

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Name, Location, Ownership

1. Historic name The Monitor & Statesman Building
2. District or area Downtown Concord Historic District
3. Street and number 10 Pleasant Street Extension
4. City or town Concord
5. County Merrimack
6. Current owner Duprey Acquisition

Function or Use

7. Current use(s) Vacant
8. Historic use(s) Industry/Communications/Newspaper
Headquarters

Architectural Information

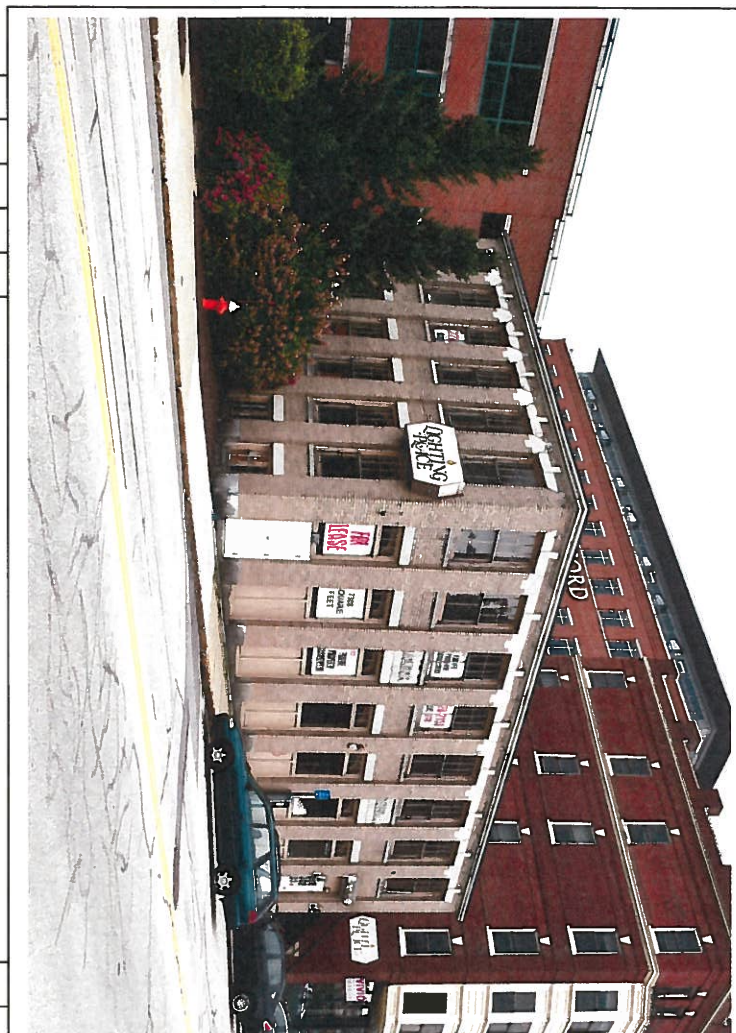
9. Style Modest Classical Revival/Utilitarian
10. Architect/builder George W. Griffin
11. Source DCHD NR Nomination (06/2000)
12. Construction date 1912
13. Source DCHD NR Nomination (June 2000)
14. Alterations, with dates No major alterations
15. Moved? no ☒ yes ☐ date: _____

Exterior Features

16. Foundation Cut Stone/Brick
17. Cladding White Pressed Brick
18. Roof material EPDM
19. Chimney material N/A
20. Type of roof Flat Membrane
21. Chimney location N/A
22. Number of stories 2
23. Entry location North Elevation, Westernmost Bay
24. Windows Altered but not replaced
Replacement? no ☒ yes ☐ date: _____

Site Features

25. Setting Downtown Concord
26. Outbuildings N/A
27. Landscape features N/A
28. Acreage 0.07 Acres
29. Tax map/parcel # 35/ 2/ 3/



35. Photo #1 Direction: SW
36. Date 10/10/2019
37. Reference (file name or frame#): DSC 0199

30. State Plane Feet (NAD83) _____
19T 294076mE 4786611mN
31. USGS quadrangle and scale Concord Quadrangle
7.5x7.5 minute

