

AREA FORM

FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

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| <p>1. Type of Area Form
 Town-wide: <input type="checkbox"/>
 Historic District: <input checked="" type="checkbox"/>
 Project Area: <input type="checkbox"/></p> <p>2. Name of area: <u>Franklin Street Area</u></p> <p>3. Location: <u>Franklin, Clifford, Bow, River and South streets</u></p> <p>4. City or town: <u>Exeter</u></p> <p>5. County: <u>Rockingham</u></p> <p>6. USGS quadrangle name(s): <u>Exeter, NH</u></p> <p>7. USGS scale: <u>1:24000</u></p> | <p>8. UTM reference: <u>see map</u></p> <p>9. Inventory numbers in this area
 previous survey: <u>N/A</u>
 current survey: <u>N/A</u></p> <p>10. Setting: <u>downtown neighborhood, adjacent to Exeter River</u></p> <p>11. Acreage: <u>approximately 13 acres</u></p> <p>12. Preparer(s): <u>Lynne Monroe, Kari Laprey</u></p> <p>13. Organization: <u>Preservation Company</u></p> <p>14. Date(s) of field survey: <u>April 2014</u></p> |
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15. Location map showing study area



17. Methods and Purpose

The Franklin-South-River Streets Historic District Area Form was prepared for the Exeter Heritage Commission in 2014, through a Certified Local Government grant from the New Hampshire Division of Historical Resources.

The residential neighborhood at the southeast edge of the downtown was previously identified as a distinct historic area, with relatively unknown historic resources, worthy of further study. The riverfront properties fell within the potential impact of the Great Dam Removal study and initial research about the Franklin and River Street area was included in the NHDHR Great Dam Project Area Form by Vanasse Hangen Brustlin, 2012. The purpose of the following 2014 NHDHR Historic District Area Form is to determine the potential of the area as a National Register eligible historic district and to provide individual descriptive entries for each property. The boundaries of the survey area were determined by planning objectives and geographic boundaries.

Town of Exeter GIS maps serve as the basis for the base map. Fieldwork was supplemented by Exeter tax information and Google and Bing aerial and street views. Photographs were taken of every building, including front and side elevations, and any historic outbuildings. Photograph numbers are keyed to the maps and property descriptions. Properties are identified by their street addresses, with map/parcel numbers cross-referenced. Exeter has an excellent sequence of historic maps. Detailed sections from all maps are included in this area form. Some historic photographs were available at the Exeter Historical Society, but there are few views of this part of town.

Research materials were provided by Exeter local historians and the Heritage Commission. The Exeter Historical Society has related files and binders of articles by Exeter historian Nancy Carnegie Merrill. Exeter street addresses have not changed since around 1900, which facilitated research. Earlier directories and censuses lack addresses, so statistics about area residents from those sources are approximate. Research for individual property histories was cursory. The intent was to provide a few basic facts about each building, rather than a complete chronology. Some corrections may be needed. Every effort was made to identify specific sources, though general information was often gleaned from multiple publications, all of which are in the bibliography. Much of the deed research relied on the work of Exeter residents Judy and George Dufour, provided by the Heritage Commission. There is considerable potential for further research using Exeter directories, population census information and deeds. Oral history with current area residents could further document the area since the mid-twentieth century. The familial relationships between area residents are of interest. Limited deed research revealed that many of the documents are detailed and descriptive and could provide information about area buildings through more in-depth study.

18. Geographical Context

The Franklin-South-River Streets Area is located at the southeast corner of downtown Exeter, along the Exeter River, south of Water Street and east of Front and Court streets. The area encompasses the length of Franklin Street, parallel to the riverbank, and cross-streets Clifford Street and Bow Street. South Street is the central street and connects to Court Street at the west end. River Street parallels the west bank of the river. River Street Extension connects South and River streets. Brown's Court is a short dead-end street. The names of some streets have changed over time and are shown variously on the historic maps.

The streets form an irregular grid of small roughly rectangular lots in a densely settled residential area. Most parcels are under a quarter acre. They range from less than one-tenth acre to just over half an acre. Nearly all of the more than fifty properties in the area are historic, with only three houses that are less than fifty years old. This neighborhood of interconnecting short streets is distinct from the adjacent areas where the main streets of the downtown have larger properties and mixed commercial, civic and residential uses.

The Exeter River defines the eastern edge of the study area. The river flows northerly in a winding course, becoming the tidal Squamscott River at the head of the tide, below the falls. The curve of the river defines the layout of streets in this area. Parcels on the northeast side of Franklin Street and southeast of River Street extend back to the riverbank. The landscape is flat and the fertile interval land was used as hay fields before it was developed.

North of Franklin Street, Exeter's main street, Water Street, is lined by commercial blocks backing up to the riverbank. On the corner of Franklin and Water streets, the Gilman Garrison (12 Water Street) and the Long Block (4-10 Franklin Street) fall within the boundary of the National Register listed and local Exeter Waterfront Commercial Historic District. The "Great Bridge" connects to the roads east to Portsmouth (NH108/NH33) and Hampton (NH27). The Exeter Manufacturing Company occupied the northern bank of the river, on the north side of the downtown. Front Street has always been the main route southwest from the downtown (now NH 111) and the location of meetinghouse, churches, courthouse, etc. The Front Street Historic District was listed in the National Register of Historic Places in 1973. Phillips Exeter Academy (PEA) fills the area between Front and Court streets on the western edge of the downtown. Exeter's railroad and industrial corridor lies farther west, with an area of residential streets between. Court Street is the route south toward Kensington (NH 108). Historic buildings were removed from Court Street at the intersection of Bow where Town House Common Park and the Exeter Police and Fire departments are located now. To the south and across the river are PEA playing fields.

19. Historical Background

Franklin and South streets were first settled in the 1820-40s period as a mixed neighborhood of mainly single-family residences, owner-occupied and rentals, with several industrial shops. The occupants worked there in the machine and carriage shops and at the nearby Exeter Manufacturing Company. Lots were subdivided and additional single and two-family houses built in the 1850s-70s, with ongoing new construction into the 1890s. Increasing numbers of immigrants from Ireland, England, Canada, and later Poland and Germany lived in the area. They worked in the textile factory or in the shoe factories near the railroad depot. Many dwellings were divided to house two or more families. The neighborhood has always been a mix of owner-occupied and rental housing. Commercial uses were introduced on the downtown edge in the early twentieth century.

1638-1826: Settlement and Early History

Exeter developed around the waterpower at the Great Falls, at the upper reaches of the navigable tidal river. The first mill of 1638 was a gristmill, followed by sawmills owned by the Gilman family. Shipbuilding was carried out below the falls. There were wharves on the riverfront along Water Street. The bridge that became known as the "Great Bridge" was built in the mid-1600s and widened in 1675. Regional transportation routes connected Exeter with the seacoast and inland settlements. Gilman family members were early landowners in the area. The Gilman Garrison at the Water/Franklin street intersection was built in 1709 by John Gilman and was remodeled in the mid-

1700s by Peter Gilman. Other Gilman's lived nearby and owned agricultural land on both sides of the river.

According to the local histories, agricultural fields filled the entire area south of Water Street and southeast of Front Street along the river. Nicholas Gilman, Jr. (1672-1746) owned about twenty-three acres along the river. He had a dwelling house and barn off Water Street between the Great Bridge and the Gilman Garrison, where the upper end of Franklin Street is now (Bell 1888:195). In 1743, the Gilman family and other prominent and wealthy citizens were involved in the formation of the Second Congregational Church of Exeter, which separated from the First Church. A meetinghouse was built on Front Street, on land given by Peter and Samuel Gilman (Bell 1888:196). When Nicholas Gilman, Jr. died in 1746, he bequeathed his property to his brother Peter Gilman, Daniel Thing and Samuel Gilman, to be improved by them for the support of the minister of the new meetinghouse or for "any other pious use" (Bell 1888:195). The house off Water Street below the bridge was occupied by Rev. Daniel Rogers who was minister from 1747 to 1785 (Hazlett 1915:359). In 1786, the Trustees of the Nicholas Gilman Jr. bequest were incorporated by an act of the legislature. The property was let for various terms. Deacon Lakeman lived in the old house in the early 1800s (Merrill 1802). During the same period, the adjacent Gilman Garrison was purchased by architect Ebenezer Clifford in 1793 and later owned by his daughters the Misses Elizabeth and Eunice Clifford. Among the first houses in the study area was one that stood in the early 1900s opposite Mr. Fogg's blacksmith shop (26 South) (Perry 1913:4); it was either 11-13 South or 17-19 South, which is no longer extant.

By the end of the eighteenth century, Exeter's mills at the Upper and Lower dams of the Great Falls, included several saw and grist mills, fulling and flaxseed mills (Perry 1913:1). Water Street between the dams was known as Mill Street (Merrill 1802). A woolen carding factory was built by Nicholas Gilman in 1803. There was a starch mill next to the bridge (now site of 4-10 Franklin). Other local industries were the production of men's hats in small shops, and printing and book binding. There were several tanneries in town and related saddlery, harness-making and carriage making businesses developed. The courthouse stood in the square where the bandstand is now and Front Street was originally called "Court Street." It was the location of large dwellings, law office, churches and taverns, as well as Phillips Exeter Academy (Merrill 1802).

1826-1842: Subdivision and Development, Exeter Manufacturing Company, Machine Shops

Residential development of Franklin and South streets began in 1826 when the "trustees of the donation made to the Church of the New Meetinghouse by Nicholas Gilman, Jr." subdivided the land into lots and disposed of them through 999-year leases (Bell 1888:195). The Trustees at that time were Oliver Peabody, John Rogers and Joseph Tilton, Jr. Franklin Street was laid from the main road at the bridge, parallel to the riverbank, with South Street at a right angle. The old house was moved away. Nineteen lots were created, most of them five rods (82.5') wide and ranging in depth from 12 to 16 rods (198'-264') deep. The largest contained about a half-acre and the smallest under a tenth of an acre. Bow Street was laid out at that time (Plan 171A). The Clifford family owned the land to the northeast (now Clifford Street).

The 1826 plan shows the names of the original lessees. Daniel Melcher owned lot #19 at the upper end of the street (site 1 Franklin) and also #3 which he sold in 1829 (site of 29 Franklin). George Smith sold No. 2 in 1828 (site of 15-17 Franklin). Nicholas Gilman Esq. owned No 5 (site of 43-45 and 47 Franklin). Freese Dearborn was the owner of Nos. 14 and 15 (until 1844 - Deeds 317:117, 313:339). John Lovering owned lot Nos. 16 and 17. Joseph Hoit owned Lot 4 on the corner of South and Franklin (Plan #171A). To the south of the subdivided land, a large tract of the "Pious use land" was purchased by John Moulton and was long known as Moulton Field.

One of the first to erect buildings on his lots was Captain Nathaniel Gilman (1793-1858) who acquired Nos. 8, 9, 10 and 13 on the riverfront side of Franklin Street. This Gilman was "one of the most energetic men in town" and bought up all of the land he could (Perry 1913:15-16). He was the owner of the large hay field on the northeast side of the river off of High Street (now PEA playing fields). He built the Long Block on the corner of Water Street near the bridge ca. 1826 as a four-unit tenement to house workers of nearby mills. Deeds suggest that most of the original lessees did not build, but transferred their land a few years later. Some of the transactions involved men who were carpenters or joiners and possibly they were involved in the construction although there is no evidence of it in the documents.

Most of the initial construction in this area coincided with the establishment of the Exeter Manufacturing Company in 1827 and construction of the factory on the north side of the river in 1828-1830. Limited company-owned housing was built near the mill. Most was privately-owned and workers lived in a mix of rentals and tenements. In the early years, female employees were required to live within a five-minute walk of the factory, which created housing demand in the immediate area. Franklin and South streets offered flat open land on the edge of the downtown, within a quarter-mile of the mill.

The first houses were a mix of investments and owner-occupied dwellings. Home-owners worked at crafts and trades. They included carriage makers Daniel and James Melcher (sites 1-9 Franklin) and Lewis Mitchell (25 Franklin), painters Almon Sawyer (15-17 Franklin) and William York (11-13 South), and carpenters John Lougee (29 Franklin) and Jacob Brown (12 River). Their houses were built between ca. 1829 and ca. 1835. The lot at the end of Franklin Street (site or #48) was purchased by the Baptist Christian Society from James Wiggin in 1830 and the Christian Chapel was in use until ca. 1860 (Deed 262:39; Bell 1888:204). The riverbank near the bridge via a right-of-way at the Long Block was the site of baptisms. In 1832, the Clifford family sold land at the upper end of Franklin Street (Deed 267:374) to allow for straightening or enlarging the street. Franklin Street terminated at the river. The upper end of River Street also provided access to the riverfront. It was shifted over from the original layout, sometime after 1845 (Dow 1845).

Machine shops were required to make and maintain equipment for the cotton mill. The large brick building on South Street (12-26 South) dates from the initial period of development in the area and was built in two sections, originally containing machine shops and later carriage shops. Deeds suggest that many local businessmen shared ownership of the building. James Derby was a machinist who undertook a series of businesses in Exeter. Around 1830 he had a large operation on Water Street, employing a number of men and apprentices (Directory 1872). In 1840 he established a machine works in the brick shop on South Street, where he was in business for ten years (Bell 1888:346; Perry 1913:2). The western part directly opposite the end of Bow Street is the original building.

