate of the last two months goes to convince us that the prison for the next year will earn \$8,000 above its ordinary expenses."⁵

The state was continually working to make the prison complex both a more humanitarian working environment as well as a more humanitarian living environment. By the mid-1870's a call for creating a more humanitarian living environment reached a point where the state was forced to consider building an entirely new prison complex. In the late 1870's the project was underway and by 1880 the entire prison complex was abandoned by the state and sold for private use.

Review of maps and input from people close to the property between 1880 and the present reveal the following for each of the original prison complex buildings. The cell block was vacant and no alternative use was found for it so that by the mid 1890's it was torn down so that its granite could be re-used. Soon after it was torn down, it was replaced by housing. The 1819 workshop building was purchased for a laundry facility and went through transformations to a nickle plating business and back to a laundry until it was destroyed by fire in the teens. The cabinet shop went through a series of uses for its first several years of freedom. It started out as a steam boiler manufacturing plant, was converted to a part of Concord Carriage Company, then to a mill workshop, a machine shop, an automobile dealership (40-50 years) until its present incarnation as an office building in the late 1970's.

The goals of the state legislature and the prison overseers were to constantly improve the workshops to provide better working facilities for inmate labor force. When the building was sold in 1880, it appears that their efforts proved worthwhile as the cabinet shop building was readily snapped up for re-use as a commercial structure and has maintained its commercial use for the 100 years since its sale.

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Selected Bibliography:

1. Anderson, Leon W.; Concord's Trials and Tribulations; Village Press, Inc., 1977, Concord, New Hampshire.
2. Boutin, Nathaniel; History of Concord from 1725 to 1853; Benning Sanborn Publishers, 1856, Concord, New Hampshire.
3. City Historical Commission; History of Concord, New Hampshire; James O. Lyfford, Ed. 1896, Concord, New Hampshire.
4. Thompson, Reverend Franklin G. (compiler); New Hampshire State Prison; unpublished manuscript in the collection of the New Hampshire Historical Society, Concord, New Hampshire (c. 1920).
5. Wardens of the Prison; State Prison Annual Reports 1842-1880 (includes statistics and committee reports) State Printer, Concord, New Hampshire.
6. Welsh, Ashton; "All That Remains," unpublished manuscript outlining various aspects of original New Hampshire State Prison Complex, in the collection of Stephen Eckstrom, the building's current owner, 1979.

Maps

7. 1851 - Map of the Village of Concord. Henry F. Walling, Civil Engineer; Bufus Merrill Publishers, Concord, New Hampshire 1851.
8. 1858 - Map of the City of Concord, New Hampshire; E.F. Sanford & J.H. Goodhue; Philadelphia, shows only the original prison and the 1819 replacement workshop building.
9. 1884 - Insurance Map of Concord, New Hampshire, Sanborn Map and Publishing Company, New York, New York (October, 1884), shows the 1819 shop as "Concord Steam Laundry," the cabinet workshop as "Concord Steam Heating Company," and the cell block as vacant.
10. 1891 - Map of Concord, New Hampshire; Littlefield Directory Publishing Company, Boston, Massachusetts.
11. 1892 - Town and City Atlas of the State of New Hampshire; D.H. Hurd and Company, Boston, Massachusetts, Concord map indicates the 1819 workshop as owned by O.V. and W.H. Pitman and the cabinet shop buildings owned by Concord Carriage Company and the cell block as vacant.
12. 1895? - Map of Concord, New Hampshire - shows 1819 workshop as "Dunstane Brothers Nickel Plating Works and the cabinet shop building as "Danforth and Forrest Sawing and Planing" on both floors. The cell block is replaced by two houses.