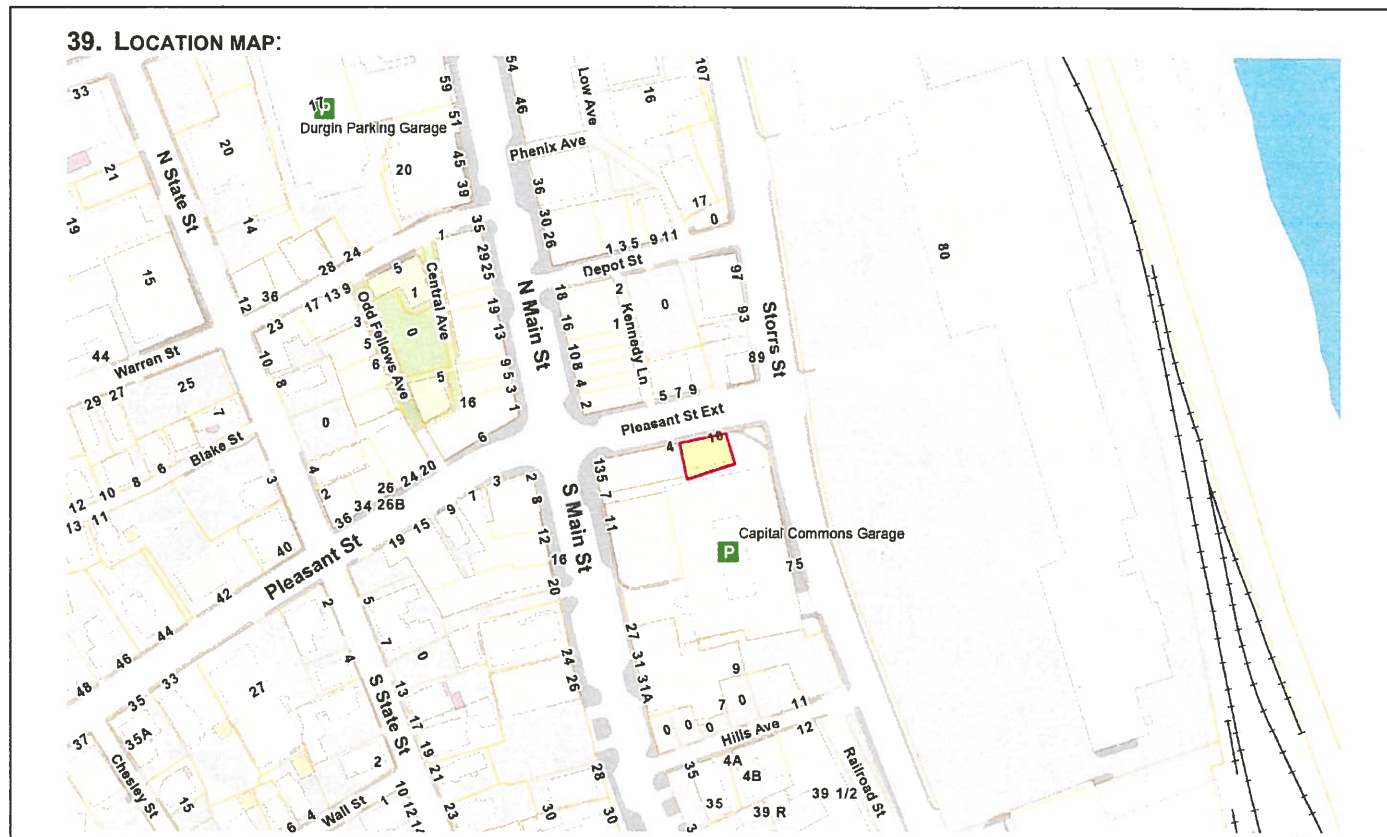
Form prepared by

32. Name Ryan Cameron
33. Organization MacRostie Historic Advisors
34. Date of survey October 2019

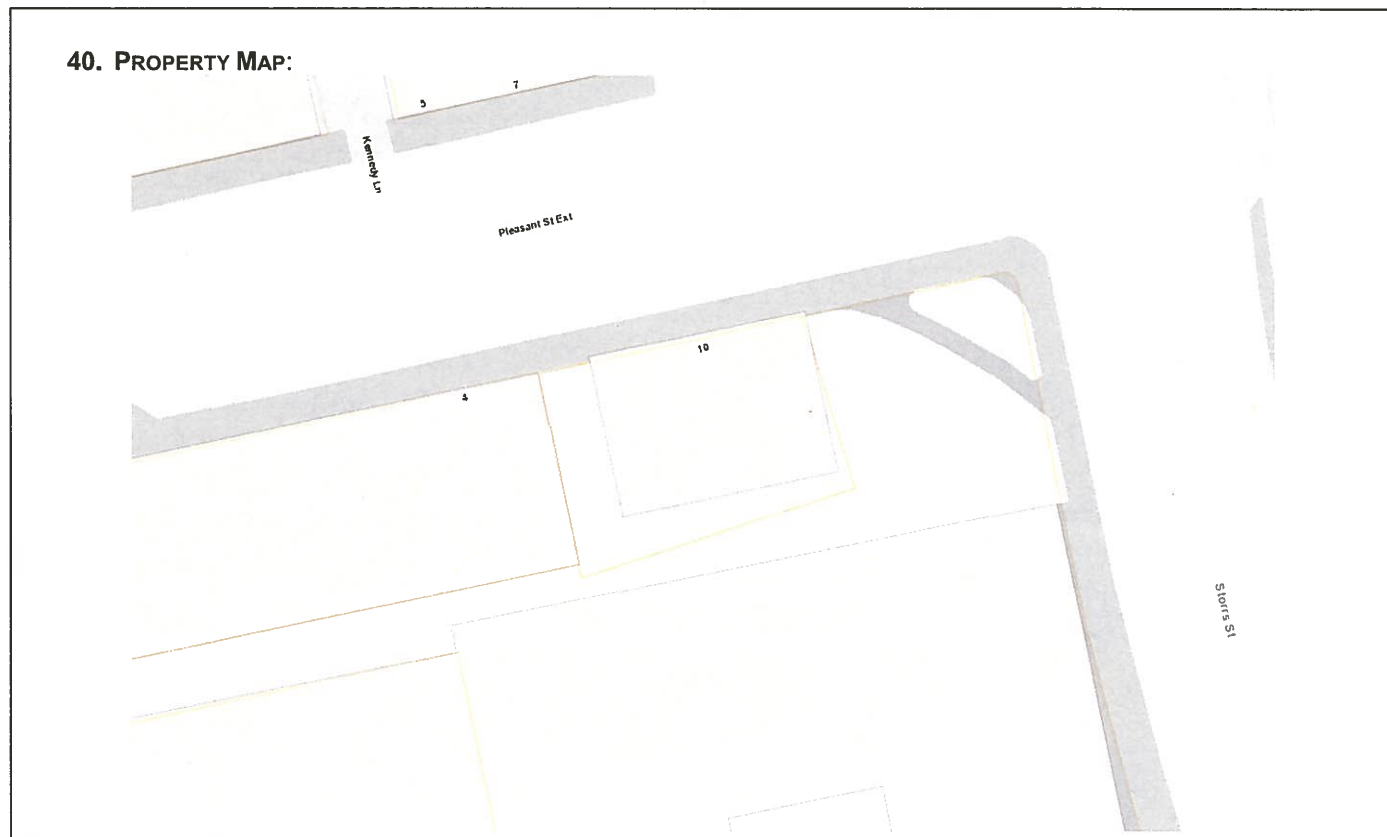
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39. LOCATION MAP:



40. PROPERTY MAP:



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

Downtown Concord Historic District

Incorporated in 1734, Concord's progression from an urban parish to the state capital was quite slow at first. It was not until 1785, more than fifty years after its incorporation, that a committee was finally appointed to "lay out the Main Street in Concord," although the work was not actually completed until 1798. In 1803 the First New Hampshire Turnpike was opened, linking Concord with Portsmouth and Boston and assuring Concord's position as an important trading and transportation center. Concord was designated the state capitol in 1808 and the county seat for Merrimack County in 1823. Economic growth followed, due in part to these government institutions and also to the rise of industry along the Merrimack River, which flows through the city east of the downtown area, and the arrival of the railroad in the 1840s. Main Street became a lively thoroughfare of business travel as scores of stagecoaches and wagons laden with merchandise passed through the town. Others stopped at the taverns and inns which were established along the route including Benjamin Gale's tavern and the Columbian Hotel on the west side of Main Street in the present downtown. The center of the community began to shift from the North End to the present day downtown after the State House was completed in 1819. The State House acted as a magnet drawing a mix of businesses and residences to Main Street.

The Upham-Walker House at 18 Park Street was constructed in 1831 for Nathaniel Upham, a Superior Court justice. Enos Blake built his house at 7 North State Street about 1833, adjacent to his tanning and currying business. Organized in 1818, the First Baptist Church constructed a church west of Main Street in 1825. Initially meeting in downtown halls, the first Saint Paul's Church was erected opposite the State House in 1839. The city's oldest and first two-story brick commercial building is the former Concord National Bank Building at 47 North Main Street. It was built in 1808 although it was substantially altered in 1869 with the addition of a third story and new Italianate style window caps. James Hill built a brick store next to the Columbian Hotel in 1827, the first of many downtown buildings associated with the Concord harness-maker and his family.

The arrival of the railroad in 1842 transformed Concord into a gateway to northern New England and had a dramatic impact on the face of the downtown. Over the next decade the city's population grew by seventy-five percent. Many of the cross streets in the downtown were laid out during this period. East of Main Street factories, warehouses, and stables were constructed in proximity to the railroad and its yards. Major downtown fires in the 1850s and 1860s swept away many of the early wooden stores and houses and most buildings on Main Street were reconstructed in brick. The Phenix Hotel at 44-52 N. Main Street, constructed in 1857, was one of the few wooden structures to remain and until the 1950s had a rusticated wooden exterior.