The manufacture of carriages became a major business in the early 1800s. At first most carriages were sold in New Hampshire and Maine. The first carriage manufacturers included: George Smith, James, William, Joseph and Woodbridge Odlin, Robert and Henry Shute, Oliver Towle, William and Joel Lane, Benjamin Brown, John Dodge, Daniel Melcher, Lewis Mitchell and Oren Head (Directory 1872; Bell 1888:344). Many of them lived and worked in this area or nearby on Court Street. Daniel Melcher (1799-1874) and then his son James F. Melcher were in business from the 1820s (site of 1 Franklin). Lewis Mitchell had a shop behind his house (25 Franklin) in the 1830s and the shop of J. and O. Head who came to Exeter in 1833 was on the opposite side of the street (Perry 1913:17; Dow 1845; Chace 1857).

Downtown Exeter was a hub of transportation in the region as the location of the county courthouse, academy, mills and businesses. Court Street, laid out in 1834 across the fields south of Front Street, was named for the new Court House built in that same year (at 32 Court) (Bell 1888:129; Perry 1913:4). After a fire in 1841, a combination town house and court rooms was erected that still stands in much altered condition on the corner of Court and South streets. Land for a continuation of Court Street was acquired from the John Moulton estate in 1836. The new road to Kensington shortened the stagecoach route to Boston. Large houses were built along both sides of Court Street in the 1830s-40s.

A new street from Court Street to a riverfront landing was laid out at the end of the 1830s, and is now the west end of South Street and River Street Extension. It crossed land owned by lawyers James Bell and Amos Tuck who purchased a four-acre parcel adjoining the Court House lot from the trustees of the Nicholas Gilman Jr. land in 1837 (Deed 290:17). Clifford Street was laid out during this same period across the Clifford property associated with Gilman Garrison. The existing pattern of streets was in place by 1845 (Dow 1845). At that date, the area contained two carriage shops, the brick machine shop, a chapel and about fifteen dwellings (Dow 1845).

1842-ca. 1875: Railroad Era, Irish and English Immigrants, Textile Mill, Carriage-making

The construction of the Boston and Maine Railroad west of the town center in 1842 shifted the focus of new steam-powered industrial development away from the river. All new heavy industry was concentrated near the railroad corridor and Exeter's residential neighborhoods from the second half of the nineteenth century were located west of the original town center.

The Exeter Manufacturing Company (EMC) remained the largest employer and a focal point of the downtown. Other water-powered industries came to an end. The mills drew immigrant families to the community, including many who arrived from Ireland in the 1840s. The first Catholic Mass was said in Exeter in 1849 and St. Michael's Catholic Church was built four years later. In this neighborhood, a chapel was built by the Advent Society on the northern side of Clifford Street (site of 9 Clifford) in 1852 (Bell 1888:207, 210; Chace 1857). On Court Street, a high school was built next to the town house in 1847 (part of 32 Court). This became the public library after a new town hall was built on Front Street in 1855 (Chace 1857). The first buildings on River Street Extension behind the town/court house were erected in the late 1840s.

The Derby machine shop building (12-26 South) was enlarged to the northeast and the upper end of River Street shifted over sometime after 1845. In 1847, the New England Pipe Company was established by Capt. Derby, with J.L. Robinson, William Odlin, J.B. Richardson, S. T. Sanborn and others. The company manufactured gas and steam piping and employed a large number of men. They occupied the western half of the building and Derby's machine shop was in the east. During the same period, a blacksmith shop stood at 30 South Street. A foundry operated on the corner of River and River Street Extension (site of 19 River) (Chace 1857).

Tanning and carriage-making were the next largest industries in Exeter, behind the textile mill. The carriages were shipped to the South and West (Bell 1888:344). Several of the carriage manufactories were in this area. In 1845, Oren Head purchased land on the new street from the courthouse to the river (Deed 318:226) and built a carriage factory on the site of 38-40 South. Head formed a partnership with Asa and Nathaniel M. Jewell in the 1850s (Directory 1872). J.F. Melcher ran the carriage shop on Franklin Street in the 1850s-70s (Chace 1857; Sanford & Everts 1874).

By the 1850s, the Franklin-South Street area contained the brick machine shop, pipe shop, blacksmith shop, foundry, two carriage manufactories, two chapels and about twenty-five houses (Chace 1857). Many people lived near their place of work. Residents of this (approximate) area of town in 1850

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included: six machinists, seven blacksmiths, four carriage makers/builders, two carriage trimmers, two wheelwrights, a gas pipe maker, two pipe welders and three brass founders. Four carpenters, two cabinetmakers and a painter lived in the area, as well as a stone cutter and a stone mason. There were four shoemakers, seven laborers, two farmers, one trader, one clerk and one printer in the vicinity (Census 1850). The employment of women and younger household members was not recorded in 1850, so no-one in the neighborhood was listed as working in the cotton mill, although they must have done.

As of 1850, the majority of area residents were New Hampshire natives. Many had recently moved from Massachusetts, and a few people were from Maine, New York and Vermont. Some families were inter-related. The first foreign born residents came from England (9 people), Ireland (7) and Scotland (5) (Census 1850) in the 1840s. By 1860, there were more than twenty-five people from Ireland and ten from England in this approximate neighborhood. They were employed in the cotton mill and as laborers. Several (English-speaking) Canadians also lived in the area (Census 1860). Increasing numbers of people worked in the cotton factory. Men were overseers, spinners and weavers. The 1860 census recorded the occupations of women who worked as mill operatives and weavers. Daughters of area families and some wives worked in the mill and individual young women boarded with them. Other women worked as seamstress, dressmaker, milliner, laundress and domestic (Census 1860). The long-time residents did not always welcome the new arrivals. In 1868, when elderly Daniel Melcher sold part of his property on Clifford Street to James Wiggin, he stipulated that Wiggin would not sell, lease or permit the premises to be occupied by any Irishmen (Deed 422:455). Some of the first families to settle in the area lived in their homes throughout this period: Melcher (site 1-9 Franklin), Mitchell (25 Franklin), Lougee (29 Franklin) and Brown (12 River) (Dow 1845; Sanford & Everts 1874). Other mid-nineteenth century residents who were members of long-time Exeter families were Wetherell (8 River Street Extension), Thurston (21 Bow), Dearborn (14 Bow) and Chase (47 Franklin).

The railroad depot west of downtown became the focus of all new industrial development in the post-Civil War period. The Exeter Iron Foundry commenced in 1869 and employed twenty men. The brass works employed twenty also (Directory 1872). A new large carriage factory, the Clarke Carriage Works, opened on Railroad Avenue in 1871. In all of Exeter as of 1872, about forty men worked in carriage related businesses (Directory 1872) and there were three carriage shops in this neighborhood. In this neighborhood, the brick carriage shops (12-26 South) were purchased in 1873 by carriage maker and blacksmith Andrew J. Fogg and carriage painter Ivan Purrington who each owned half of the building for several decades. At the same time, the Head and Jewell carriage shop closed after a fire and in 1873 the site and remaining buildings, shafting and piping were sold to builders Charles E. Warren and John Brown (Deed 453:294). Brown and Warren, who established a saw and planing mill on the site, had been in business from 1858 and were responsible for construction of many buildings in town. At the river's edge on River Street (now site of electric station), two ice houses were built around 1870 and owned by Daniel Sanborn from 1872 (Deed 434:414).

According to Exeter's first city directory of 1872, the male residents of Franklin, South, River and other area streets included five Exeter Manufacturing Company employees, eight laborers, four carriage makers, a carriage painter, four blacksmiths, an iron founder, a wood turner, a woodworker, a soap maker, a shoemaker and three carpenters (Directory 1872). Over a dozen households were headed by widows. Teenage boys and young women of about a third of the families worked in the cotton mill (Census 1870).

1876-ca. 1900: Industrial Expansion, Polish and German Immigrants

In 1876, the Exeter Manufacturing Company undertook a large building campaign, adding steam power and nearly doubling the capacity of the textile mill. Repairs were made after a fire in 1887. Another large addition was made in 1894. Many mill workers settled in this neighborhood, which was within easy walking distance of the factory. New infill construction took place on subdivided lots. The Long Block (4-10 Franklin Street) was owned by EMC as worker tenements (Hurd 1892).

By 1880, the cotton mill employed the largest number of area residents. Ten heads of households worked there. More than thirty additional family members and boarders also worked in the mill. Four men worked as blacksmiths, one as a carriage painter, one as machinist, and one in the brass foundry and one in the iron foundry. Four men were painters, one a carpenter and one a stone cutter. A soap maker, a baker, two tin peddlers, a railroad laborer, eight day laborers, two hostlers and a grocer also lived in the vicinity (Census 1880).

A few properties remained in some of the same families through the late nineteenth century. Longtime owners were Dearborn (14 Bow), Harris (site of 19 Bow), Lougee (29 Franklin) Wadleigh (site of 17 South) and McDuffee (sites 14-24 Franklin), but all of these were rental properties. No members of the earliest families remained in the area (Hurd 1892). Irish families purchased homes, including Ford (15-17 Franklin), Bruce (10 Bow), Hartnett (4-6 South), Mullen (10 South), and Graney (12 River). The first Polish and German immigrants arrived in Exeter in the 1870s (Census 1880). Most were Catholic and attended St. Michael's Church, built in 1879. They worked primarily in the cotton mill and some at specific trades. German families moved into this neighborhood in the 1880s-90s: Huth (17 River), Schmidt (19 River), Kreuger (Kruger) (21 Bow), Kurz and Rohr (38-40 South). The 1890s were a period of Polish immigration. They came mainly from southern and southeastern Poland, which was then part of the countries of Russia, Prussia and Austria. Poland did not become an independent state until 1918, so people reported differently to the census taker, some stating they were Polish and others declaring the nation of their birth. Because of the Americanization of some last names, related families often ended up with different names.

The Franklin-South Street neighborhood remained a mixed-use area. Brown and Warren were dealers in prepared lumber, lath, clapboards, moldings and millwork, in addition to their construction business (Directory 1888). The saw and planing mill was steam powered, fueled by the wood shavings (Sanborn 1892). Both owners and their families lived on Pine Street. The old Christian chapel on Franklin (site of 48 Franklin) was used as a carriage shop by Edward Adams, then as a livery stable in the 1880s (Deed 477:230). E.G. Towle had a livery stable in the rear of 15 Bow. Court Street around the corner was the location of several blacksmith shops and a large livery stable (Sanborn 1898). The River Street ice houses were purchased in 1899 by the Exeter Ice Company (Charles E. Warren, Charles J. Johnson and Henry C. Field) (Deed 568:275). They acquired the stable at 48 Franklin Street for horses, wagons and tools (Merrill 1988:50). The commercial laundry was a new type of business that employed several area residents by the 1890s.

The carriage industry carried on through the end of the nineteenth century, the focus more on repairing and painting than manufacturing. According to one local historian, carriage making died out, "For want of some enterprising and energetic men to succeed the older ones and combine the separate establishments according to modern methods" (Perry 1913:18). William H. Irvine had a small carriage shop at 9 Clifford Street from the 1880s. Ivan Purrington did carriage and sleigh painting and sign painter, in the west half of the brick shop and A.J. Fogg repairing and blacksmith work in the east (Directory 1897; Hurd 1892).

Increasingly, area residents made the mile-plus commute to work in industries near the railroad depot. Exeter Boot and Shoe Factory, later Gale Brothers Shoe Factory, opened in 1884 on Front Street at

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the railroad tracks. This became Exeter's largest employer with a total of 700 workers by 1894 (Merrill 1988:472) and was responsible for an influx of French-Canadians (Merrill 1876). The 1897 directory listed where all the men and female heads of households were employed. Equal numbers of people (around 15) worked in the cotton mill and the shoe factories. Ten men were laborers. One worked in the foundry and one in the rubber shop near the depot. There were three machinists, four carriage makers, a blacksmith and a carriage painter living in the area, as well as two carpenters, a painter and a slater (roofer). Two people were employed in laundries, one was a grocer and three clerks lived in the neighborhood. There were also a truck man, a gardener and a hack driver (Directory 1897).

Some lots were subdivided for additional houses, most of which were rental properties. A dozen houses were built between 1874 and 1892. The last street to be laid out was Brown's Court, originally known as Moulton's Court, the right-of-way to the Moulton field (now PEA fields). Brown and Warren closed their mill in the mid-1890s and built 38-40 South Street and 11-13 Brown's Court (Deed 1898 560:405; Sanborn 1898). The neighborhood reached its current density, with over fifty buildings.

ca. 1900-ca. 1920: Streetcar and Early Automobile Era, Continued Immigration and Industrial Growth

There has been little new construction since the turn of the twentieth century. The area had a finite edge of development due to the river. Large undeveloped tracts immediately to the south, between Court Street and the River, included the Moulton field (about ten acres) and thirteen acres owned by the Gilman family (Gilman meadows), which were acquired by George Plimpton and donated to Phillips Exeter Academy for playing fields in 1905. Plimpton donated the 250+ acres on the opposite side of the river, including the Gilman estate, to PEA in 1911 (Hazlett 1915:410). This was known as Plimpton Playing Fields Beyond (Aten 2003:58).