-see Continuation Sheet #6

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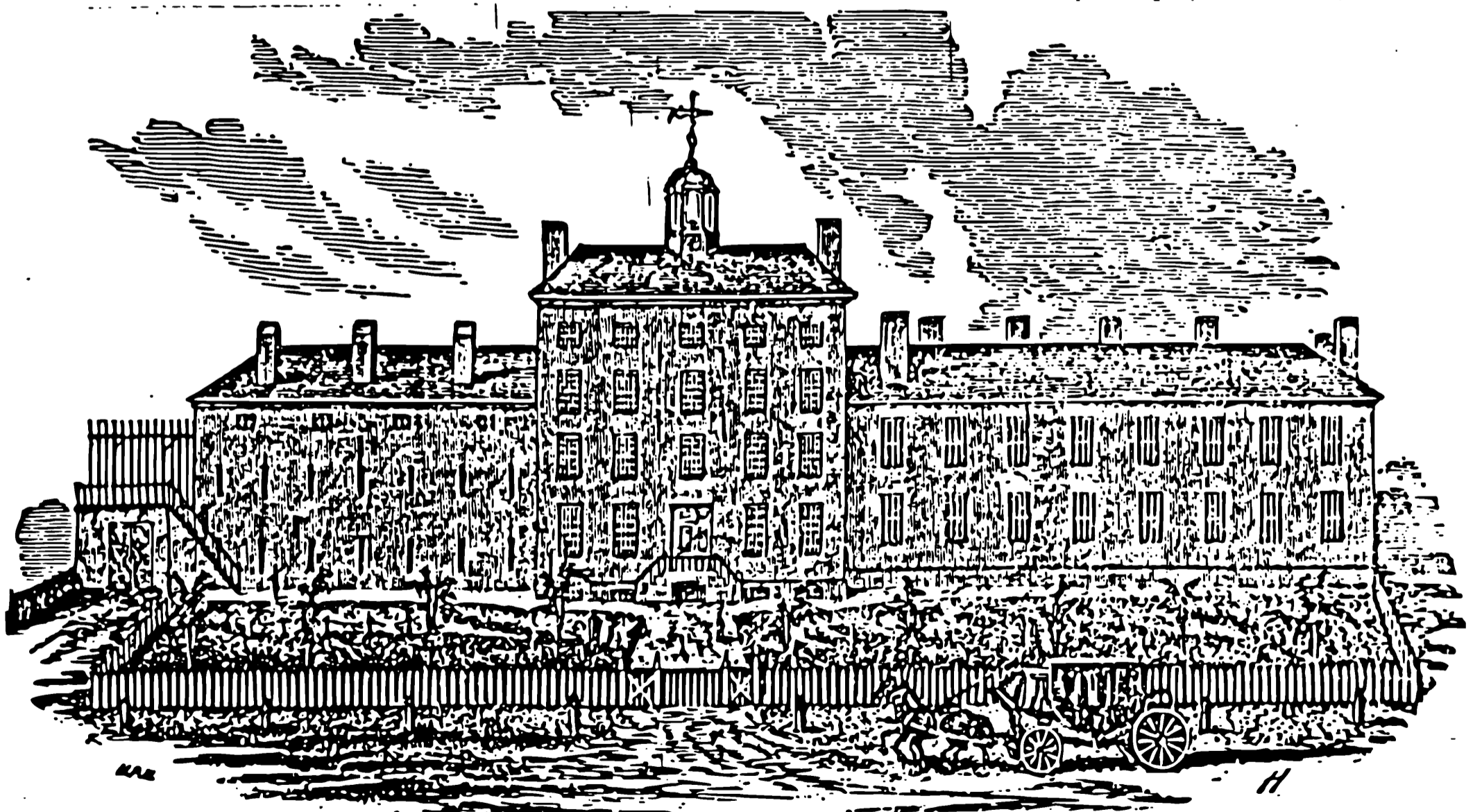