The majority of North Main Street's present brick blocks were at least initially constructed in the flurry of building construction which occurred in the 1850s and 1860s although many were updated and remodeled later. The Eagle Hotel at 110 N. Main Street and the Merchants Exchange Block at 94-102 N. Main Street were both constructed in 1851 on the site of the former Eagle Coffee House. The hotel's original pitched roof was removed in 1890 and replaced with a fifth story. The Merchants Exchange Block is notable for its curved corner bay, a feature which is also visible at Stickney's Old Block. Joseph Stickney erected several brick blocks on the east side of North Main Street prior to 1860 - blocks which became known as Stickney's Old Block (120-132 North Main); Stickney's Block (132 1/2-146 North Main) and Stickney North Block (148-158 North Main). Cyrus Hill built a new brick block at 64-68 North Main Street after the Athenian Building he owned was destroyed by fire in 1866. The Gov. Hill Block and E & P Hotel Block were also constructed at about this time although both buildings, like Stickney's Block, had their mastic facades and most of their Italianate detailing stripped c.1890.

On the west side of North Main Street, harness-maker James R. Hill built the mansard-roofed State Block in 1862 on the site of his family residence and leather shop. The Central Block was constructed in 1860 on the site of the Odd Fellows Hall which burned the previous year. The first of Concord's many proud newspaper edifices, the Statesman Building was constructed in 1867 at the corner of North Main Street and Depot Street. The Board of Trade Building was constructed at the corner of N. Main and Warren Streets in 1873 and was capped by a prominent domed clock tower which was removed in 1950. James Hill's Centennial Block no longer extant). Smith & Walker's block on Depot Street and the Morrill Brothers Building, were all constructed in 1876. In 1885 Concord's final and most grand railroad station was constructed in Railroad Square at the base of what is now Pleasant Street Extension. The building which cost \$250,000 and was designed by nationally known architect Bradford Gilbert, was demolished in 1960. The impact of the new railroad station appears to have had a ripple effect on nearby properties. Just up the hill at 18-24 Pleasant Street, the very ornate Odd Fellows Building was constructed in 1888, designed by Concord architects Edward Dow and Albert Bodwell. The Chase Block was

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erected at 13-19 North Main Street in 1887 and James McShane built a brick block at 9-17 Warren Street in 1886. Phenix Hall was reconstructed in 1895 after the previous building of the same name was destroyed by fire.

As Main Street became more and more built up, commercial development spilled over to Warren and Pleasant Streets. The Police Station on Warren Street was built in 1890, a few years after the McShane Block. The Fowler Buildings on the north side of Pleasant Street, near State Street were also constructed about 1890. A building was constructed for the YMCA on the corner of North State and Warren Streets (12 North State Street) in 1894. The Endicott Hotel, constructed at the corner of Main and Pleasant Streets in 1894, was Concord's first building devoted solely to offices and retail. The construction of this building and the Acquilla Building by the Chase Family in 1894 resulted in the expansion of the downtown business district southward. The Colonial Block at 9-13 South Main Street was the first new block constructed south of Pleasant Street and dates to about 1896. Another business block, the Hunt-Wood Terrace, at 28 S. Main Street was constructed in 1907. The Acquilla Building at 2 South Main Street was also notable for its internal steel skeleton, which represented a major departure from the traditional load bearing masonry system and allowed for larger windows on upper stories. Many downtown blocks subsequently saw the replacement of smaller upper story windows with large picture windows capped by steel beams. Other attempts at modernization popular c.1890 including the stripping off of Victorian-style ornament.

The spirit of optimism which permeated the turn-of-the-century is expressed in several downtown buildings, each exuberant in their own way. The pride of the owner is perhaps nowhere more striking than in the name chosen for the Optima Building, a three-story grocery store constructed at 7 Pleasant Street in 1900-1. Like the Optima Building, the James R. Hill Building at 67 N. Main Street bears its name proudly, incised in stone at the top of an eclectic and richly decorated facade. The building was constructed in 1902 by the heirs of James R. Hill who died in 1884. The Wonolancet Club, a gentleman's social club founded in 1891 and the most prestigious of the several downtown clubs, erected a Colonial Revival clubhouse at 1 North State Street in 1901. Constructed in 1903-4, the First Church of Christ, Scientist, at the corner of North State and School Streets is an impressive edifice of Concord granite designed by Boston architects Allen & Collens and made possible by a \$100,000 donation by Mary Baker Eddy, founder of the church.

Main Street continued to evolve in the early 20th century. Earlier residential dwellings for the most part succumbed to commercial structures. Less often houses were adapted for new uses. The former Kirkwood-Kimball Residence at the corner of North State and Warren Streets saw the addition of a single-story storefront about 1928. The mansard-roofed James Norris Residence at 20 South Main Street became the home of the Friendly Club in 1915. Edson Hill's former residence at the corner of South Main Street and Hills Avenue was converted into a funeral home in the 1920s. Today, only the c. 1895 carriage house survives, which was later used to store caskets. In 1927 the New Hampshire Savings Bank vacated the Victorian Gothic building at 116-118 North Main Street which it had constructed in 1885 for a new modern, granite building across the street. The Union Guaranty Savings Bank and First National Bank moved into the former Statesman Building. The Monitor and Statesman newspapers erected a new building at 10 Pleasant Street Extension in 1912. The Patriot Building at 103-111 North Main Street was erected in 1923 on the site of the former White's Opera House, destroyed by fire in 1920, but a few years after the paper was taken over by the Monitor, operations were moved to a new Colonial Revival building at 3 North State Street, constructed in 1929.

New modes of entertainment and transportation also manifested themselves in changes to downtown buildings. The Star Theater opened in a new yellow brick building at 15 Pleasant Street in 1915 while the former Norris Bakery at 16-18 South Main Street was remodeled as a movie theater in the 1930s. Beginning in the 1920s a number of auto-related businesses began to concentrate along South Main Street, the primary route into the city. Hall Brothers built a new state-of-the-art garage/repair shop/auto showroom of tapestry brick at 31 South Main Street in 1921. The automobile also changed the way people shopped and the First National grocery store chain erected a new modern grocery store at 24-26 South Main in 1940. The Concord Savings Bank constructed at 43 North Main Street in 1957-8 (on the site of an earlier historic bank) was the first in Concord with drive-in banking and walk-up tellers. The New Hampshire Savings Bank moved from North Main Street to new quarters at 27 North State Street in 1958, prompted by a need for additional banking space, parking and a drive-in window. The need for parking became of paramount concern in the 1950s and 1960s and a series of buildings on the north side of Warren Street were demolished in 1960 to make way for the 100-car Durgin Street parking lot.