Most of the working-class population was made up of immigrants in the early twentieth century. By 1900, fewer than half the residents of the Franklin-South street neighborhood were New Hampshire born. In this part of town, there were roughly twenty people from Ireland, twenty from England, twenty-five from Germany (mostly Polish) and five from Russia (Poland). Fifteen area residents were from Quebec, nine from English-speaking Canada, ten from Maine, a few from New York and many from Massachusetts (Census 1900). A dozen people worked in the cotton mill as weavers, one as a loom fixer and another as a carder. Exeter's two shoe factories, C.S. Bates and Gale Brothers, employed two shoemakers, six shoe cutters, a heel cutter, a laster, a nailer, a trimmer and a fitter from this area. Ten men were laborers; two were carpenters, two painters and three farmers. They also worked as brass finisher (1), brass moulder (2), founder (2), iron moulder (1), machinist (1), and blacksmith (4). Two residents were bakers, one drove a milk cart, one was hack driver, one a stable-keeper, two were teamsters and one a railroad section hand. Carriage making still employed several residents (Census 1900). To help newly arriving immigrants, the Brotherly Aid Society of the Blessed Virgin Mary was formed in 1903 and the Polish Ladies Society in 1909. Among the first Polish families in the area were: Mikolyiski (28, then 44-46 Franklin), Zielinski/Linscott of 15-17 River Street Ext. and later 19 Bow, Kujiski/Kujasko (9 South) and Biadez/Broderick (34 River). Many people rented in the neighborhood before purchasing a home there. Several houses were divided or had apartments installed, as rentals or for extended family. There was considerable turnover of real estate during the early 1900s. Only about a half dozen of the names shown on the 1892 map were still in the area in the 1911 directory: C.E. Williams (11-13, 15 South), Mrs. Mullen (10 South), Kruger (21 Bow), Huth (19 River) and Wetherell (8 River Street Ext.).

The Advent Church on Clifford Street closed after a new church was erected on Elm Street ca. 1901 (Hurd 1892; Directory 1907). The old chapel was renovated and enlarged as Star Steam Laundry, which occupied 8 Clifford Street for many years, owned by the French-Canadian Jette family. The laundry employed several women and men who lived in the area (Directory 1897, 1904; Census 1900). The ice business was taken over by Fred Colcord in the early 1900s (Merrill 1988:50), but came to an end with the advent of electric refrigeration. There were historically several landing points along this stretch of the river. In early 1900s, area residents engaged in boat rentals. Graney's or Greaney's boathouse and wharf was associated with 12 River (Aten 2003:13). The Sanborn maps show an outbuilding stood on the riverbank at the east corner of the house (Sanborn 1898). A boathouse was also located at the rear of 24-26 River Street.

Exeter was influenced by the electric railroad and then by the automobile in the early 1900s. The street railway passed through downtown from 1897 to 1925. It ran from the Exeter railroad station to Hampton Beach. The downtown edge of the neighborhood changed with the introduction of automotive service stations at the upper end of Franklin Street. These related to the increasing traffic on nearby Water Street in the early 1900s. State highways were created, including the original South Side trunk line, later the original NH 101, which passed through downtown Exeter, followed by NH 101C (now 27), NH 108 and NH 111. The Irvine family of 9 Clifford shifted from carriage making to automotive work. Albert S. Wetherell of High Street built a garage and auto dealership at 1 Franklin Street in the 1910s (Directory 1918; Sanborn 1924). Star Laundry (8 Clifford) had a Studebaker delivery van from 1913 (Merrill 1988:212) and agencies in Newmarket, Hampton and Hampton Beach (Directory 1918). The Exeter Manufacturing Company shifted from horse-drawn wagons to trucks.

ca. 1920s-1964: Automobile Era, End of Industrial Period

Private automobile ownership increased. Small garages were built on a number of properties in the neighborhood. Some replaced older outbuildings. By the 1920s, six to eight area property owners had automobile garages, in addition to an equal number of stables and carriage barns (Sanborn 1924). A dozen homes had small garages by 1943 (Sanborn 1943). A stop sign was first installed at the end of Clifford Street at Franklin Street in 1932 (*Portsmouth Herald* 6.11.1932). The garage at 1-5 Franklin Street owned by the Wetherell family into the 1940s (Deed 1084:200) and became John Jack Smith's Chevrolet (Directory 1949, 1960). The Riverside Boathouse operated in the rear of 24 River Street (Directory 1960).

The 1920s were the final period of immigration. The Polish American Citizens Society was organized in 1924 for Polish residents seeking to become U.S. citizens (Merrill 1988:146). The Lithuanian Club was formed in 1939. Immigration declined sharply after the Immigration Act of 1924. Quotas were implemented in 1929 based on 2% of the total number of each nationality in the United States as of 1890. This limited the number of immigrants from Eastern Europe more than Western Europeans, while the Western Hemisphere was not included. Immigration was further reduced by the depression of the 1930s. This neighborhood had a strong Polish component by the 1920s. The residents of 14, 19, 34 and 36 River Street, 30, 31 and 33 South, 19 Bow, 29, 39 and 43-45 Franklin were Polish, as were the occupants of 2 and 10 South and 15 South. The Kopka of 11 Brown's Court was Lithuanian. Kusiak of 13 South was from Austria. Families identified as German lived at 21 Bow, 38-40 South, 42 River and 47 Franklin. The residents of 30 Franklin, 32-36 Franklin and 40 Franklin, 2 South, 29 South and 22 River were French-Canadian. One Italian family (Rossi) and a Swede (John Johnson) lived in the area (Census 1920, 1930). A number of the families were inter-related. Many properties remained in the same family for two or more generations.

Adult children living in their parent's household all worked outside the home. As of 1930, over twenty people, including teens and young adults were employed at the cotton mill. Upwards of thirty residents worked in the shoe factories. Greater mobility and introduction of new industries and technologies allowed area residents to work at a wider range of jobs. Two men were garage mechanics and one worked in a tire shop. Two worked for the railroad and one in the coal yard. Three men were town laborers and three were construction laborers. Several area residents worked as laborers and janitors for Phillips Exeter; one was the cemetery caretaker. Young women were waitresses at the academy and the hospital, telephone operators and sales clerks. Local greenhouses employed four men. Two plumbers and a steam fitter lived in the area. Residents worked in a grocery store, fish market and soda shop. One was a barber. Star Laundry employed several people and others worked in home laundries (Census 1930).

After a period of fluctuation, Exeter's population grew during the 1930s-40s. The shoe factories continued in business as Wise Shoe Company and Alrose Shoe through the mid-twentieth century. The Exeter Manufacturing Company out-lived other textile businesses in New England by making industrial fabrics and then synthetics. As of 1952, EMC still employed 450 people. The 1950s saw a population boom of nearly 28 percent from 5,664 to 7,243.

Job commuting became increasingly common. As of 1960, residents of the area included Paul Reneud (32 Franklin) and George Willet (39 Franklin) who worked at the Portsmouth Naval Shipyard, as did Richard Buckley (11 Brown's Court) and Roger Blanchette (40 South). Cornelius Willet of 39 Franklin was a firefighter and Waleryszak of 19 was a clerk. The Smart family of 25 Franklin worked in Haverhill shoe factories and as construction workers. Employees of the Exeter Manufacturing Company included Marcel Bruno (34 Franklin), Theodore Belanger (41 South), Matthew Kucharski (20 River) and Alfred Kreger (40 River). Wise Shoe in Exeter employed Adamski of 33 South and Stephen Krol of 10 South. Zainkoski of 36 River worked at Alrose Shoe. Several area families worked at Phillips Exeter Academy: Baillargeon (22 River), Thurston (8 River Street Ext.), Irvine (9 Clifford. Theodore Kukesh of 19 River worked for the electric company (Directory 1960). Some of the houses remained in the same family through much of the twentieth century.

1964-present: Factories Close, Growth of Seacoast Region

Like the Seacoast Region, Exeter continued to expand during the 1960s-80s. Population growth is reflected in the multi-family conversion of houses in the area. Several houses have apartments added in recent years. There continued to be a mix of owner-occupied and rental properties, with an increasing number of rentals along Franklin Street by the end of the twentieth century.

Local industry came to an end in the late twentieth century. The Exeter Manufacturing Company was sold in 1966 to Milliken Industries, which continued to operate with a smaller workforce. 1966 was the year the Gilman Garrison at the head of Franklin Street was acquired by the Society for the Preservation of New England Antiquities/Historic New England. Parking lots and vacant space were created at the west edge of this neighborhood when buildings were removed from Court Street between Front and Bow streets around 1970. The southeast corner of Bow and Court streets was cleared for construction of a new Public Safety Complex in 1979.

The junction of Water Street, Franklin and Clifford became a busy intersection. One-way traffic on Bow and Clifford streets dates from 1967 (*Portsmouth Herald* 9.20.1967) and one-way patterns were re-configured more recently. Area streets now see considerable traffic as a bypass around the southern edge of the downtown. A series of auto parts and tire stores operated at 1 Franklin Street. 20 Franklin was Seacoast Auto Parts in the 1960s and was purchased by Harold Lampert in 1967

(Deed 1896:460). The Lamperts also purchased 9 Franklin (not extant) 19 Franklin (not extant) and 25 Franklin.

From 1981 to 1983, Nike operated in the former Exeter Manufacturing Company, after which the vacant buildings were converted to apartments in 1987. Exeter's last shoe factories also closed in the 1980s. The Exeter-Hampton Electric Company relocated from South Street in the 1970s and in 1981, the former carriage shops were renovated into condominiums. Condo conversion was popular in the 1980s-90s. On Franklin Street, 32-36 and 44-46 Franklin became condominiums in the 1990s. The Long Block (4-10 Franklin Street) was restored by Allen Lampert in the 1980s using historic preservation investment tax credits. The old laundry (8 Clifford) was a fish market, plumbing supply store and restaurant. It became Blue Moon Market in the 1990s and was remodeled with additions. Allen Lampert acquired all of his parents' properties in 2007 (Deed 4786-2447). In 2008, he purchased the garage at 1 Franklin Street (Deed 4935:308), which was demolished in 2014.

Many area properties have changed hands in the past decades. However, there are still at least half a dozen houses owned by the same family for over fifty years (19 Bow, 38-40 South, 22 River, 22-24 River, 31 River, 15-17 River Street Extension). The predominance of rentals and the garage traffic on the upper end of Franklin Street have influenced the character of the area in recent years. Several of the early nineteenth century houses are now threatened by redevelopment.

20. Applicable NHDHR Historic Context(s)

18. Locally capitalized textile mills in NH, 1720-1920.
35. Heavily capitalized (factory) shoemaking, 1820-1940.
44. Machine tool manufacture, 1840-present.
45. Precision machine shops, 1820-present.
46. Carriage and wagon manufacture, 1820-1900.
88. Automobile highways and culture, 1900-present.
93. Electricity generation and distribution in New Hampshire.
126. The French-Canadians in NH, 1840-present.
127. The Irish in New Hampshire.
128. European and Middle Eastern immigration to New Hampshire.
130. Commerce, industry and trade in New Hampshire village & town centers, 1630-present.

21. Architectural Description and Comparative Evaluation

Summary

The Franklin-South-River Streets Area covers approximately 13 acres along the Exeter River in the southeast corner of Downtown Exeter. The study area contains a total of fifty-nine properties including five vacant lots. It is a primarily residential neighborhood, with a single large brick converted industrial building at the center and mid-twentieth century commercial buildings on the downtown side. A potential Franklin-South-River Streets Historic District includes the intact parts of the area, excluding the empty lots and non-contributing buildings at the edges.

The buildings date from between 1826 and the early 1900s. The architects and builders are unidentified. The neighborhood developed over time. About equal number of buildings date from the 1820s-40s, 1840s-70s, and 1880s-90s periods illustrated by the historic maps. There is a mix of single-family dwellings and larger two-family duplexes, with a few multi-family conversions. Construction is almost entirely wood-frame, except for the brick shop and one brick house. The houses are 1½, 2 or 2½ stories, all with gable roofs. No two houses are the same; only a few were built by a common developer. There are a variety of single and multi-family forms. Some were built as two-family dwellings and others were divided later. A few houses and the large brick building are now condominiums. There are more than twenty single-family homes, just under half of the total. Six buildings were built and used as two-family dwellings, and one as a three-family. At least four single family houses were divided in half in the early 1900s. Several double houses were made into single-family homes. Two or three had an apartment added in the 1920s-30s and six buildings had additional apartments created in the late twentieth century.