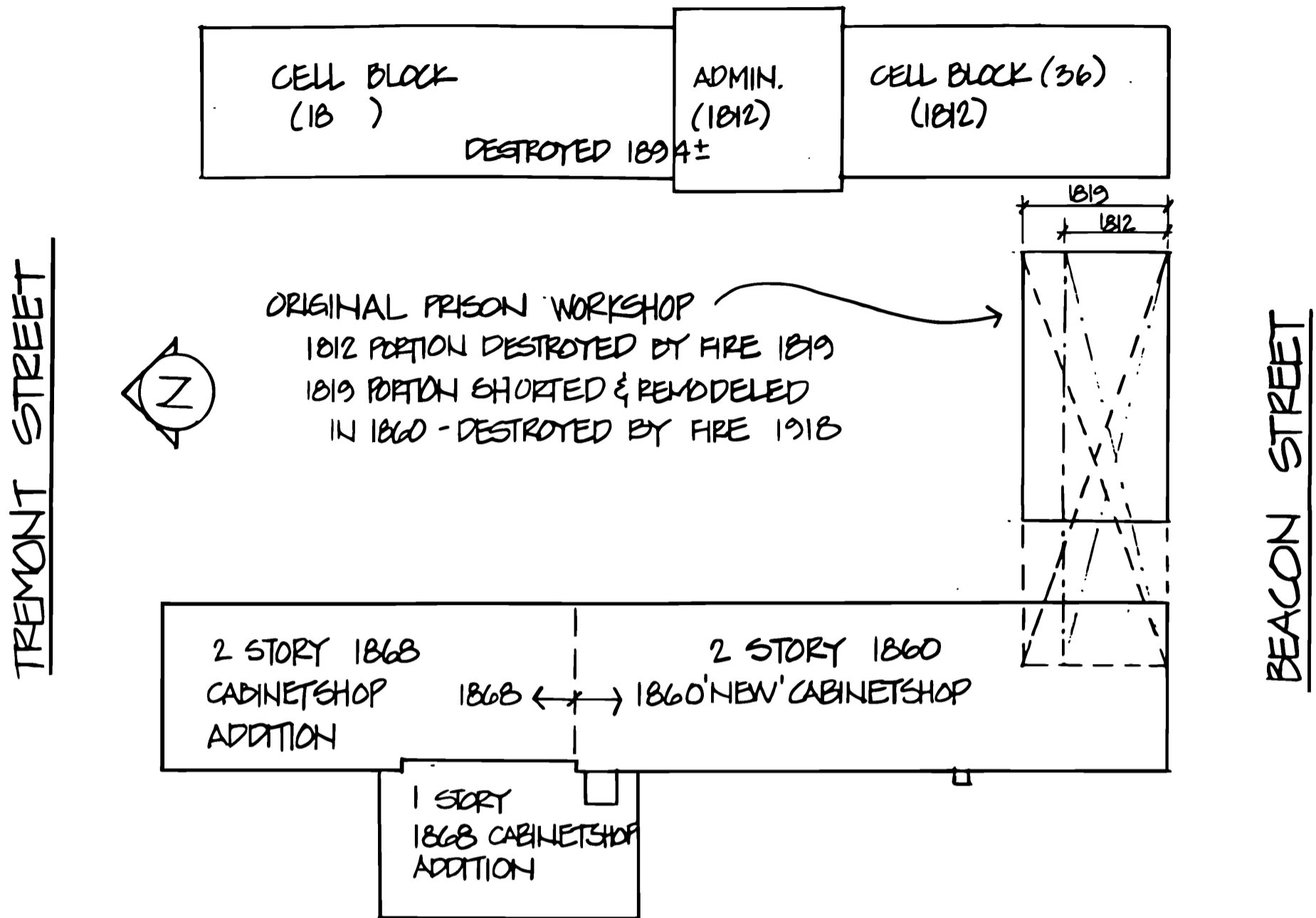
13. 1940 - Map of Concord, New Hampshire; Nirenstein Realty Map Company, Springfield, Massachusetts.