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New technology also resulted in the introduction of a variety of new materials to modernize older and out-of-date buildings, and especially storefronts. This included aluminum and stainless-steel framing elements, structural glass like Carrerra glass and porcelain and enamel panels. A desire to appear progressive fueled other changes in the downtown including the removal of the upper stories of buildings or the construction of new facades. In other cases, fire proved the catalyst. Fires destroyed the Masonic Block at the corner of Pleasant and North Main Streets in 1962 and the Smith Block at 24-32 North Main Street in 1960, resulting in the construction of single-story replacements. The construction of the Capital Shopping Center on the site of the former Railroad Station in 1960 also prompted many building owners and shop keepers to make cosmetic changes in an effort to keep their clientele. Beginning in the 1970s a new awareness of downtown Concord's historic character emerged. The old Police Station, initially proposed for demolition, was renovated as a restaurant. The area behind the station was redeveloped into an open urban space known as Bicentennial Square. Another major urban revitalization project at Eagle Square took place in the early 1980s and in the 1990s the New Hampshire Historical Society purchased and renovated the Stone Warehouse for a new museum. On the west side of North Main Street, the Capitol Plaza project resulted in the construction of an open arcade behind the facade of the James R. Hill Building and a sensitively designed infill building on the site of the former Centennial Block. St. Paul's Church, seriously damaged by arson in 1984, was rebuilt retaining the original foundation, walls and tower.

The Downtown Concord Historic District is significant under Criterion A, Community Planning and Development, as a well-preserved example of the historical evolution of a downtown over two hundred years. Various resources illustrate the growth of the community fueled by its prominent role as the state capital, the impact of the railroad and a strong manufacturing base. The downtown has been the commercial center of Concord since its beginning, a role it continues to serve today. The District is also significant under Criterion C for its range of early 19th to mid 20th century structures, a unique blend of architecturally significant properties. The buildings of the district range from the residential structures which preceded the commercial and institutional development of the downtown to the elaborate business blocks erected by Concord's wealthy merchants. Structures in the district comprise a cross section of architectural styles from the early 19th to the mid 20th century and display the influence of the Greek Revival, Gothic Revival, Second Empire, Italianate, Stick Style, Queen Anne, Romanesque, Colonial Revival, Classical Revival, Moderne and other eclectic variations of the early 20th century. These buildings include works by regionally prominent architects including Edward Dow, William Butterfield, and the Damon Brothers, as well as Boston practitioners such as Charles Parker, Alien & Collens and T.W. Sulloway. Despite incremental changes to individual resources, the nominated district continues to reflect the mid to late 19th century when much of Concord's growth took place, and, taken as a whole, possesses considerable integrity of location, design, setting, materials, workmanship, feeling and association.

The Monitor & Statesman Company

The Concord *Monitor* holds the distinction of being both the first and longest running permanent daily newspaper established in the New Hampshire state capitol of Concord.¹ The *Monitor* made its initial appearance on May 23, 1864, the publishers being Parsons B. Cogswell and George Sturtevant.² At that time, the attention of most northern states was concentrated upon the actions and fortunes of their soldiers in the south. The newspaper was an immediate success, in large part because it specialized in news concerning New Hampshire troops in the field. Due to the fact that the expenses of publication were high and no part of the subscribed \$3,000 guaranty fund were ever turned over to the publishers, who had contracted to print and publish the paper at a fixed compensation, without editorial responsibility, the paper and its accounts were given to the publishers as part of the payment of their claim.³ This was in August of 1865, after which Cogswell and Sturtevant continued the editorial and business management of the *Monitor* until January 2, 1867, when the *Monitor* and *Independent Democratic* offices were combined under the auspices of the "Independent Press Association." The proprietors were Cogswell, Sturtevant and two former editors of the *Independent Democrat*, Fogg and Hadley.

¹ George Fox Bacon, *The Leading Business Men of Concord, and Vicinity, Embracing Penacook, East and West Concord*, Concord, NH: Mercantile Publishing Company, 1890, 10.

² "The History of Journalism in Concord," *Concord Monitor*, May 22, 2014, <https://www.concordmonitor.com/Archive/2014/05/monitortimeline-cmforum-052314> (accessed October 10, 2019).

³ Bacon, 10.

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On October 1, 1871, the "Republican Press Association" was organized, which subsequently purchased the papers. The *Republican Statesman* also came under its auspices, publishing as the weekly *Independent Statesman*. The consolidation move was an effort by William E. Chandler and the Concord Clique to heal rifts within the Republican Party and silence the ever-critical Fogg, the *Monitor's* editor. The consolidation also marked the official beginning of the Monitor & Statesman Company (Figure 1), which would go on to operate under a variety of names and owners for the next century and a half. In 1884, after a brief run as a morning paper, the *Monitor* became the *Concord Evening Monitor*. From this point forward, the newspaper has been "solidly and steadily prosperous; it has been enlarged several times, is constantly gaining in circulation, advertising patronage and influence, and is a 'monitor' whose admonitions concerning municipal affairs are worthy of the most respectful consideration, and have saved tax payers many a dollar and wisely guided the expending of many more."⁴ In 1896, George Higgins Moses, managing editor of the *Concord Evening Monitor* and a protégé of U.S. Senator William E. Chandler, interviewed and befriended Concord resident Mary Baker Eddy, founder of Christian Science. Two years later, with the help of a \$5,000 loan from the 77-year-old Eddy, Moses purchased a share of the *Monitor* from Chandler, becoming the paper's chief editor. William Dwight Chandler, the senator's son, became the newspapers new publisher.

Beginning in the late 19th century and accelerating after World War I, newspaper owners nationwide began purchasing smaller newspapers and forming newspaper chains. Consolidation continued throughout the 20th century, especially in smaller communities as competition from other news sources, namely television and the internet challenged the financial stability of the traditional newspaper. These mergers had a major impact on Concord's built environment, as publishers continued to construct new headquarters to house their growing publishing enterprises. The Monitor and Statesman company followed suit, erecting a new headquarters at 10 Pleasant Street Extension in 1912. In 1918, Moses was appointed to fill a U.S. Senate vacancy, leaving his position as managing editor of the *Concord Evening Monitor*. He was later elected to serve full terms in 1920 and 1926 respectively.⁵ At the same time, Concord newsboys went on strike, citing rising prices for shoes and clothing, demanding one cent for each newspaper delivered. Their wishes were granted by William D. Chandler, the *Monitor's* publisher, and Edward J. Gallagher, the *Patriot's* editor. On March 1, 1923, 28-year-old James M. Langley, editor of the Sunday Manchester Union Leader, became editor and manager of the *Concord Daily Monitor* and the *New Hampshire Patriot*. With financing help from his family and from John G. Winant, a master at St. Paul's School, Langley purchased the papers and combined them, receiving stock for his investment. In a signed editorial at the time, Langley stated the newspapers philosophy: "Its primary and guiding purpose has come to be the honest presentation of daily events that its readers may know what their neighbors have been doing, here, in the state, in the nation and abroad. In its news columns the paper will reflect no political attitude either in the text of its stories or in the display given them. We shall never become a party organ or the organ of an individual or corporation."⁶

In 1924, Winant was elected governor, prompting Langley to buy back his stock in the papers. Shortly after this, Langley ended publication of the third Concord newspaper, the *Statesman*. The *Monitor* then vacated its home in the Monitor & Statesman Building in 1929 and moved to its new headquarters at 3 N. State Street. Once there, the newspaper continued to grow its readership for the next several decades. During World War II, Ruel Colby, the *Monitor's* sports editor, turned his daily column, "The Sport Galley," over to letters from Concord GIs in the field and other news of local boys at war. During Dwight D. Eisenhower's campaign in 1952, Langley served as public relations officer for Dwight D. Eisenhower's campaign during the New Hampshire Primary. During this time, he helped devise the campaign's media strategy while writing frequent editorials in his newspaper extolling Eisenhower for president.⁷ In 1961, Langley sold the *Monitor* to William Dwight, publisher of the Holyoke Transcript-Telegram. Langley continued on as editor until his death in 1968, after which Tom W. Gerber became the paper's editor.