Buildings in the area retain varying degrees of integrity. Vinyl siding and window replacement are widespread. Fewer than a dozen houses retain wooden clapboard siding and wooden trim: 26-28, 30, 39 and 47 Franklin, 9 Clifford, 11-13 South, 28, 30, 33 and 41-43 South and 36 River. All of the buildings from the 1820s-40s have foundations with granite block underpinnings and mortared rubble stone below grade. Brick foundations were built from the 1840s into the early 1900s. The roofs were mostly wood shingled into the twentieth century when asphalt was adopted. Two houses (15-17 Franklin and 19 Bow) have slate roofs and others may have also. Except where noted, all houses now have asphalt shingle roofs. Most buildings have replacement window units installed in the past two decades. Early 6/6 and 9/6 windows remain on 29 Franklin Street and 39 Franklin. 2/2 windows were adopted in the late nineteenth century. A few houses retain original windows of this type (28 South, 45 South, 11 and 13 Brown's Court). Many of the oldest houses received new 2/2 windows in the late nineteenth or early twentieth century. Some remain and others have been replaced more recently. Historic photographs show that 25, 39, 47, 26-28 Franklin and 11-13 South all had 2/2 windows, with working louvered wooden shutters.

Fifty-one (51) properties (parcels) form the potential Franklin-South-River Streets Historic District. One site is now the power station. Fifty (50) properties have buildings. There are forty-six (47) contributing primary buildings and six (6) contributing outbuildings. Three (3) non-contributing primary buildings and six (6) non-contributing secondary buildings are within the district. Many small modern sheds are not counted.

Pre-1826: Settlement and Early History

The Gilman Garrison (12 Water Street) adjacent to the upper end of Franklin Street is the oldest building in Exeter. The first house that stood within the study area, owned by Nicholas Gilman Jr. in the eighteenth century, was a center chimney, 5 x 2 bay house, set back from Water (Mill) Street and oriented parallel to it about in the middle of the upper end of Franklin Street now (Merrill 1802). It was moved away when the area was subdivided ca. 1826.

The two oldest houses now on Franklin Street were both moved in to this neighborhood from across the river on High Street in the late nineteenth century. 43-45 Franklin Street (Photo 26) is a large 2½-story, 5 x 2 bay house converted as a duplex. Next-door, 39 Franklin Street (Photos 23-25) is an L-shaped Federal period house, with a second unit at 2 South Street. Another early relocated house stood at 14-16 Franklin Street from 1855 to the 1940s. Known as the Dean House it was a 1½-story house with gambrel roof (see historic photographs). It was the top part of what had been a 2½ story house, built in 1725 and moved from the site of the 1855 town hall.

1826-1842: Subdivision and Development, Exeter Manufacturing Company, Machine Shops

The first construction in the area took place in the early 1800s when single-family homes were built on Franklin and the upper end of South Street. The houses erected in the initial 1820-30s period are all similar in size, form and proportions. They are 2+ stories, with a low attic under the gable roof. A narrow 5 x 2 bay form, with an original kitchen ell, was typical. Twin chimneys are located in the end or back walls and the floor plan had a center entry and hallway. The houses built in the years around 1830 reflect the transition from the Federal to Greek Revival styles. The most unaltered example is 25 Franklin Street, 5 x 2 bays with twin end chimneys and two back ells (Photo 14). Next-door, 29 Franklin is a smaller version, 3 x 2 bays with an ell (Photos 18-20). 12 River Street had a similar 2½-story form, altered in the late nineteenth century (Photos 90-92). 11-13 South Street (Photos 53-54) was built as a single family house and was the first to be divided into a two-family dwelling ca. 1837 (Dow 1845).

The ca. 1826 Long Block adjacent to the study area at 4-10 Franklin was unique in its elongated four-unit tenement form. A single building in the neighborhood was originally built as a three-family dwelling. 32, 34 and 36 Franklin Street (Photo 22) has a 7-bay façade. Despite renovations, the original form with larger owner occupied unit and pair of apartments remains evident.

Builders on narrow urban lots turned the 5-bay, center entry house sideways, with the 2-bay gable end toward the street. At the end of Franklin Street, 47 Franklin (Photo 28) is an example of this type, with a side-facing center entry and twin end chimneys. 44-46 Franklin Street (Photo 27) was similar. 15-17 Franklin Street (Photos 6-11) has a 2-bay pedimented front gable end and side entry porches. The house was divided down the middle to create the duplex form popular in later periods.

1842-ca. 1875: Railroad era, Irish and English Immigrants, Textile Mill, Carriage-making

The vernacular houses built in this neighborhood during the middle decades of the nineteenth century display minimal architectural detailing of the Greek Revival, Gothic and Italianate styles. Nearby on Court Street, the Town House and High School built in the 1840s were Greek Revival style buildings. Several houses were erected in the area during the early 1840s and more than ten were added between 1845 and 1857 (Dow 1845; Chace 1857).

The large brick building on South Street dates from the 1840s and is the one surviving industrial property in the formerly mixed use neighborhood. Like the houses, it is 2½-stories with gable roof, three bays deep and eighteen bays long along South Street. Houses of the 1840s and after almost universally have brick foundations. Brick was the material for factory construction and commercial blocks in the downtown. The one brick house in this area is 10 Bow Street, built in the early 1840s with the older Federal period center entry, end chimney form, originally with double center entries (Dow 1845). It was built under divided ownership, but was used as a single-family dwelling for much of its history.

Builders increasingly favored the gable end to the street orientation typical of the Greek Revival style. Several two-family dwellings were built in a duplex form, divided down the middle. Lot coverage was maximized and the side entries gave added privacy and separate yards. The houses at 26-28 Franklin Street and 41-43 South Street are similar, both built around 1840. They are the last in the area built with granite block foundations. 41-43 South retains Greek Revival style entries on both sides and one of two brick chimneys (Photos 69-72). 26-28 Franklin has corner pilasters and eaves and two large brick chimneys (Photos 15-17). Another example of this type, 15-17 River Street Extension remodeled into apartments in the early twentieth century (Photos 80-83).

Houses in the area were individually built, in a variety of forms. A 1½-story, 5 x 2 bay, two-family house at 9 River Street Ext. has a single Greek Revival style front entry with interior vestibule (ca.

1848) (Photos 86-87). 34-36 South was a similar 1½-story house of the 1840s, divided as a duplex in the early 1900s (Photos 67-69). A smaller mid-19th century house was 1½-stories 3 x 2 bays at 21 Bow Street (ca. 1855) (Photo 45). 28 River is a small 3 x 1 bay house built ca. 1865 (Photo 105). 29 South (Photo 62) and 30 South Street (Photo 63) are oriented gable end to street, with side entrances, both built around 1870. 45 South Street (Photo 73) is from the same period.

The side hall plan with entry to one side of the façade and stair hall along the outside wall was adopted during the Greek Revival period. 30 Franklin Street is a 1½-story side-hall with high brick foundation built ca. 1850 (Photo 21). 31 South was built with a combination of Greek Revival and Italianate elements ca. 1860 (Photo 64). The 2½-story side hall at 8 River Street Ext. is a late example of the Greek Revival style (Photo 84). 9 South Street was built ca. 1870 (Photos 50-51).

1876-ca. 1900: Industrial Expansion, Polish and German Immigrants

Between 1874 and 1892, about twelve new buildings were added to the area, including at least two older houses that were moved in from elsewhere. Most of the industrial buildings were removed by the end of the period.

The most high-style dwelling in the neighborhood was built next to the carriage shops in the mid-1870s. 28 South Street has the cross-gable form popular in the Italianate period, and cornice brackets, bay window and side porch (Photo 61). Several late nineteenth century houses have the same narrow 2- to 2½-story gable front form with side entry. The facades feature a two-story bay window; 10 South (Photo 52) was built ca. 1880, 15 South (Photo 55) ca. 1890 and 9 Clifford in the 1890s (Photos 32-33).

The area contains several late nineteenth century 2½-story side hall plan houses, including a pair built ca. 1880 at the upper end of River Street. 17 River (Photos 94-96) is well-preserved with bay window and porches and 2/2 windows, while Number 19 (Photos 94, 97) is the same form with a large side addition. Another pair of similar 2½-story side halls was built on Brown's Court in the 1890s- 11 and 13 Brown's Court (Photos 77-79).

Two-family dwellings took the 2½-story gable front duplex form used since the mid-1800s. 38-40 South Street, built ca. 1895, has entry porches on both side elevations. The house at (32-) 34 River Street built ca. 1890 was converted to single family use more recently (Photo 108). 37 River, recently demolished, was another house of this type, with apartments added later. Other two-family houses were 4-6 South (Photos 48-49) and 24-26 River Street (Photos 102-103).

ca. 1900-ca. 1920: Streetcar and Early Automobile Era, Continued Immigration and Industrial Growth

Two new houses were erected in the early 1900s. 33 South Street built 1901 retains integrity as a 2½-story, side hall plan house (Photo 65). 19 Bow Street was built on the site of an older house ca. 1908 (Photo 43). The 3 x 2, 2½-story, center entry form lent itself to two-family conversion in the mid-twentieth century.

ca. 1920s-1964: Automobile Era, End of Industrial Period

The only 1940s house in area is located at 12 Clifford Street; a small 3 x 1 bay cape with small garage. At the end of Franklin Street, a Ranch style house was built in the 1950s on the site of the old chapel (48 Franklin). Dwellings on upper Franklin Street were demolished during this period and one removed from River Street.

1964-present: Factories Close, Growth of Seacoast Region

Within the last fifty years, only two new houses have been added to the area. A late twentieth century split-level type house stands on the site of an earlier dwelling at 44 River Street. A gambrel-roofed

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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

house and garage are located on the corner of South and Bow (17 South) where one of the earlier buildings in the area formerly stood. Several more Franklin Street houses were removed and buildings along Bow Street west of the study area were demolished.

Table of Properties

Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
1(5) Franklin Street	072-070-0000	--	Out	Early 20 th c. garage demolished 2014	1, 2, 5
9 Franklin Street	072-071-0000	--	Out	Vacant lot	4
15-17 Franklin Street	072-073-0000	ca. 1830	C	2½-story, gable front, entries on sides, Federal/Greek Revival, duplex ca. 1900	1, 6-11
19 Franklin Street	072-122-0000	--	Out	set back, parking lot, house demolished recently	--
20 Franklin Street	072-072-0000	1960-70s	Out	automotive garage, built 3 sections	12, 13
25 Franklin Street	072-075-0000	ca. 1831	C	Federal style, two stories, 5 x 2 bays, twin end chimneys 1930s 3 apts.	1, 14
26-28 Franklin Street	072-074-0000	ca. 1840	C	2½-story, twin chimneys, gable front duplex	15-17
29 Franklin Street	072-077-0000	ca. 1833	C	Federal, 3 x 2, end fireplace chimney, now 3-family	18-20
30 Franklin Street	072-076-0000	ca. 1850	C	1½-story, high basement, side-hall. Two-family 1920s.	15, 21
32-36 Franklin Street	(32)072-078-0003 (34)072-078-0001 (36)072-078-0002	ca. 1840	C	7 bay, 2½-story, 3 units, now condominiums,	22
39 Franklin, 2 South Street	072-083-0000	ca. 1800/ moved 1885	C	2-story, 5 x 2 bays, L-shaped, two-family, now 4 units	23-25
43-45 Franklin Street	072-082-0000	ca. 1800/ ca. 1875	C C	2½-story, 5 x 2 bays, twin chimneys, moved from elsewhere. 2-family ca. 1910 Garage	26

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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
44-46 Franklin Street	(44)072-079-0000 (46)072-079-0001	1830	C	2-story, gable front, side entry, large new addition. 2 condominiums.	27
47 Franklin Street	072-081-0000	ca. 1840	C	2½-story, 3 x 2 Faces side, single family	28
48 Franklin Street	072-080-0000	ca. 1950	C	Ranch, site of Christian Chapel	29
8 Clifford Street	072-123-0000	ca. 1860-1902	Out	Blue Moon/Star Laundry (Advent Chapel) remodeled ca. 2000	30-31
9 Clifford Street	072-008-0000	late 19th	C NC	2½-story, gable front, with addition Large modern garage	32-33
12 Clifford Street	072-124-0000	ca. 1940	C	mid-20th c. cape small shed	34
10 Bow Street	072-007-0000	ca. 1843	C	Brick Federal house, two ells. Duplex, then single family. Now 4 units	35-38
14 Bow Street	072-125-0000	ca. 1845	C	Single family, now offices. Faces side, ell, Large addition 1980s	39-40
15 Bow Street	072-128-0000	ca. 1860, moved 1970s	out out	Duplex, 2½-story, gable front, entry on side Stable (early 1900s) in rear, now apts.	41, 42
19 Bow Street	072-127-0000	ca. 1908	C NC	2½ stories, 3 x 2 bays. Two-family mid-20 th Outbuilding (former dwelling) set back	43, 44
21 Bow Street	072-126-0000	ca. 1855	C	1½-story, 3 x 2 bays, center entry on side, attached barn	45
4-6 South Street	072-084-0000	ca. 1875	C	Duplex, 2-story, 4 x 2 bays, double center entry	46, 48
9 South Street	072-121-0000	ca. 1870	C NC	Gable front, 2½ stories Outbuilding	50, 51
10 South Street	072-085-0000	ca. 1880	C	2-story, narrow gable front, side entry, 2-story bay window	47, 52
11-13 South Street	072-120-0000	ca. 1829	C	Federal, 5 x 2 bays, twin end chimneys, ell Two-family from 1837	53, 54