Resource People

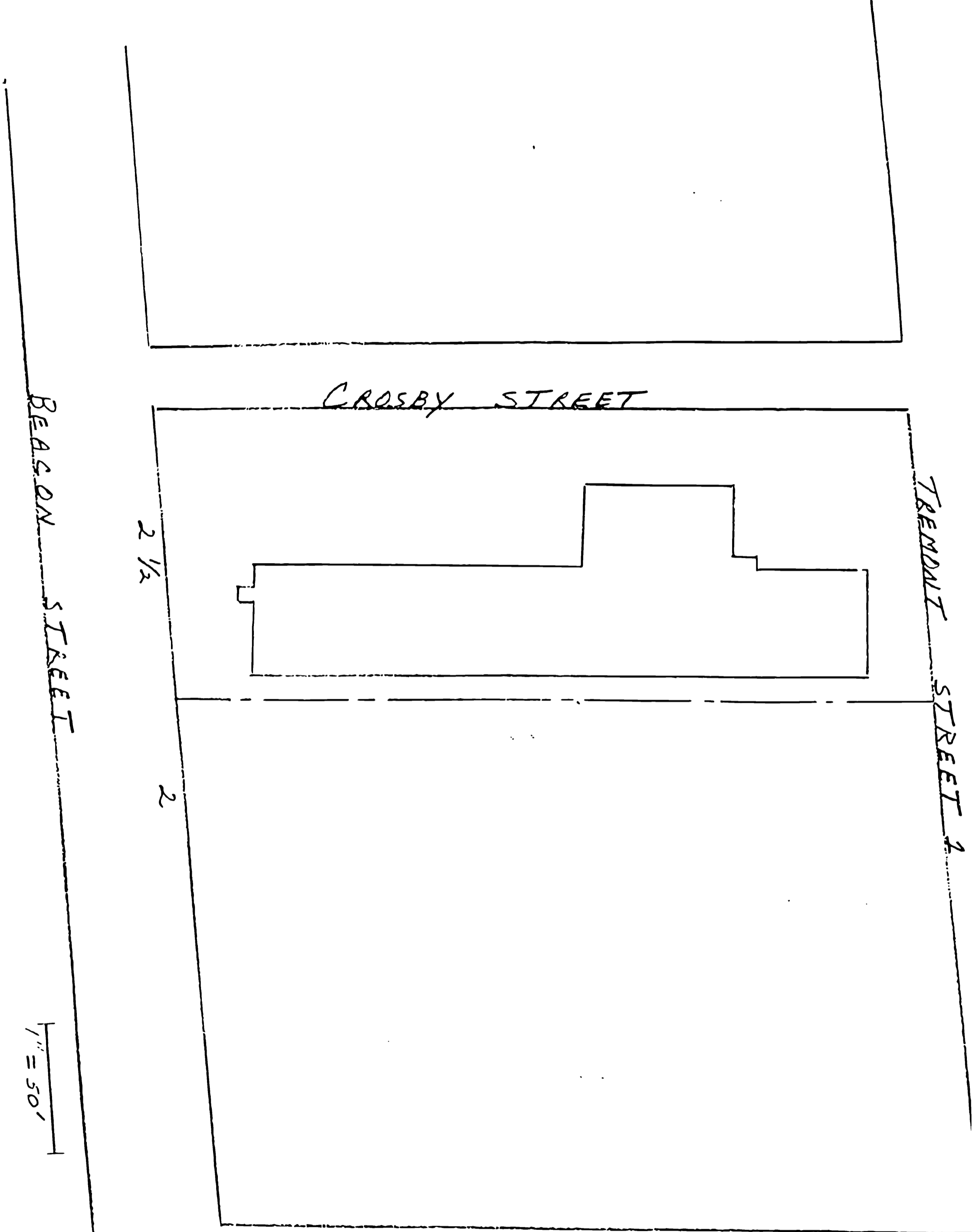
14. Barbara Goldthwaithe of Concord, former building owner.
15. John O. Morton of Concord, former New Hampshire Director of Public Works and abutter for 60 years.
16. Frank Beard, Maine State Historic Preservation Office
17. Eric Gilbertson, Vermont State Historic Preservation Office
18. John Herzan and Marion Leonard, Connecticut State Historic Preservation Office
19. James Harris, Connecticut Department of Corrections
20. Christine Boulding, Massachusetts State Historic Preservation Office
21. Mac Woodward, Rhode Island State Historic Preservation Office
22. Ann Webster Smith, New York State Historic Preservation Office

DEVELOPEMENT HISTORY OF STATE PRISON COMPLEX

NORTH STATE STREET



This picture of the old State prison, located on North State street, between Beacon and Tremont streets, is taken from the institution's 1853 annual report. The center section of granite was built in 1812, with 36 cells. The wings were added as the prison population increased, and brick workshops were built in the rear, which continue in use. The inmates were moved to the present prison late in 1880. And the above structure was soon torn down.