William Dwight retired fourteen years later and his son-in-law, George W. Wilson became publisher of the *Monitor* and president of its parent company, Newspapers of New England Inc. This marked the beginning of a period of fairly rapid changes in management for the city's most prominent newspaper company. In 1983, Gerber retired and was succeeded by Mike Pride, managing editor since 1978. Five years later, Tom Brown succeeded Wilson as publisher. In 1990, the *Monitor* left its final downtown headquarters for a new building at 1 Monitor Drive. Two years later, the newspaper switched from afternoon to morning publication. No other major changes occurred at the newspaper until 2006, when the *Monitor* introduced the weekly *Concord Insider*. The next year, publisher Tom Brown became president of the *Monitor's* parent company, Newspapers of New England, Inc. Geordie Wilson, son of former publisher George W. Wilson, succeeded him as publisher. In 2008, Pride retired after twenty-five years as editor of the city's longest-running and most-read newspaper. Monitor veteran Felice Belman was then tapped as his successor.

⁴ Ibid.

⁵ "The History of Journalism in Concord."

⁶ Ibid.

⁷ Ibid.

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The Concord *Monitor* continued to be the daily newspaper for Concord, the state capital of New Hampshire. It also covers surrounding towns in Merrimack, most of Belknap county, as well as portions of Grafton, Rockingham and Hillsborough counties. The paper has several times been named as one of the best small papers in America since debuting in 1864. In April 2008, the newspaper became a Pulitzer Prize winning paper, when photographer Preston Gannaway was honored for a feature photograph. It was the first time a newspaper in New Hampshire was awarded the prize. Today, the newspaper's daily circulation is estimated to be around 20,000.

The Monitor & Statesman Building

Beginning in the first decade of the 20th century, mergers and acquisitions between several of Concord's major newspaper companies began having a major impact on the downtown streetscape. As the circulation of these newspapers grew, so too did their office space requirements. The Monitor & Statesman Building (Figure 2) was the early 20th century solution for space needs for the growing Monitor & Statesman newspaper company, which had absorbed several other prominent publications since first publishing in 1864. Located at 10 Pleasant Street Extension, the building was constructed in 1912 on a vacant lot east of former Governor John B. Smith's apartment house, the Endicott. It was designed by Concord architect George W. Griffin in a reserved version of the Classical Revival style of architecture.

Upon opening, the Monitor & Statesman Building became the first purpose-built headquarters for the Monitor & Statesman Company, which by this time had become the city's most prominent source of daily news. In addition to its attractive architectural treatment, the building had everything a well thought out office and printing press of the time should have. As originally conceived, the press room was located in the basement, which was filled with large printers and linotype machines, the business offices and editorial rooms on the ground floor and the composing room above. Additionally, the building's generous and rhythmic fenestration ensured that each floor was flooded with natural light, a crucial requirement for the attention to detail required in newspaper production. The building's location also took advantage of the nearby railroad station, allowing the newspaper to continue to grow and meet the demands of its ever-growing readership.

The Monitor & Statesman Building directly represents the emergence of the dual-newspaper company, the Monitor & Statesman Company, as the Concord-based papers acquired statewide reach, beginning an era of new circulation records. While operating out of the building, the *Daily Monitor* and *Independent Statesman* continued to maintain their reputation as crusading publications that investigated and exposed many of the political and community issues in the city at the time. Curious passerby would often gather outside the lower-level windows (now blocked-in) to watch the press in operation.⁸ Both in its editorial pages and within its own headquarters, the Monitor & Statesman Company and its newspapers lead the way in heralding a modern downtown Concord. The importance of the building is further magnified by the fact that it is one of the only remaining historic newspaper buildings in a city with strong journalistic heritage that for several decades supported competing daily newspapers.

On Columbus Day of 1929, just a few years after absorbing Concord's other major newspaper, the *Democratic Patriot*, publisher James Langley vacated its home in the Monitor & Statesman Building and moved the *Concord Daily Monitor* to its final downtown headquarters at 3 North State Street, where it remained until 1990. Directories indicate that the Monitor & Statesman Building was vacant in 1932 but that by 1940 it was occupied by an auto supply store and sports shop. During the first decades of the 21st century, a lighting company operated out of the building. The building has remained vacant since Lighting Place Inc closed in 2017.

Architecture

The Monitor & Statesman Building is architecturally significant as a representative example of an early-20th century commercial building with modest classically inspired ornamentation, designed by the prominent local architect, George W. Griffin, whose practice spanned fifty years. Like other popular architectural styles in the late nineteenth century, the Classical Revival style became popular during the City Beautiful movement, with many leading architects of the time using elements of classical architecture when designing grand public buildings. After receiving a significant boost in popularity from the 1893 World's Columbian Exposition in Chicago, it became the prevailing style for commercial and institutional buildings in the first decades of the 20th century. The Classical Revival style is identified by its use of Greek and Roman architectural elements, such as round arches, columns, pediments, pilasters, keystones and dentils. Plans and exteriors are usually symmetrical, often with entrances projecting from the main structure. Commercial iterations of the Classical Revival style tend to feature a tripartite design, with an "ornamental" base, a large shaft, and a decorative capital.

⁸ "A Walking Tour of Historic Downtown Concord, NH," *A Walking Tour of Historic Downtown Concord, NH*, Concord, NH: Greater Concord Chamber of Commerce, 2015, 14.

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Ornamentation on these buildings is typically classically inspired, featuring such motifs as dentils, shields, and swags, among others. Architectural Neoclassicism prevailed into the 1930s, most notably in civic and educational buildings.

In the first decade of the 20th century however, architectural treatment took a new turn, away from the more elaborate and highly ornamented Classical Revival style of the 1890s. The Monitor & Statesman Building is not considered Classical Revival in the high-style sense, references to the Classical style seen here are subtle and are not based upon academic precedents, but rather a spare interpretation of the style. While still deriving from Classical precedents, the building is representative of the more stylized Classical style that became popular in the around the turn of the 20th century. The facades are all articulated as a grid of simple verticals and horizontals drawn broadly from Classical models. Overall, the building exemplifies functional architecture enhanced with elements of style in the rhythmic fenestration pattern and modest Classical Revival inspired ornamentation, including the prominent stone spandrel tablets with raised letters reading "Monitor" and "Statesman" on the primary north elevation, ornamental splayed stone lintels and the simple stepped stone cornice at the roofline

George W. Griffin (1873-1957)

George W. Griffin was born ca.1873 in Methuen, Massachusetts. He later lived in Haverhill and received training in the office of architect C. Willis Damon. Griffin moved to New Hampshire before the turn of the 20th century, where architect James E. Randlett (1846-1909) of Concord ran a well-established architectural firm. After 1902, the firm of Randlett and Griffin was formed, with George W. Griffin as the junior partner.⁹ Randlett & Griffin kept an office at 72 North Main Street in downtown Concord.¹⁰ Together, the firm designed the City Stables on Warren Street and the Garrison School on West Knight Street in the first decade of the 20th century, both in Concord. The firm also designed civic buildings all over the state of New Hampshire including the public Carnegie-sponsored libraries in Dover and Rochester (both 1905).