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Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
15 South Street	072-119-0000	ca. 1890	C	2-story, narrow gable front side entry,	55
17 South Street	072-118-0000	ca. 1975	NC NC	Modern gambrel Garage	56, 57
12-26 South Street	(12)072-117-0001 to (26)072-117-0008	ca. 1840/ 1840s	C	Historic carriage shop large brick, T-shaped building, built in two sections. 8 condominiums	58-60
28 South Street	072-111-0000	ca. 1875	C	2½-story cross gable, Italianate, single-family	61
29 South Street	072-110-0000	ca. 1870	C	Small single-family. 1½-story, side entry.	62
30 South Street	072-112-0000	ca. 1870	C	Small 1½-story, high posted, entry on side	63, 66
31 South Street	072-109-0000	ca. 1860	C	1½-story high posted side-hall	64, 66
33 South Street	072-108-0000	ca. 1901	C	2½-story side-hall, single family	65
34-36 South Street	072-113-0000	ca. 1848	C	1½ + stories, high foundation, Duplex ca. 1900	67-69, 74
38-40 South Street	072-105-0000	ca. 1895	C	Duplex 2½-story, gable front, entry on side, ell divided down middle	74-76
41-43 South Street	072-107-0000	ca. 1840	C	Duplex, 2½-story gable front, twin fireplace chimneys, Greek Revival side entries	69-72
45 South Street	072-106-0000	ca. 1870	C	Small single-family, set back.	73
8 River Street Ext.	072-114-0000	ca. 1866	C	Greek Revival style, 2½-story side-hall, two-family late 20 th c., retains integrity	84-85
9 River Street Ext.	072-101-0000	ca. 1848	C C C	Two-family, now 3-family rental Greek Revival style, high-posted 1½ + story house, 5 x 2 bays, center entry. Garage ca. 1930s Garage ca. 1950s	80, 86- 88
15-17 River Street Ext.	072-102-0000	ca. 1850	C	2½-story gable front, entries on sides Duplex with rear apt.	80-83
11 Brown's Court	072-104-0000	ca. 1895	C	Single-family, 2½-story, side hall	77, 79

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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
13 Brown's Court	072-103-0000	ca. 1895	C	2½-story, side hall, now 3 apts.	77-79
12 River Street	072-086-0000	ca. 1830	C NC	Single-family, 4-bay façade, three chimneys, Federal, altered late 19 th Garage	90-92
17 River Street	072-116-0000	ca. 1880	C	Late 19th century single family, 2½-story side-hall with cross gable. Victorian details	94-96
18 River Street	072-087-0000	1926/ late 20 th	NC site	Electric Substation	93
19 River Street	072-115-0000	ca. 1880	C	Late 19th century, 2½-story side-hall, Stick Style, Large new attached building, garage and residence. Garden shed in rear	94, 97
20 River Street	072-089-0000	ca. 1890	C	Small late 19th century, 1½-story, high posted, 5 bays, center entry. New siding and windows.	98, 99
22 River Street	ca. 1870	1857- 1884	C C	Late 19th century, single-family, 2½-story, entrance on side. 2 x 1 bay with ell. Garage	98, 100- 101
24 River Street rear	072-093-0000	1997	NC	Boathouse, set back on riverbank.	104
24-26 River Street	072-091-0000	ca. 1880	C	Duplex, 2½-story, 4 x 3 bays, double center entries, vinyl siding and windows.	98, 102- 103
28 River Street	072-092-0000	ca. 1865	C	Small late 19th century, single-family, 1½-story, 3 bays, center entry.	105
30 River Street	072-094-0000	ca. 1890	NC	Set back, small house, remodeled	106
31 River Street	072-100-0000	ca. 1860	C	2+ story, 1-room-deep, center entry, large front addition	107
34 River Street	072-095-0000	ca. 1890	C	Late 19th century, 2½ stories, 2 x 2 bays, gable front, entry on side. Duplex, now single family,	108
36 River Street	072-096-0000	ca. 1890	C	1½-story side-hall with large side addition	109

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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
				Single-family	
35-37 River Street	072-099-0000	--	out	House demolished. Owned by PEA.	--
44 River Street	072-098-0000	ca. 1980	out	Modern split level Garage	110

FRANKLIN STREET

1 Franklin 072-070-0000 Vacant Lot Out of district Photos 1-2, 4-5

The early twentieth century concrete block automotive garage that stood on the corner of Franklin and Clifford streets was demolished in 2014 to make way for new development. This was the garage of Albert S. Wetherell who was an early dealer of Buick cars and Goodyear tires in the 1910s (Directory 1918; Sanborn 1924). In the nineteenth century, the carriage shop and home of Daniel Melcher had stood on the site (Bell 1888:31; Census 1850; Chace 1857). The house was moved in 1920 to Epping Road to make way for garage expansion. Jack Smith Chevrolet was located at on this site during the 1940s-50s. Allen Lampert, Towitall LLC, acquired the property in 2008.

9 Franklin 072-071-0000 Parking lot Out of district Photo 5

This narrow 0.3-acre is now under the same ownership as the adjacent garage site (1 Franklin). The early 1800s house formerly on the site was the home of carriage manufacturer James F. Melcher (1799-1874) who was in business with his father next door (Chace 1857; Directory 1872). Harold and Frances Lampert purchased 9 Franklin in 1972 (Deed 2154:232). The lot is now fully paved as asphalt parking lot adjoining the adjacent garage lot.

15-17 Franklin 072-073-0000 ca. 1830 Contributing Building Photos 1, 6- 11

The first house now extant on the west side of Franklin Street is a transitional Federal/Greek Revival style house. Oriented gable end to the street, it is 2½ stories, 2 x 4 bays, with a pedimented gable end and entrance porches on both side elevations. Originally a single-family dwelling it was converted into a duplex ca. 1900. The porches open at the front and enclosed along the sides of the house, are similar and the entry surrounds match. However, the northern porch is on granite blocks and the south on brick, suggesting that the latter was added. The door surrounds with sidelights and semi-elliptical arched tops, one with louvered fan, could be Colonial Revival rather than original. The foundation of the house consists of granite block underpinnings and mortared rubble-stone below grade, which is now exposed as the terraced lawn has eroded. The only exterior changes since ca. 1900 were vinyl siding of walls and trim and window replacement. This is one of two houses in the area retaining a slate roof. The two brick fireplace chimneys are also intact. The 0.08-acre parcel includes a minimal front yard and asphalt parking area on the side and rear.

George Smith, chaise-maker, acquired this lot (No. 2) in 1826 (Deed 253:116). When he sold the lot to James J. Wiggin (yeoman) of Stratham in 1828, buildings were not mentioned (Deed 253:118), nor when Wiggin sold to painter Almon Sawyer in 1829 (Deed 258:24). Ten years later, Sawyer sold the northern half of Lot 2 with buildings to tailor Thomas Sullivan who had a shop on Water Street (Census 1840; Dow 1845; Merrill 1976). From 1845, this was one of many properties owned by Abner Merrill, wool dealer, who lived on Water Street (Deed 318:195; Chace 1857; Census 1860; Directory 1872). Later it was owner-occupied again, by Irish laborer John Ford, his wife Johanna and four children (Deed 430:43; Hurd 1892; Census 1880). In 1885 they had a laundry in part of the house (Sanborn 1885). A second dwelling was built in the rear (19 Franklin, not extant) (Wellge 1884). 15-17 Franklin was divided into two rental units around 1900 (Census 1900, 1910; Sanborn

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1904). In 1916, the Ford heirs sold to Anthony and Katerine Waleryzak, who lived in the rear house (Deed 692:156; Directory 1927, 1960). They were from Poland and he worked in a shoe factory (Directory 1927; Census 1930, 1940). Polish tenants of this house included Tzegan Wasiewski and Stephen Krol (Directory 1927).

19 Franklin 072-122-0000 Parking lot Out of district N/A

A 0.16-acre vacant lot behind 15-17 Franklin Street was the site of a nineteenth century house; 2½ stories, gable end to the street, with a long ell, and a stable at the back of the lot (Sanborn 1924). This was subdivided from 15-17 Franklin Street in the 1950s. The property was acquired by the Lampert family in the 1970s and became a parking area for their automotive business across the street.

20 Franklin 072-072-0000 Garage, ca. 1960-1970s Out of district Photos 3-4, 12-13

The large automotive garage at 20 Franklin Street is owned in 2014 by Allen Lampert and Tow It All, LLC. It was built in the three sections, the first dates from around 1960. One tall story in height, all sections have flat roofs. The building is seven bays long overall, with five vehicle bays and three different sizes of overhead doors. The façade is vinyl sided and the side elevations are sheathed in T-111. The roofline is defined by a mansard type awning. The building nearly fills the parcel, extending to the riverbank on the northeast. It sits close to the street with a narrow paved parking area in front. North toward Water Street is the Long Block, part of the Exeter Waterfront Commercial Historic District.

The garage occupies the site of several early 1800s houses (Sanborn 1924) owned by N. Gilman and then the McDuffee/McDuffy family, who also owned the Long Block (Dow 1845; Chace 1857). 14-16 Franklin was the so-called "Dean House," an early 1700s house moved here in 1855 to make way for a new town hall. It was a rental property many years and was in disrepair by the early twentieth century (Moore 1913). The house burned in 1941 and John E. Smith of Jack Smith Chevrolet across the street (1-5 Franklin) purchased the lot (Deed 967:239). The house at 20 Franklin was also demolished before 1950. It had been occupied by long-time landlord John P. McDuffy late in life, when he was arrested for shooting a police officer and committed to the State Hospital in 1924 (Rimkunas n.d.). The new building erected around 1960 housed White's Sporting Goods. The property was acquired by Seacoast Auto Parts in 1965 and leased the following year to Harold Lampert (Deed 1835:386). 22-24 Franklin stood until the 1970s when the garage was enlarged by Lampert (Deed 2174:214). Exeter Auto Parts and Al's Muffler operated here.

25 Franklin 072-075-0000 ca. 1831 Contributing Building Photos 1, 6, 14

This early nineteenth century single-family dwelling is now a three-unit rental under the same ownership as the adjacent parcels. The house is characteristic of the Federal period in its two-story, 5 x 2 bay form, with twin end chimneys. The center entry trim reflects the transition from Federal to Greek Revival style. The widely spaced pilasters and full entablature are typical of the latter; the semi elliptical louvered fan of the former. The sidelights are filled in and the door is a replacement. The house has a granite block foundation. The walls are vinyl sided and the roof is asphalt shingled, like nearly all houses in the area. Trim is also vinyl or aluminum. The windows are 2/2 double-hung sash from the late nineteenth or early twentieth century. There are two 2-story ells, one original and one added prior to 1862 when a "new ell" is mentioned in a deed (Deed 396:207). Both ells have a stove chimney at the rear. The older northern ell has a side door with Greek Revival trim. There is a narrow sloping front lawn. The small back yard is entirely paved as parking lot. Previously, the parcel extended into what is now the back yard of 9 South Street and included a stable with apartment which is now the much altered outbuilding of 9 South (Sanborn 1904; 1911).

This was part of the land subdivided for 999-year lease in 1826. In 1831, the southern half of Lot No. 2 was sold to chaise-maker Lewis Mitchell (1805-1862) and the house was built not long after (Deed

262:271; Deed 263:138). It was the Mitchell home for more than sixty years. There was a carriage shop in back. Lewis and Fanny Mitchell had seven children (Bell 1888:31; Census 1850). In the late nineteenth century, Mrs. Mitchell and daughters, working as music teacher and milliner, lived here (Directory 1872). 25 Franklin was converted into three apartments in the 1930s. The owner-occupants John and Theophelia Conner (from Poland) had previously rented elsewhere in the neighborhood. Their tenants were Polish families employed in the cotton mill (Census 1930, 1940). The Lampert family acquired this house in the 1980s.

26-28 Franklin 072-074-0000 ca. 1840 Contributing Building Photos 3, 16-17

The first extant house on the northeast side of the street is a large, 2½-story, 2 x 4 bay building oriented gable end to the street. It is a symmetrical duplex, with entries centered on the side elevations. Twin brick fireplace chimneys pierce the ridge of the gable roof. The foundation is granite block. The walls retain wooden clapboards and wide corner boards. The windows have molded trim. The double-hung windows are vinyl 1/1 replacement units. The entry porches have shed roofs and the northern porch retains turned posts from the late nineteenth or early twentieth century. The house sits close to the street. A small back yard is bordered by the riverbank. Like all houses along Franklin Street, it previously had a detached back shed set near the river (Sanborn 1924, 1943).

The northern lots along this side of Franklin Street were owned by Nathaniel Gilman (Plan 1826) who built several rental properties. This building may date from before 1845 when a house of this form stood in the vicinity, though not on this exact site (Dow 1845). In 1855, Gilman deeded Jarvis McDuffee and Samuel E. Brown, land and buildings from the Long Block to opposite South Street (Deed 358:301). Jarvis McDuffee (1812-1895) who became the owner of this house was a prosperous farmer on Newfields Road (Chace 1857; <http://trees.ancestry.com/tree/19112827>). His adopted son John Parker McDuffee inherited his properties (Hurd 1892; Census 1900). In the early 1900s, 26 Franklin was rented to Cornelius and Hannah Manix. They were Irish and he worked as a laborer, while sons John, Thomas W. and Cornelius Jr. worked in the spinning mill, shoe factory and machine shop (Census 1910). The second unit was occupied by Polish shoe factory worker Mikolyiski who later moved to 44-46 (Census 1910). In 1916, McDuffee sold to the Manix family (Deed 711:16). Thomas Manix lived in #26 and automotive mechanic Cornelius Manix Jr., his wife Lucy, and seven children occupied #28 (Census 1930, 1940).