CROSBY STREET

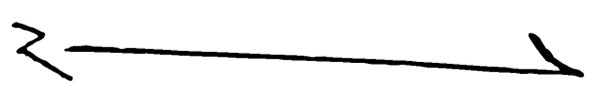
BEACON STREET

TREMONT STREET

2 1/2

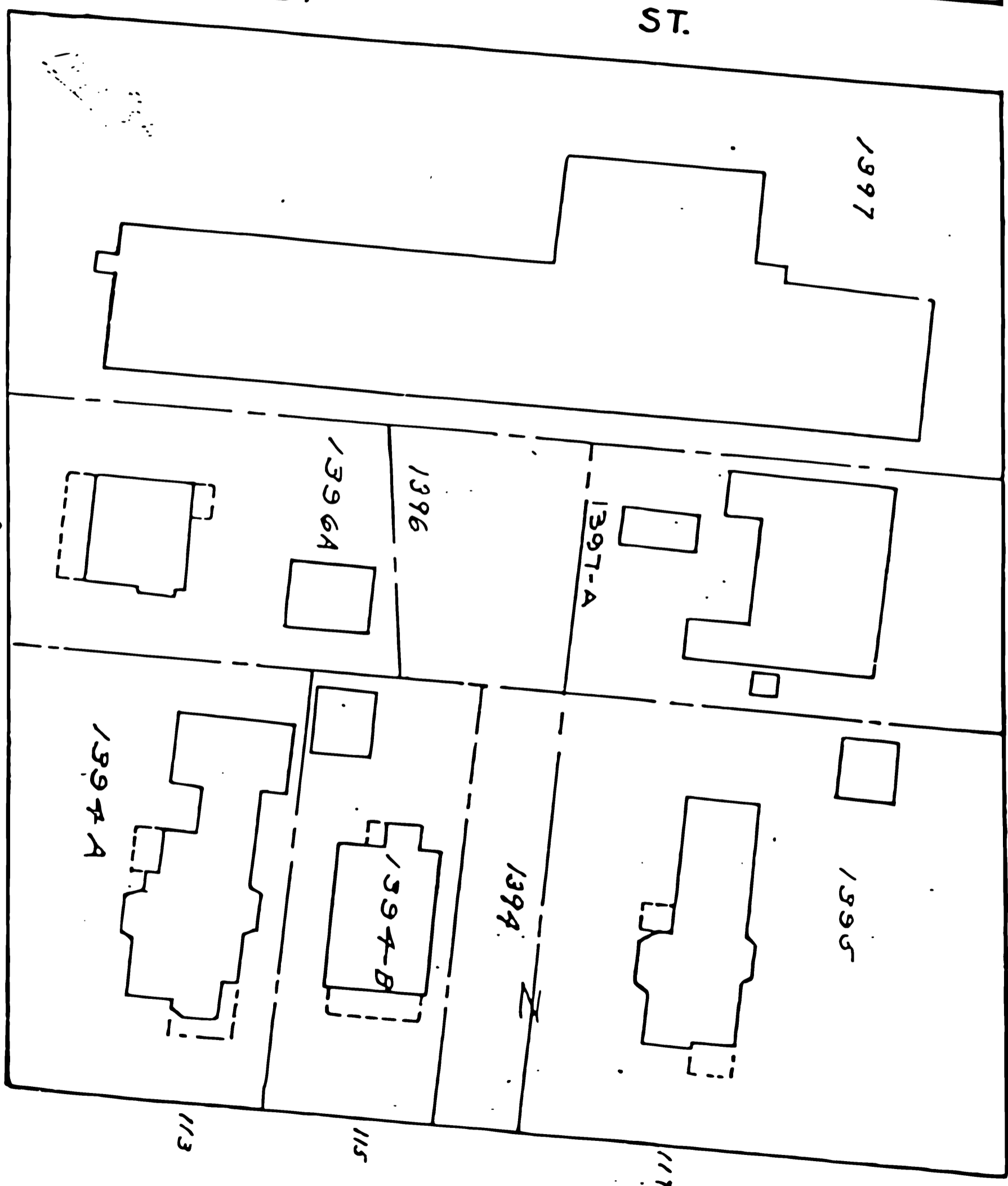