After Randlett's death, George Griffin continued to practice architecture on his own. He was responsible for designing Concord's New Hampshire Memorial Hospital on South Spring Street (1922), the Charles Jackman House at 1 Auburn Street (1919), his own personal residence at 8 Library Street (ca.1908), and serving as an associate architect for the New Hampshire Savings Bank Building at the corner of North Main and Capitol streets (1926-1927).¹¹ He was also responsible for the Lane Memorial Library in Hampton (ca.1910). Although listed as an architect in Concord, New Hampshire, George Griffin also designed industrial buildings in Haverhill and Newburyport, Massachusetts.

Conclusion

The Monitor & Statesman Building is historically significant for its association with the civic and commercial development of Concord as the headquarters for the city's longest-serving community newspaper from 1912 until 1929. The Concord *Daily Monitor*, which has been published continuously under a variety of names and owners since 1864, has made significant contributions to New Hampshire's history in the areas of journalism and communications over the last 155+ years. The building was constructed in 1912 to accommodate the rapidly growing newspaper company and housed the paper's press room, business offices, editorial rooms and composing room. The building is also architecturally significant as a distinguished and well-preserved example of an early-20th century commercial building designed with modest Classical Revival style elements by the notable Concord architect, George W. Griffin. An important local landmark, the Monitor & Statesman Building provides valuable historical context for the *Monitor's* contribution to local social and architectural trends in the city of Concord in the early-20th century.

The Monitor & Statesman Building has been vacant since 2017. The current owners will utilize federal historic tax credits for the rehabilitation of the building for use as office space. All work will meet the Secretary of the Interior's Standards for Rehabilitation.

42. Applicable NHDHR Historic Contexts (please list names from appendix C):

Industry: 406.Paper manufacturing and making in New Hampshire

Communications and Utilities: 804.Communications in New Hampshire

Profession: 905.Writing and publishing in New Hampshire

⁹ National Park Service. *Charles H. Hayes Building*, Haverhill, Essex County, Massachusetts, NRHP reference # 10001006, 14.

¹⁰ New Hampshire Division of Historical Resources, *Garrison School*, West Concord, Merrimack County, New Hampshire, NHDHR Inventory Number: CON0196, 4.

¹¹ Ibid.

43. Architectural Description and Comparative Evaluation:

Site & Setting

The Monitor & Statesman Building is a two-story plus basement, masonry commercial building located at 10 Pleasant Street Extension in downtown Concord, Hampshire. The building was constructed in 1912 as the headquarters of the city's leading newspaper publishers, the Monitor & Statesman Company. It was designed with modest Classical Revival style elements by the notable Concord architect, George W. Griffin. Occupying an approximately 0.07 -acre corner lot, the building is bounded on the north by Pleasant Street Extension, on the east by Storrs Street, on the south by the 5-story Capital Commons Garage and by the four-story brick Endicott Hotel on the west. The Monitor & Statesman Building is a contributing building in the Downtown Concord Historic District, listed to the National Register in June of 2000. The district is comprised of a section of Main Street and nearby cross streets along which the city's commercial district developed in the 19th century. The area surrounding the property is therefore made up primarily of one to six-story, masonry, civic and commercial buildings designed in a variety of architectural styles.

Exterior

Facing north onto Pleasant Street Extension, the Monitor & Statesman Building is set on a site which slopes downhill to the east. The building is roughly rectangular in plan and consists of two full stories with a basement underneath. It sits on a stone foundation and is clad primarily in white pressed brick, with stone trim. It has two street-facing elevations that extend eight bays along Pleasant Street Extension to the north and six bays along Storrs Street to the east. The building is regularly fenestrated, with a large window or door opening at every bay. All of the window openings on the upper floor feature similar detailing, with decorative stone sills and splayed stone lintels that connect to form a continuous line across the elevations. The fenestration pattern is defined by shallow brick piers which rise the height of the building and are topped by angled stone capitols with notches on the lower edge. The angles of the capitols correspond to the angles of the splayed lintels capping the upper level windows. The building is topped with a flat EPDM roof. A simple stepped stone cornice runs the length of the building at the roofline.¹²

The primary elevation faces north onto Pleasant Street Extension and is eight vertical bays wide. The main entrance is located in the westernmost bay under a spalling stone lintel, which was originally covered by a simple projecting stone entrance canopy. The door opening has been infilled with a small single-leaf, 9-lite, wood and glass door, accessed by a single stone step from the Pleasant Street Extension sidewalk. The easternmost bay, which originally contained a window, now holds an auxiliary pedestrian entrance, set with a replacement double-leaf metal door that is accessed by a single stone step. The first-floor façade windows consist of single-paned sash with four-light transoms above and wooden panels installed below, replacing what were originally multi-paned panels. There are recessed brick panels in each of the bays between the first and second stories. The third and sixth bays feature recessed stone spandrel tablets with raised letters reading "Monitor" and "Statesman." A later-addition projecting metal sign is affixed to the westernmost pier between floor levels. The second-floor windows retain their original 8/2 sash, with decorative stone sills and splayed stone lintels with projecting keystones.

The east elevation is set back from Storrs street and is six bays vertical wide. Due to the grade of the site, the basement windows on the east elevation are fully visible. Basement level window openings contain 8/1 sash with paired 4/4 windows. The first floor of the east elevation features regularly spaced window openings with stone lintels and sills. Window openings contain single-paned sash with eight-light transoms. Like the north elevation, the second-floor windows on the east elevation retain their original 8/2 sash, with decorative stone sills and splayed stone lintels with projecting keystones.

The south elevation faces the adjacent 5-story Capital Commons Garage. It is seven bays wide at the first floor and eight bays wide at the second floor. The south elevation features two additional pedestrian entrances, in the easternmost and westernmost bays respectively. The entrance in the easternmost bay contains a replacement single-leaf, paneled wood door, accessed by six stone steps with wrought-iron railings. The entrance in the westernmost bay contains a replacement single-leaf, two-lite wood and glass door, accessed by three stone steps with wrought-iron railings. Like the north elevation, the basement level windows on the south elevation are not visible, due to the grade of the site. Window openings on the first floor of the south elevation contain single-paned sash windows with four-light transoms above and wooden panels installed below, replacing what were originally multi-paned panels. Window openings on the second floor retain their original 8/2 sash, with decorative stone sills and splayed stone lintels with projecting keystones.

¹² The building originally had a castellated parapet at the roofline which is no longer extant.

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The west elevation faces the adjacent four-story brick Endicott Hotel. It is five bays wide at the first floor and six bays wide at the second floor. Basement level windows are not visible. Window openings on the first floor contain single-paned sash windows with four-light transoms, while window openings on the second floor retain their original 8/2 sash, with decorative stone sills and splayed stone lintels with projecting keystones.