29 Franklin 072-077-0000 ca. 1833 Contributing Building Photos 1, 18-20

On the corner of Franklin and South streets is a 2½-story house, its 3 x 2 bay main block oriented toward Franklin Street. It is a smaller version of the typical Federal period, center entry house type. The low-pitched gable roof has one (parged) brick fireplace chimney rising from the southeast end of the ridge. A chimney was removed from the other end. A small one-story ell with chimney at the back projects from the northwest corner of the house. Windows of the main block appear to retain the original 6/6 sash. The ell has 2/2 from the late nineteenth century. The low attic is lit by a pair of small square windows. The foundation is granite. The walls are vinyl sided and trim covered. The eaves are close cropped. The roof is asphalt shingled. The 0.09-acre lot includes a narrow lawn on two sides, a back yard with driveway accessed from South Street. Previously a shed stood in the back corner of the lot (Sanborn 1924).

This rental property is now (2014) under the same ownership as others on the street. This was Lot 1 in the 1826 subdivision. In 1829, Daniel Melcher deeded the land to joiner Samuel Sinclair of Stratham. Lewis Mitchell acquired this lot in 1831 and the next lot north, where he lived (Deed 262:302). He sold land and buildings on the corner of Franklin and South in 1833 (Deed 268:354). In 1854, this became the home of cabinetmaker and carpenter John Lougee (1793-1869), his wife

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Hannah and five children who moved from Water (Mill) Street (Deed 358:1; Census 1830-1860; Dow 1845; Chace 1857). George G. Lougee acquired the house and owned it as a rental until 1909 (Hurd 1892; Census 1900; Deed 628:146). For many years, the family of Stephen (Tzegan) Majdecka or Majolicka lived here (Directory 1911, 1927; Census 1920). The house passed to daughter and son-in-law Michael Popielarz, a plumber whose children went to work in the cotton mill and shoe shop (Census 1930, 1940). It was their home through the mid-twentieth century (Directory 1949, 1960). The conversion to apartments was more recent.

30 Franklin 072-076-0000 ca. 1850 Contributing Building Photos 15, 30

This small house is a 1½-story side hall, with a high brick foundation. It has contained two dwelling units since the 1920s. The simple building reflects the mid-nineteenth century Greek Revival style. The walls retain wooden clapboards, wide corner pilasters, frieze, molded cornice and eave returns. The entry trim is modern and a new deck and stairs are located on the front. There is a cantilevered one-story bay window. Windows have new sash with 9/6 and 6/6 muntin inserts. Older wooden 6/6 windows remain in the brick cellar walls. Two brick stove chimneys pierce the ridge of the gable roof. A shed addition lines the southeast elevation. The 0.11-acre lot has a small back yard on the riverbank.

This 1½-story house was not shown on the 1845 map. It was probably standing before 1855, when Gilman sold land and multiple buildings to McDuffee and Brown. Benjamin and Eliza Swain were the occupants of the house when it was deeded to them in 1857 (Deed 411:114). Benjamin Swain (1811-1870) was a teamster (Census 1860). Samuel E. Brown (1824-1905) and Mary Ann Clark lived with them. Their relationship has not been identified; possibly they were in-laws (Census 1860). In the 1870s, Mrs. Swain worked in the cotton mill. Her son James (a laborer) and widowed daughter Lucy Langley and her children all lived together (Census 1870; Directory 1872). Samuel E. Brown lived with them off and on (Directory 1897, 1904). In 1906, "the Swain place" was sold to French-Canadians Mary and John Bernard (Deed 588:486). He and his sons worked in the shoe factory. Daughter and son-in-law Augustus Chenevert lived with them (Census 1920, 1930; Directory 1904, 1927) and an apartment was created for another family member in the 1920s (Census 1930). This was the Bernard house many years (Directory 1949, 1960).

32-36 Franklin 072-078-0001, 0002, 0003 ca. 1840 Contributing Building Photo 22

This large, seven-bay long, 2½-story building oriented laterally to the street has been extensively remodeled but retains its overall form and plan. It has always contained three residential units, in condominium ownership since 1996 (Plan C24684). The northern half has a pair of doors under a continuous door hood. The southern half has a single central door. The building sits close to the street. The foundation is brick. The siding and windows, doors and entry porches are new. Older scroll brackets remain in place. Two brick stove chimneys pierce the gable roof. Three large shed dormers were added on the rear and each unit has a separate back deck. The large back lawn extends toward the riverbank at the northeast edge of the lot, which is shaded by large willow trees.

For much of its history, the house was owner occupied, with two additional rental units. In 1849, it was purchased by laborer David Stickney (1791-1870s) (Deed 338:158; Census 1840, 1850; Chace 1857). The 1860 Census shows clear evidence of the three units; occupied by the Stickneys, an Irish laborer and his wife, and a carriage painter and his wife and sons (Census 1860). In the late nineteenth century, Lewis Ritchie owned this house, as well as 44-46 and another in between (not extant) (Hurd 1892). Early twentieth century residents were: Alexander Nowik (Nowak) who worked in a coal yard; teamster Arthur J. Bean; and Edward Booth who occupied #36 for many years (Directory 1911). The French Canadian Willet family lived here later (Directory 1927; Census 1930; 1940).

39 Franklin/2 South 072-083-0000 ca. 1800/ca. 1885 Contributing Building Photos 23-25

On the corner of South and Franklin is an L-shaped, 2+ story dwelling with five-bay facades facing both streets. It has a low-pitched gable roof, hipped at the corner. It is a Federal period building, moved here from elsewhere in town, where it was once a tavern. The 5 x 2 bay main block faces Franklin Street. The center entry has a simple Greek Revival entry from the mid-1800s. The door is recessed and framed by pilasters and entablature with projecting cornice. The South Street elevation also has a center entry, sheltered by a gable roofed door hood on scroll brackets, added in the later nineteenth century. There is a brick stove chimney on the ridge of the main block and one on the South Street ell. The foundation is brick. This is one of few homes in the area with its wooden clapboards, corner boards frieze and cornice. The windows retain wooden sash and molded trim. The first floor windows are 9/6 and the second 6/6, typical of the Federal period. There is a one-story enclosed porch on the gable end and a lean-to across the rear elevation.

The building was moved here in 1885. It was formerly the Wedgewood Tavern and stood on the corner of High Street and Drinkwater Road (Merrill n.d.). Real estate dealer Samuel E. Brown owned this two-family rental and part of 4-6 South next-door (Sanborn 1885; Hurd 1892). The French-Canadian Odett or Audette family occupied 2 South in the 1910s-20s. Willie Audette was a teamster for the cotton mill. His wife worked for Star Laundry (Census 1930). In the 1930s-40, 39 Franklin was rented to Harold Trefethen, a construction laborer whose father was the laundry foreman. The occupant of 2 South in 1940, Agnes McClone also worked at the laundry (Census 1940). In 1960, Henry J. Moulton (2) and George Willet (39) lived here; the latter was one of several area residents who worked at the Portsmouth Naval Shipyard (Directory 1960). Allen Lampert purchased this house in 2005 (Deed 4495:0255).

43-45 Franklin 072-082-0000 ca. 1780/ca. 1875 Contributing Building Photo 26

This large 2½-story, 5 x 2 bay house with center entry is an early house, once a tavern, moved here in the late nineteenth century and divided into two units (one owner-occupied) in the early 1900s. The granite foundation may have been reused. A center chimney was taken down and there are now twin stove chimneys. The older form of the house is evident, but the appearance now is that of a duplex with double front doors. The walls are vinyl sided. The entry porch is rebuilt and the two front doors are modern. The windows are 1/1 replacements. Previously the windows were original 12/12 and the doors were sheltered by a wide hood on scroll brackets from around the time of the move. The house sits close to the edge of the street. There is a small back yard, with a garage in the southwest corner of the lot.

The house was moved here between 1874 and 1884 (Sanford & Everts 1874; Wellge 1884). Originally it was located on the corner of Portsmouth Avenue and High Street and was owned by the Jones family. House carpenter Lois P. Hervey owned the Franklin Street lot by 1874 (Sanford & Everts 1974). In the 1890s, S.E. Brown had a series of short term tenants (Hurd 1892; Directory 1904; Census 1900). Around 1910, the building was divided into a two-family (Sanborn 1904, 1913; Directory 1911). The owners from ca. 1930 were Jacob and Julia Kucharczyk/Kucharski who were Polish. He worked in the card room of the cotton mill (Census 1930, 1940). Tenants included painter Carl Fogg and his wife who worked in the shoe factory (Census 1940). Alfred and Amelia Kreger were the next owners. Theodore and Esther Quandt purchased the house in 1951 (Deed 1228:132) and lived in number 45 (Directory 1960). The present owners are Marshall and Dorothea Quandt.

Outbuilding ca. 1920 Contributing Building Photo 26

A one-car garage with gable roof stands where there has been a one-story outbuilding since the early 1900s (Sanborn 1924, 1943).

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44-46 Franklin 072-079-0000, 0001 ca. 1830 Contributing building Photo 27

This property now consists of two condominiums. It does contribute to the streetscape for its narrow two-story, gable front main block with pedimented end and attic windows. The large brand-new wing addition off the northeast corner compromises its integrity. The original gable front, side entry plan, with the entry centered on the lateral side elevation, is evident. This was a single-family house, with a rental unit from the early 1900s. The house was extended to the rear. The foundation is brick and brick chimneys remain at the ends of the ridge. The walls are covered in vinyl siding. The entry porch is new. The windows are replacements. The new addition is a two-story garrison with two-car garage on the ground floor and living space above.

Lot # 7 in the 1826 subdivision was owned by chaise-maker Henry Shute who sold land and buildings to cordwainer Frederick Folsom in 1832 (Deed 265:338). T. Langley was the mid-nineteenth century owner (Chace 1857). Thomas Langley was a blacksmith whose daughters worked as mill operatives (Census 1860). The rental unit (46 Franklin) was created around 1910 (Directory 1911). Occupants included the Polish Mikolyiski family and German Lawrence Groetz (Directory 1927; Census 1940; Directory 1949, 1960). The building was subdivided into condominiums in 1996 (Plan C-24684).

47 Franklin 072-081-0000 ca. 1840 Contributing Building Photo 28

At the end of Franklin Street, near the river, is a side-facing 2½-story, 3 x 2 house (originally 5 x 2 bays), with its gable end to the street. The original form is clear despite the change in fenestration. Like other Federal period dwellings in the area it has twin end chimneys and a center entry on the long elevation. The foundation is granite. The walls are sheathed in newly replaced wooden clapboards. The windows are new 6/6. There were previously late nineteenth century 2/2 sash. The attic is lit by two small square windows in the gable end. The center entry is sheltered by an enclosed shallow portico. On the rear (southeast) elevation is a large new ell. The riverbank defines the southeast edge of the 0.11-acre parcel.

This has always been a single-family dwelling. In 1840, no buildings were mentioned in the deed from Joseph Hoit to Asa Jewell (Deed 300:80). The house was standing by 1845 when it was occupied by Mrs. Thing (Dow 1845). In 1851, land and buildings were sold by Jewell to Andrew Chase, carpenter (Deed 346:137). The Chase family owned the house into the 1860s (Chace 1857; Census 1860). Miss Kate Broderick was the owner from 1878 until her death in 1894 (Deed 472:28; Hurd 1892). Jacob Barsinski acquired the house in that year (Deed 543:450). This seems to be the same as the German/Polish Bert or Bird family who lived here with in-law Mathias Kriger (Kreger), a German weaver, and his family in the early 1900s (Census 1910). Katie Bird was at this address many years (Census 1930). John and Analda Linscott were the owners from 1938, followed by Alfred Kreger (Deed 941:500; Directory 1949, 1960).

48 Franklin 072-080-0000 ca.1950 Contributing Building Photo 29

The last house on the eastern side of Franklin Street is a mid-twentieth century ranch. The rectangular one-story house with low pitched gable roof is oriented parallel to the street. It has a concrete block foundation and wood shingle siding. Some windows are wooden 6/6; others have been replaced. An exterior brick fireplace chimney is on the gable end. The triangular 0.28-acre lot is open grassy lawn bordered by the river on the northeast. The ranch was a popular small single-family house type in the 1950s.

There were earlier buildings on this site. The Christian Chapel built ca. 1830 was used until around 1860 (Chace 1857; Bell 1888:204). A livery stable was here many years (Sanford & Everts 1874; Hurd 1892). In the early 1900s, the horses of the Exeter Ice Company were stabled there. A small house stood to the side (southeast) (Sanborn 1885) and was occupied by Polish and German families (Directory 1911, 1927). The old chapel building was taken down in 1938 to be rebuilt on Old Town

Farm Road (Merrill clippings files). The house and outbuildings stood into the 1940s (Sanborn 1943). The existing dwelling was probably built for Alfred and Winifred Groetz (Directory 1958, 1960).