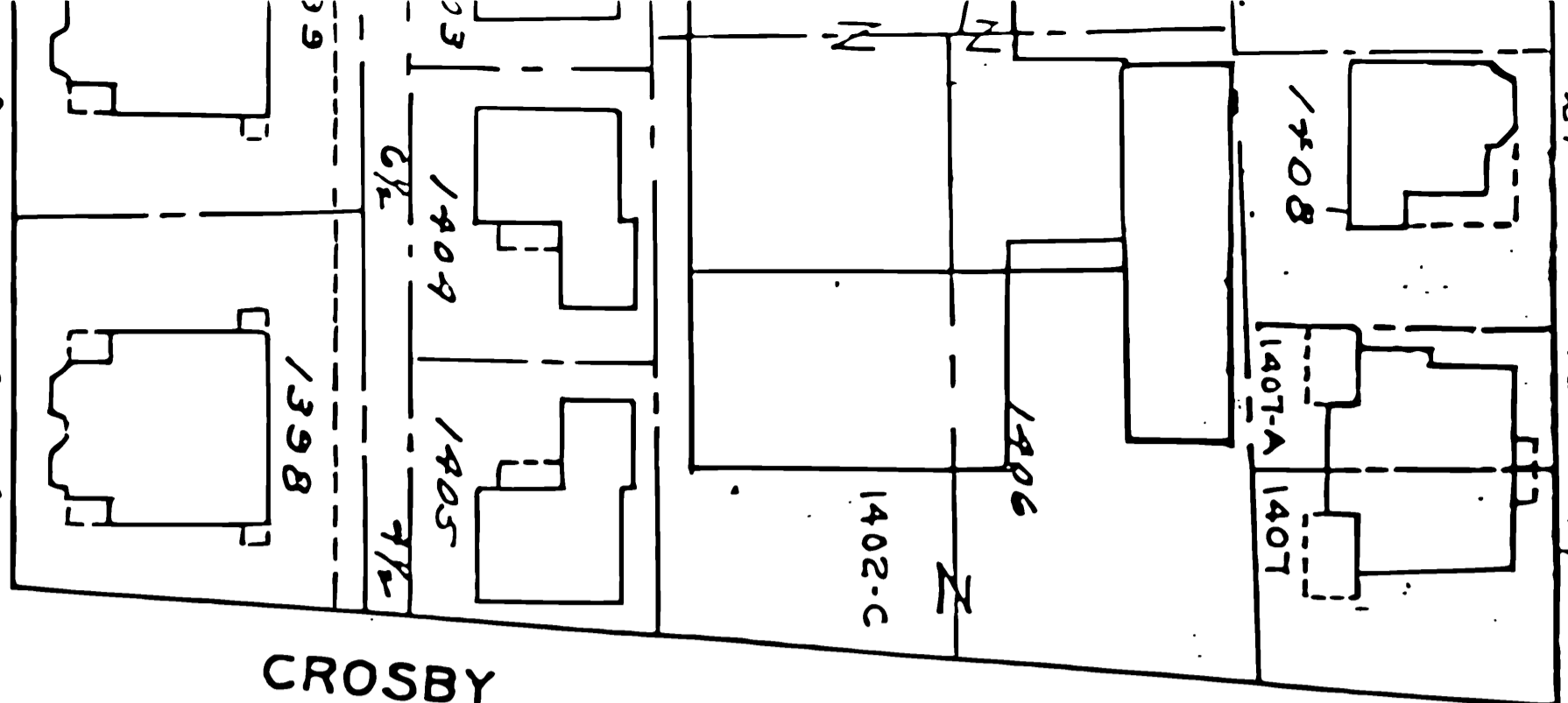
2

1" = 50'



NORTH STATE STREET

I. 78 165 16 74 12 78 2 6 1"=50'



ST.

CROSBY

ST.

ATE

55