The building is in good condition. Prolonged exposure to the elements has caused the windows, doors and stonework on the exterior elevations to deteriorate over time. Fortunately, the exterior of the building has been well-maintained and this incremental deterioration does not impact the building's integrity.

Interior

The interior of the Monitor & Statesman Building historically consisted of open floor plates, with some offices and workspaces for the former newspaper. As originally conceived, the press room was located in the basement, which was filled with large printers and linotype machines, the business offices and editorial rooms on the ground floor and the composing room above. Most of the existing partitions and finishes date from the 1970s. There is a single staircase located near the center of the building. It runs from the basement to the second floor and features original stair railings with decorative newel posts at the first and second floors. The basement is primarily a utilitarian space with very little finishes. Basement floors are a mixture of wood and concrete, perimeter walls are exposed brick or rubble stone that has been painted in some areas, and ceilings are exposed to the wood decking above. The first and second floors are typically open in plan, with finishes, fixtures, and partitions dating from several decades' worth of renovations of the property by various commercial tenants.

The first floor exhibits the highest degree of extant historic fabric and finishes, including a historic safe, original exposed tin ceiling, square wood columns, exposed painted brick perimeter walls, and mosaic tile flooring. A small vestibule at the main entrance in the northwest corner provides access from Pleasant Street Extension. The vestibule retains its original mosaic tile flooring and tin ceilings. The remainder of the first floor features a largely open volume, with subdivided bathroom and closet spaces at the center and southwest corner of the floorplan. Typical later finishes include drywall, dropped ceilings that extend below the window line, wood doors set within metal frames, carpeting, vinyl baseboards and wood molding. The perimeter and remaining partition walls are covered with a combination of plaster and later non-historic gypsum board or faux wood paneling. Some areas of brick are exposed where paneling has been removed. Windows retain some of their original trim.

The second floor is primarily open in plan, with subdivided bathroom and closet spaces at the center and southwest corner of the floorplan. The second-floor features historic wood flooring, exposed brick perimeter walls and ceilings are currently covered with sheetrock. Partition walls are covered with a combination of plaster and later non-historic gypsum board or faux wood paneling. Some areas of brick are exposed where paneling has been removed. Window openings have wood casings and sills. Mechanical systems are exposed throughout the second floor.

Comparative Evaluation

The Monitor & Statesman Building is similar to the other buildings in Concord's downtown area in the sense that the vast majority of the buildings in the district are commercial in nature. Red brick construction dominates but many of the buildings have granite, sandstone or terra cotta trimmings and there is rich panorama of decorative detailing. The Monitor & Statesman Building is unique, with its white pressed brick cladding. The building shares several similarities with the Acquilla Building at 2 South Main Street, constructed in 1894. While the Acquilla Building features more elaborate ornamentation, the use of Cincinnati buff brick and terra cotta trimmings also contrasts with the predominantly red-brick buildings along Main Street. It too features an overhanging parapet, though with a more ornate cornice than the simple stone cornice at 10 Pleasant Street Extension.

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44. National or State Register Criteria Statement of Significance:

The Monitor & Statesman Building is a contributing building in the Downtown Concord Historic District, listed to the National Register in June of 2000. The district is significant as a well-preserved example of the historical evolution of downtown Concord over the last two hundred years, as well as for its range of early-19th to mid-20th century structures, designed in a unique blend of architectural styles by local architects and craftsmen working at the time. The white pressed brick building at 10 Pleasant Street Extension is locally significant under National Register Criterion A for in the area of Communications as the headquarters for the city's longest-serving community newspaper, the *Concord Daily Monitor*, which has been published continuously under a variety of names and owners since 1864. Over the last 155+ years, the newspaper has made significant contributions to New Hampshire's history in the areas of journalism and communications. The building was constructed in 1912 to accommodate the rapidly growing newspaper company and housed the paper's press room, business offices, editorial rooms and composing room. The building is also locally significant under National Register Criterion C in the area of Architecture as a distinguished and well-preserved example of an early-20th century commercial building designed with modest Classical Revival style elements by the notable Concord architect, George W. Griffin. The period of significance is 1912-1929, reflecting the original date of construction through when the Monitor & Statesman Co. vacated the building for a new headquarters at 3 North State Street. An important local landmark, the Monitor & Statesman Building provides valuable historical context for the *Monitor's* contribution to local social and architectural trends in the city of Concord in the early-20th century.

45. Period of Significance:

The period of significance is 1912-1929, reflecting the original date of construction through when the Monitor & Statesman Co. vacated the building for a new headquarters at 3 North State Street.

46. Statement of Integrity:

The Monitor & Statesman Building maintains a high degree of integrity of its ca.1912 location, setting, design, workmanship, details, feeling and association. The building retains its historic massing and the majority of its exterior architectural features, including the prominent stone spandrel tablets with raised letters reading "Monitor" and "Statesman" on the primary north elevation, angled stone capitols with notches on the lower edge, splayed stone lintels with projecting keystones and the simple stepped stone cornice at the roofline, which are the most important elements of its classically derived decoration. The interior of the building also retains many historic features and finishes, including original tin ceilings, columns, exposed painted brick perimeter walls, a historic safe, mosaic tile flooring and historic wood flooring.

47. Boundary Discussion:

The building is bounded on the north by Pleasant Street Extension, to the east by Storrs Street, to the south by the 5-story Capital Commons Garage and by the four-story brick Endicott Hotel on the west. The boundaries encompass the entire parcel of land historically associated with the Monitor & Statesman Building, located at 10 Pleasant Street Extension in Concord, New Hampshire.

Surveyor's Evaluation:

NR listed: individual _____
within district _____

Integrity: yes _____
no _____

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

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

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48. Bibliography and/or References:

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Figures

Concord Evening Monitor

Established 1864.

(Weekly) Independent Statesman

Established 1823.

Cover New Hampshire as no other mediums can.

**MONITOR AND STATESMAN CO.,
CONCORD, NEW HAMPSHIRE.**

**WILLIAM D. CHANDLER,
PUBLISHER.**

N. W. AYER & SON, Newspaper Advertising Agents, Philadelphia.

Figure 1: Ca.1908 Advertisement for Concord's Monitor & Statesman Company



Figure 2: Early 20th century illustrated postcard featuring the Monitor & Statesman Building

INDIVIDUAL INVENTORY FORM

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Date photos taken: October 10, 2019



Photo # 1 Description: East & north elevations
Reference (file name or frame#): DSC_0199

Direction: Southwest



Photo # 2 Description: Primary north-facing elevation
Reference (file name or frame#): DSC_0191

Direction: South

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019



Photo # 3 Description: North elevation recessed stone spandrel tablets
Reference (file name or frame#): DSC_0284

Direction: Southeast



Photo # 4 Description: North & west elevations
Reference (file name or frame#): DSC_0186

Direction: Southeast

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019



Photo # 5 Description: Northwest corner cornice detail
Reference (file name or frame#): DSC_0239

Direction: Southeast



Photo # 6 Description: South and east elevations
Reference (file name or frame#): DSC_0205