CLIFFORD STREET

8 Clifford 072-123-0000 Blue Moon, ca. 1860/ca. 1902 Out of district Photos 30-31

The building now occupied by Blue Moon is comprised of several parts. The large main block is 1+ story gable end to the street, with a shed roofed extension on the northeast side. The original gable front structure of the Advent Church is evident in the northwest corner of the building, on a brick foundation. Additions were built to the side and rear to house a laundry in the early 1900s. The street elevation is sheathed in wood shingles. The northeast elevation toward the parking lot has recently added cross gables, modern siding and fenestration which altered the appearance of the building. The parking lot fills the northeast half of the parcel. The dry cleaning facility and boiler room stood in that area historically (Sanborn 1943) and before that the rear of the Melcher carriage shops were on the site.

The Advent Church was built here sometime after 1857 (Chace 1857). (The previous church was on the opposite side of the street.) It was used by the Adventist congregation for nearly fifty years, until a new church was erected on Elm Street in 1901 (Directory 1907; Wellge 1884; Hurd 1892). The "schoolhouse" label on the Sanborn maps must be erroneous (Sanborn 1885, 1898).

In the early 1900s, the former chapel was moved to a corner of the lot and enlarged into the Star Steam Laundry (Merrill 1988:212). The owner, French Canadian Joas Jette (1861-1944) and his wife Jessie had nine children. The family, who lived elsewhere in town, worked in the laundry and William Jette took over ca. 1930 (Census 1930). Star Steam Laundry became simply Star Laundry (Directory 1927, 1949). The dry-cleaning business expanded to the northeast onto land formerly associated with 1 Franklin in 1937. A boiler plant and dry cleaner were added (Deed 919:331; Sanborn 1943). The Jette family sold in 1949 (Deed 1153:33). Star Cleaners was in business into the 1960s (Directory 1960). Later the building contained the Seafood Center fish market, then a plumbing supply store. Blue Moon has been in business since 1995.

9 Clifford 072-008-0000 Irvine House ca. 1895 Contributing Building Photos 32-33

There is a single dwelling on the northwest side of Clifford Street. The Irvine House dates from the 1890s (Moore 1896). The narrow gable front with two story bay window was a common late nineteenth century form in this area. Entries are located on the side. The 2½-story house was extended in the early with a two story addition on the northeast elevation. There is a rectangular two-story bay window and a 2½-story cross gable on the northwest corner. A one-story addition with shed roof fills the corner where there was a porch historically. The walls are sheathed in clapboards, supported by a painted brick foundation. The windows are 1/1 replacements. A brick stove chimney rises from the ridge.

This was the original site of the Advent Church (Chace 1857). Later the chapel was located across the street (Sanford & Everts 1874; Hurd 1892). Manly Darling of the adjacent Gilman had a carriage shop here (Wellge 1884) and in 1887, the Darlings deeded land and buildings to William H. Irvine (Deed 508:50). He had a shop on the ground floor and residence above (Sanborn 1892; Hurd 1892). In the 1890s, a separate carriage shop was built where the garage is now and the house achieved its present form (Moore 1896). W.H. Irvine died in 1901. Andrew Irvine continued in the carriage business (Directory 1904) and did early automobile work. Mrs. Johanna Irvine took in boarders (Directory 1911). William H. Irvine inherited the property (Directory 1960).

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Garage Non-contributing Building Photo 32

A large outbuilding stands beside the house where there was historically a 2½-story carriage shop. The present building is two stories under a gambrel roof. It is a two-car garage with apartment above, entered by exterior stairs on one end.

12 Clifford 072-124-0000 ca. 1940 Contributing Building Photo 34

Located next to Blue Moon is a small mid-20th century house erected before 1943 (Sanborn 1943). It was built by William J. Minnon Jr. on a lot subdivided from 14 Bow Street, which was owned by his family (Directory 1949, 1960). The one-story house is 3 x 2 bays with a center entry. The foundation is constructed of oversized bricks. The walls are vinyl sided. The windows are new 6/6. The center entry is sheltered by an enclosed portico. The house is centered on the small 0.1-acre lot. There are small front and back lawns and a driveway on one side. This has always been a single family dwelling. A shed stands in the southeast corner of the lot.

BOW STREET

10 Bow 072-007-0000 ca. 1844 Contributing building Photos 35-38

The only brick house in the area is located on the corner of Bow and Clifford streets. The 2½-story, 6 x 2 bay house has brick chimneys at each end and a symmetrical pair of 1½-story ells on the rear. Its roof is slate. The form and proportions of the house reflect the Federal style, while the granite trim is Greek Revival. Originally there were two doors in the center of the façade (Dow 1845) and the house was divided down the middle (Sanborn 1885), but for much of its history, it housed a single family and the second door was removed. There are now four apartments. The walls are brick with granite block underpinnings. The door and windows have rectangular granite lintels. The front door and entry trim are modern replacements. The windows retain wooden sills and molded casings and double-hung 6/6 sash. Each gable end has a pair of small 2/2 attic windows. The chimneys in the end walls are topped by pointed arch caps. The matching ells are brick on mortared stone and granite foundations. Both were 1½ stories, until the roofs were raised and wood-shingled walls and new windows inserted during the apartment conversion of the late twentieth century. There is a large back yard with parking off Clifford Street north of the house. The 0.23-acre parcel is bounded on the west and north by municipal parking lot, where several houses stood historically on Bow Street. This is one of a small number of early nineteenth century brick dwellings in Exeter. It retains exterior integrity despite apartment conversion and could be individually eligible for the National Register for its brick construction.

The name identified with this house in 1845 was J.L. Robinson who also owned one across the street (Dow 1845). Jeremiah L. Robinson (1792-1854) was a local businessman and real estate investor (Census 1850). He and his wife Irena Fellows (1803-1883) lived on Front Street near the corner of Academy Street where Robinson owned a tannery (Dow 1845). This was actually her property, on which a house was apparently built between 1842 and 1844 when there were a series of transactions (Deed 318:14; Deed 316:222). The mason was Zebulon Thurston who also built the brick Exeter Manufacturing Company factory (Swasey n.d.). Deeds suggest that he owned half of the building, but it was later under single ownership. Mrs. Robinson was owner as late as 1866 (Deed 413:197).

David Bacon sold to Archibald and Bridget Bruce in 1871 (Deed 432:283). The large Irish family moved here from elsewhere in town. Bruce worked as a laborer (Census 1870; Directory 1872). The building was shown as a duplex on the Sanborn maps, but censuses and directories suggest it was occupied by a single family. Mrs. Bruce, daughter Nellie and son Samuel and a boarder lived at 10 Bow Street in 1900 (Census 1900; Hurd 1892). Samuel Bruce was a silversmith (Directory 1897) and tinsmith. Samuel and Nellie were here into the 1910s. She worked in the cotton mill (Census 1910). The land and buildings were sold in 1920 (Deed 747:81). Arthur J. and Mabel Call lived here

in 1940, having previously rented nearby. He worked as a gardener (Census 1940). Ethel Call Metcalf acquired the property in 1953 and her mother lived with her. She was a loom operator and her husband Edward Metcalf was a painter (Deed 1294:404; Directory 1955, 1960).

14 Bow 072-125-0000 ca. 1845 Contributing building Photos 39-40

On the corner of Bow Street is a 2½-story house now containing offices. The original form is evident despite a modern addition. The 2 x 5 bay building faces sideways, with its narrow gable end to the street. The entrance is on the long southeast elevation, sheltered by an enclosed porch. Twin chimneys rise in the northwest wall. A large one-story addition built in the 1980s projects toward Clifford Street, its flat roof topped by a balustrade. A historic two-story ell extends from the northeast elevation. The house retains a brick foundation. The walls are vinyl sided and the windows are 1/1 replacements. The original one-story porch on the southeast elevation is supported with Greek Revival style tapered square pilasters. The enclosed vestibule is lit by half-length sidelights. A stone retaining wall and granite steps are located in the front corner. The back door is sheltered a hood on simple Italianate brackets. The yard is a dirt parking area. Until recently an outbuilding stood by the street southeast of the house. Earlier outbuildings included sheds in the back corner of the lot (Moore 1896; Sanborn 1943).

The southern half of this property was part of the 1826 subdivision, acquired by Freese Dearborn in 1826 (Plan 171A). In 1844, he sold this house-lot and the adjacent lot (site of 17 South) to William Wadleigh (Deed 313:339; Dow 1845). Houses were standing on both lots by 1845 (Dow 1845). Wadleigh was a farmer and owned multiple properties, including a farm on Linden Street. This house was acquired in 1854 by his brother-in-law George Odell Dearborn (1816-1893), a carpenter and later postal agent (Deed 360:46; Merrill 1981; Census 1860; Directory 1872; Hurd 1892). The northern half of the parcel was added in 1864 out of the Clifford land (Deed 404:125). This was a single-family dwelling for most of its history. Inherited by Dearborn's daughter, it was a rental, occupied by Judge Thomas Leavitt from 1915 to 1920 (Merrill 1981). Barber William J. Minnon purchased the house in the 1940s. He was the son of French-Canadian immigrants. The next owner was his son, Richard J. Minnon who operated Dick's Barber Shop on the property (Directory 1949, 1960). The family sold in 1981 (Deed 2401:1994).

15 Bow ca. 1850/1970s out of district Photo 41

The house abutting the police station parking lot is a 2½-story, gable front duplex with side entrance. It was apparently moved over onto its present poured concrete foundation when the police station was built in the 1970s. The three bay front gable end is asymmetrical. The entrance is sheltered by a one-story enclosed porch spanning the northwest elevation. The hip roof and square pilasters indicate the original open porch form. All walls are vinyl sided and windows have 1/1 sash. As a moved building, it does not contribute to the district, so it is not included within the boundary.

The adjacent police station parking lot was part of the same parcel as this one historically. There were two houses. A 1½-story building (now gone) stood at 15 Bow and a 2½-story house at 11-13 (moved over to 15 Bow) (Sanborn 1892, 1943). Both were owned during the late nineteenth century by E.G. Towle who lived on Winter Street. He had a livery stable in the rear of the property in the 1890s and early 1900s (Hurd 1892; Sanborn 1892; Census 1900). Residents of 11-13 Bow included Frank and Joseph Nowak (Directory 1911). Edward G. and Elizabeth Towle moved to 15 Bow at the end of their lives (Census 1930).

Converted Stable ca. 1890/1980s Out of district Photo 42

This 2½-story, gable front building with large center entry was historically a livery stable and then a private stable (Sanborn 1892, 1943; Directory 1927). Thomas R. Cronshaw had a painting business on this property in the mid-twentieth century (Directory 1949). The building was converted to

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residential use in the late twentieth century. The center entry opening remains with modern infill, door and trim. This is the only indication of the original use of the building. The siding is vinyl and windows have 1/1 sash. The wooden steps are new. A three-part picture window is centered over the front door, possibly where a hayloft door was previously. There was formerly a one-story extension along the southeast elevation (Sanborn 1911, 1943). The building is raised up on a concrete foundation.

19 Bow 072-127-0000 ca. 1908 Contributing building Photo 43

One of the later houses erected in the neighborhood is this 2½-story, 3 x 2 bay house with side gable roof. It has a center entry flanked by pairs of windows under a full-width front porch. Twin brick stove chimneys rise from the ridge. Built as a single-family, the interior was converted to a duplex in the mid-twentieth century. The foundation is brick. The walls are sheathed in mid-twentieth century asbestos shingles. The porch features original turned posts and balusters. The front steps have been rebuilt. There is a single front door. All windows are 1/1 replacements.

The existing 2½-story house was built between 1904 and 1913 on the site of an older 1½-story house, apparently moved back on the lot (Sanborn 1904, 1913; Chace 1857; Hurd 1892). Nathalie Kreger or Krieger was the owner from 1908 and occupied the existing house through the 1920s (Deed 631:105). Her father Jacob Barsinski moved in with her. The family was German (Prussian) (Directory 1911, 1927; Census 1920, 1930). John Linscott (Zielinski), a Polish millwright in the cotton mill, was the owner from 1938 (Deed 941:500; Census 1940). Mrs. Analda Linscott divided the house into two units in the 1950s (Directory 1949, 1960). The current owner is Bonnie Linscott.

Outbuilding ca. 1850/1910 Non-contributing building Photo 44

In the back of this narrow lot is a small 1½-story building. Now an outbuilding, it was formerly a small dwelling, possibly moved back when the present 19 Bow Street was erected (Sanborn 1913, 1924). It has a gable roof and shed addition along one side. The walls are clapboarded and there are 6/6 windows. A large opening has been cut through the front gable end and the interior is gutted. The building had chimneys in the center of the ridge (Bing maps birds-eye) that were recently removed.

21 Bow 072-126-0000 ca. 1855 Contributing Building Photos 35, 45

Occupying a large lot on the corner of Bow and South streets is a small 1½-story house oriented gable end to the street, with the front door centered on the south side elevation facing South Street. The 3 x 2 bay main block has a granite foundation and a brick chimney near the center of the ridge. The walls are vinyl sided. The windows have 1/1 sash. The front entry is accessed by a newly built deck. A narrow one-story ell projects from the west corner and connects to a small outbuilding. It is also vinyl sided and has a modern pass door and no barn door. This is a small mid-nineteenth century house type.