Direction: Northwest

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019



Photo # 7 Description: West and south elevations
Reference (file name or frame#): DSC_0207

Direction: Northeast



Photo # 8 Description: West elevation
Reference (file name or frame#): DSC_0211

Direction: Northeast

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019



Photo # 9 Description: First floor
Reference (file name or frame#): DSC_0046

Direction: Northeast



Photo # 10 Description: First floor ceiling detail
Reference (file name or frame#): DSC_0035

Direction: Southeast

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019



Photo # 11 Description: First floor mosaic tile flooring
Reference (file name or frame#): DSC_0065

Direction: North



Photo # 12 Description: First floor historic safe
Reference (file name or frame#): DSC_0076

Direction: South

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019

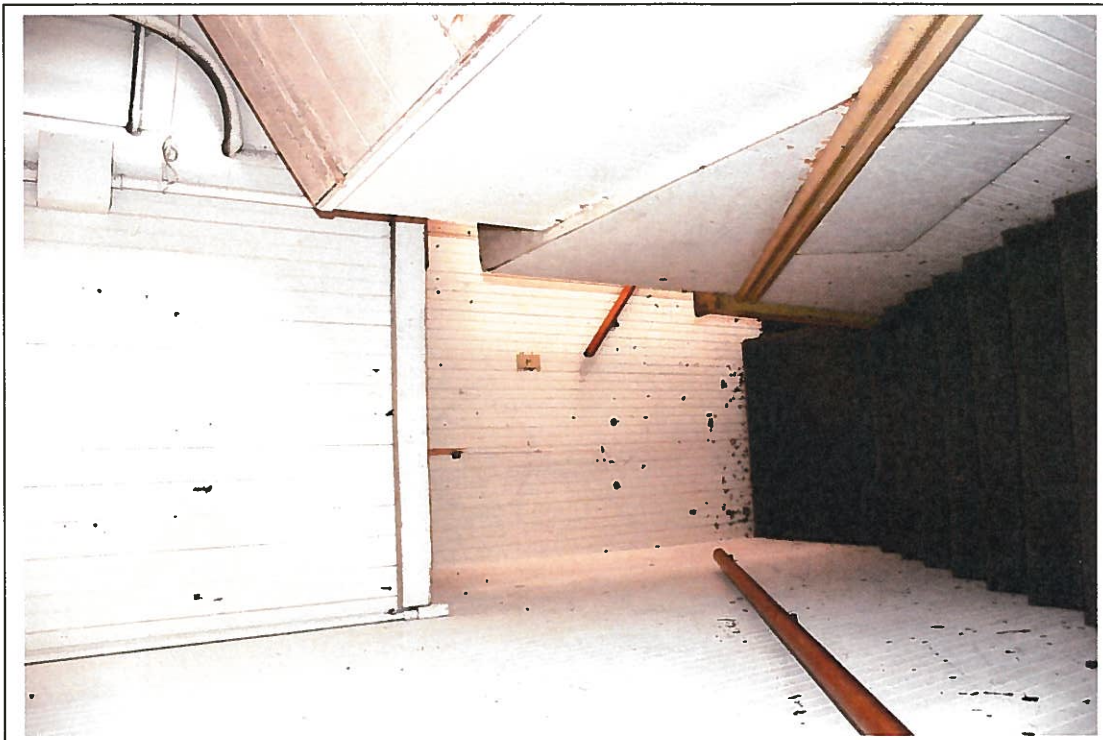


Photo # 13 Description: Second floor staircase
Reference (file name or frame#): DSC_0158

Direction: East



Photo # 14 Description: Second floor
Reference (file name or frame#): DSC_0096

Direction: East

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

Date photos taken: October 10, 2019

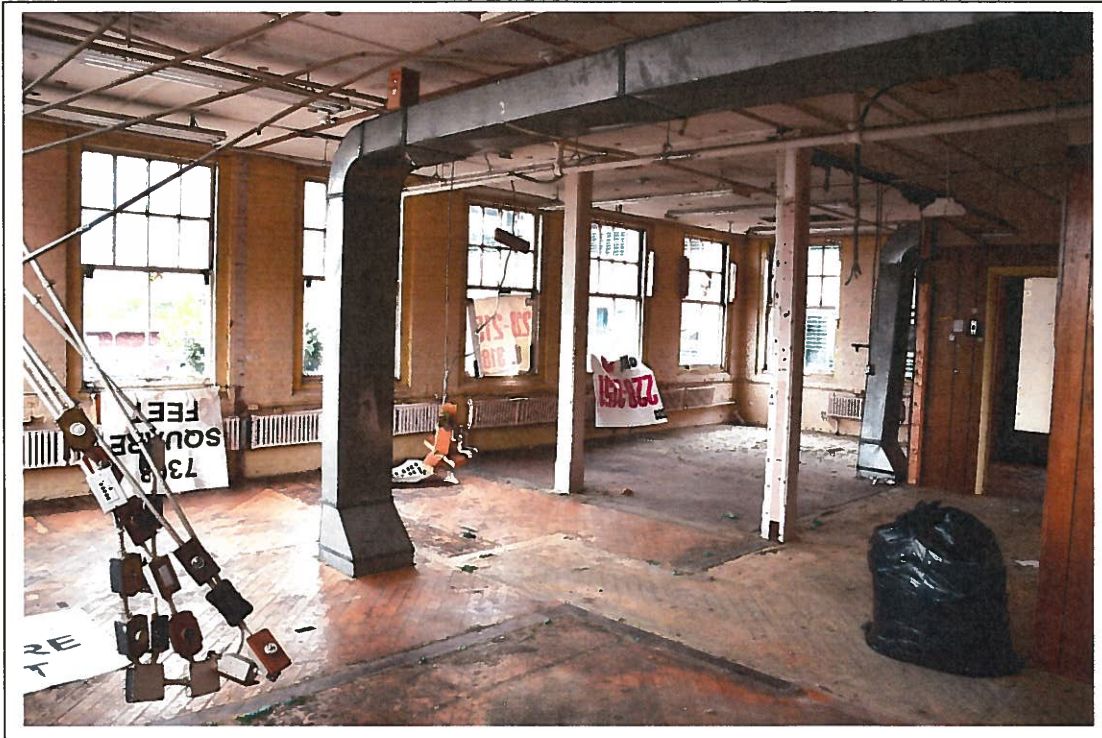


Photo # 15 Description: Second floor
Reference (file name or frame#): DSC_0111

Direction: Southeast



Photo # 16 Description: Second floor
Reference (file name or frame#): DSC_0116

Direction: West

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY # CON0556

PHOTO KEY IS LOCATED ON PAGE 23

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 at the following commercial printer OR were printed using the following printer, ink, and paper: _____.
(Color photos must be professionally printed.)
The negatives or digital files are housed at/with: _____.

SIGNED:

FOR STATE REGISTER LISTING ONLY

If this inventory form is being submitted for consideration of New Hampshire State Register listing, have you included:

_____ a photo CD with digital images included in the nomination (does not apply if film photography was used)

_____ the State Register Contact Information sheet