The single-family house was built after Freese Dearborn, Esq. sold Nathaniel Thurston a piece of land in 1852 (Deed 346:429; Chace 1857). Nathaniel K. Thurston (1813-1891) was a butcher from Massachusetts. He and wife Sarah Ann York had four children (Census 1850, 1860). In 1890, day-laborer Herman Kruger purchased the property, which included a second house at 29 South Street (Deed 523:279; Hurd 1892). Herman and Amelia Kruger from Germany had a son and seven daughters. After Kruger died in 1907, the widow was the owner into the 1930s (Directory 1911, 1927). Miss Edith Kruger lived here in the mid-twentieth century (Directory 1960).

SOUTH STREET

4-6 South 072-084-0000 ca. 1875 Contributing Building Photos 48-49

This duplex was built between 1874 and 1884 (Sanford & Everts 1874; Wellge 1884). The two-story 3 x 2 bay house has a low-pitched gable roof and paired center entries on the lateral facade. There is a central brick stove chimney. The doors are replacements. The windows have 2/2 and 2/1 sash. The gable door hood and scroll brackets are like those on 39 Franklin/2 South next door. The original form of the house is clear, although the siding is vinyl and all trim is covered. The small rectangular lot includes parking accessed by a driveway over 2 South Street from Franklin Street. There was previously a shed in the rear, now gone (Sanborn 1924).

The house was under divided ownership in its early years. In 1873 land was sold to Edward Adams and Samuel Brown. Realtor S.E. Brown acquired the east half of the house (4) and John P. McDuffee the west (6) (Deed 1885 614:474). Johanna and William Hartnett purchased the west half of the house and lot in 1885 (Deed 493:482; Hurd 1892). The Hartnetts were from Ireland and he worked as a blacksmith. Mrs. Hartnett lived at 6 South into the early 1900s. Number 4 was a rental occupied by the Lee (Leigh) family who were English (Census 1900, 1927). During most of the twentieth century, this was a two-family rental property (Census 1930, 1940). Both halves returned to common ownership in the 1980s.

9 South 072-121-0000 ca. 1870 Contributing Building Photos 50-51

This 2½-story side-hall plan house was built after 1857 as a rental associated with 29 Franklin. It now contains multiple apartments. The entry is sheltered by a shed roof that continues across the rectangular bay window. The walls, supported by a brick foundation, retain wooden clapboards, corner pilasters, cornice and eave returns. The brick chimney is near the center of the ridge. The original 2/2 windows were recently replaced with 1/1 units. The porch railings, stairs, and back decks are all new.

The house was built by the Lougee family prior to 1874 (Sanford & Everts 1874). George G. Lougee (1828-1908), who owned this and 29 Franklin, had a livery stable on Water Street and then moved to Rye where he owned the Sea View House (Hurd 1892; Census 1860, 1870). As of 1900, 9 South Street was rented to a large English family (Census 1900). Frank and Susan Kujasko (Kujiski) lived here in 1911 (Directory 1911; Census 1910). The house was owned from 1924 by the Kreger or Krieger family (Deed 753:96). In the 1930s-40s, the large family of George Keller lived here. He worked as for the fire department. His six children and two stepchildren worked at jobs in the shoe factory, construction and the nearby laundry (Census 1940).

Outbuilding ca. 1900/ca. 1980 Non-contributing Building Photo 51

Set back in the northeast corner of the lot is a two-story outbuilding with gable roof. It is now residential space. The rear of this lot was formerly part of 25 Franklin Street and the 1924 Sanborn shows three outbuildings including a garage with dwelling above. If this is an older building it has no integrity. There is also a small modern garden shed on the lot.

10 South 072-085-0000 ca. 1880 Contributing Building Photo 52

A 2½-story, 1 x 3 bay house is oriented gable end to the street, with a two-story bay window on the front and entrance on one side. The rectangular bay window with paneled walls and top balustrade is the focal point of the façade. The foundation is painted brick. A one-story porch with plain square posts spans the southwest elevation. The walls are vinyl sided and the windows are 1/1 replacements. A 1½-story ell projects from the rear. The long, narrow rectangular quarter-acre parcel extends to the river on the southeast. An outbuilding stood there until recently.

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This single-family house was built between 1874 and 1884. It was the home of Francis (Frank) and Elizabeth Mullen for many years. They were Irish. He was a laborer and as of 1880, had four children ages 18-23 working in the cotton mill (Census 1880). Mrs. Mullen and then Miss Annie Mullen owned the house (Hurd 1892; Directory 1897; Directory 1911). From around 1930 into the 1960s, it was owned by the Krol family (Census 1930, 1940; Directory 1960). Stephen Krol was Polish. He worked as a laster in the shoe factory. His wife Josephine worked in the cotton mill and his son in law in the shoe shop (Census 1940).

11-13 South 072-120-0000 ca. 1829 Contributing Building Photos 53-54

A Federal period, 2+ story, 5 x 2 bay house with twin end chimneys stands opposite the end of River Street. The center entry trim has been removed. Built as a single family, it was divided down the middle with double front doors for much of its history. A 2+ story ell projects from the northwest corner. At the end is a 2½-story structure containing additional living space. This is the historic configuration, with a smaller two-story ell on the other back corner (Sanborn 1898, 1924). The foundation of the house is granite blocks. The walls are sheathed in clapboards. The windows contain wooden double-hung 6/6 sash. There is flat window and corner trim and slightly projecting eaves with molded cornice and returns. The front door and surround are modern. The narrow paired window above is indicative of the central division of the house. Twin brick chimneys are located in the end walls. The low attic is lit by small 2/2 windows.

This was part of Lot 3 owned by Daniel Melcher. He had a house built, and in 1829 it was sold to painter William York (Deed 258:456). When Mary York was widowed, she apparently divided the house and sold the southwest half to Benjamin Bachelder in 1837 (Deed 288:71; Dow 1845). (The labeling of buildings in this area on the 1857 map may be incorrect.) The SW half passed to Bachelder's son-in-law Edmund Thurston, carriage-smith and blacksmith in 1866 (Deed 422:161; Census 1870; Directory 1872). The English McLane family owned #11. William McLane worked in the cotton mill (Hurd 1892; Census 1900). Charles E. Williams (1858-1930) and his wife Mary Thurston acquired #13 from her father and moved into it from 15 South after 1897 (Deed 563:191; Census 1900). Williams worked in the brass foundry. Members of the Wadleigh family occupied #11 for many years (Directory 1911, 1927). Williams owned 11-13 and 15 South Street, until 1917 when he sold both to Joseph Kusiak (Deed 712:8) and moved to Portsmouth Avenue (Census 1920). Kusiak was from Austria and was the proprietor of a grocery store. He lived at 13 and widow Laura Wadleigh who had a home laundry in 11 (Directory 1927; Census 1920). This was a rental property in later years. Tenants in 1949 were Francis Kopka and Henry Lisowski (Directory 1949).

15 South 072-119-0000 ca. 1890 Contributing Building Photo 55

This single-family house was built ca. 1890 according to map and deed evidence. The two-story, 1 x 2 bay house has a two-story bay window on its front gable end and a small ell on the rear. The house fills the narrow rectangular lot. The foundation is brick parged with concrete. The walls and trim are vinyl. The windows contain 1/1 replacement units. The porch centered on the side elevation has a shed roof supported by square posts with knee braces.

There was an earlier building on this site in 1874 (T. Adams), but nothing was here in 1884 or 1885. C.E. Williams acquired the land from E. Thurston of 13 South in 1889. A right of way between the two houses was included in the deed (Deed 517:9). After Williams moved to 13 South (Census 1900), #15 was a rental property. The Kusiaks owned it from 1917 and sold to John Koszarek in 1923 (Deed 752:353). John and Theophila Conner (Connor) owned the house in 1930. They were from Poland and lived elsewhere in the area before and after (Census 1930). The house changed hands various times (Directory 1949, 1960).

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17 South 072-118-0000 ca. 1975 Non-contributing Building Photo 57

A modern house with gambrel roof is located on the corner of South and Bow streets. The 1½-story house is three bays with a center entry. The front of the gambrel roof overhangs the façade. There is an exterior concrete block chimney. The corner lot includes lawn on three sides of the house. The garage is to the northeast.

The early nineteenth century dwelling previously on the site was a three-story house with brick ground floor (Wellge 1884; Sanborn 1943). It was a duplex (17-19 South owned by William Wadleigh ca. 1845 (Dow 1845). The Wadleigh family owned the property until 1916 when it was purchased as a two-family rental by Gustav Kurtz (Deed 804:343). The old house stood into the 1960s (Directory 1960). The property was acquired by the Exeter-Hampton Electric Company and the house taken down ca. 1970 (Deed 2008:397).

Garage ca. 1980 Non-contributing Building Photo 57

A large gambrel roofed garage stands beside the house.

12-26 South 072-117-0001 to 0008 ca. 1840/ca. 1847 Contributing Building Photos 58-60

In the middle of the neighborhood is a large brick building, originally machine/carriage shops, now containing eight condominiums. The 2½-story brick building has a T-shaped footprint, extending along the edge of South Street and back at a right angle, parallel to the upper end of River Street. Historically the building was divided into two sections, owned separately for many years. The first brick section was built as a machine shop ca. 1840. It was ten bays long and topped by a belfry or cupola (Dow 1845). The eastern part of the building and the ell were added in the late 1840s. The existing building retains some ability to convey its industrial use, despite residential conversion. The overall appearance of the long brick building with multiple windows remains the same, but the historic doors and vehicle bays are covered or filled in. There were doors with ramps at the east gable end and on the east side of the ell (Sanborn 1898, 1913). No historic photographs of the building are at the historical society; possibly an area resident could provide one from before the renovation. The 2½-story main block is eighteen bays long overall and three bays deep. The western end incorporated a dwelling space. The difference between original and added section is evident in the bricks. The lower 2½-story ell is two-bays wide and twelve bays long. The gable roofs are sheathed in asphalt shingles. The windows are modern double-hung 1/1 units. They are flanked by vinyl shutters.

The first building was standing before 1845 (Dow 1845). It was a machine shop used by James Derby. He acquired additional property and expanded. The west half of the building became the shop of the New England Steam and Gas Pipe Company founded by Derby and others. Derby's machine shop was then in the east section. The pipe works were sold to Exeter residents J.B. Richardson, S.T. Sanborn, Israel Brown, Sebastian Brown and James Lovering. An 1858 lease described the brick buildings with ell and wooden buildings (along River Street) formerly used as an iron foundry and a brass foundry, a storehouse, woodsheds and office (Deed 382:282). After the wooden buildings burned the company relocated to Boston, selling their half of the property in 1859 (Deed 382:454). For a short time a brewery was operated in the building by J. M. Lovering and I. S. Brown (Bell 1888:346; Perry 1913:2). William W. Stickney was the owner of both sections in the 1870s. The eastern end of the building and part of the ell became the carriage factory of Andrew J. Fogg in 1873 (Deed 512:245; Wellge 1884; Hurd 1892). Fogg built a house nearby at 28 South Street. The west section was owned from 1873 by Ivan Purrington (Born 1843). He was a carriage and sign painter who lived in the dwelling at the southwest end of the brick shop (Census 1880; Directory 1897). The building contained a combination of carriage shop, paint shops, blacksmith and wheelwright shops (Sanborn 1892, 1913). Fogg did carriage repair and blacksmithing after carriage manufacturing declined. The Purrington estate sold in 1906 (Deed 588:418). The next owner of the

west half was wheelwright Herbert Taylor (1923 Deed 752:98; Census 1920). The eastern half of the building was owned by Fogg until 1914 (Deed 676:358).

In 1924, east part was acquired by the Exeter and Hampton Electric Company and became the company offices and headquarters (Deed 788:327; Directory 1949). The company undertook major upgrades in 1926. The South Street "carriage shop" housed the line crews, plant offices, storeroom and appliance servicing until 1954 when a new centrally located service center was built on Drinkwater Road in Kensington. The old building was used for appliance servicing and warehousing for another twenty-four years (McKenzie 1983). The western half of the building was furniture storage, owned by the Dearborn family of Dearborn Motor Express trucking company from 1932 to 1962, when it was acquired by the electric company (Sanborn 1892; Deed 882:160; Deed 1633:191; Directory 1960). The Exeter and Hampton Electric Company sold the entire property in 1978 to John A. Bell and John W. Flynn Jr. (Deed 2329:1241). In 1981 they renovated it as Old Carriage House Condominiums.

28 South 072-111-0000 ca. 1875 Contributing Building Photo 61

The Fogg House is the most unaltered and architecturally distinguished late nineteenth century dwelling in the area. It is Italianate in style, with a 2½-story, cross gable form with gable end to the street and side entrance. Characteristic Italianate details include the cornice brackets, pointed arch gable window, bay window, and side porch with turned balusters and posts. The foundation is brick and the walls retain wooden clapboards and flat narrow trim. The windows are the original double-hung 2/2 and narrow 1/1 sash. The house fills most of the 0.11-acre lot.

This was the home of Andrew J. and Mary Fogg. He purchased the eastern half of the nearby brick building as a carriage shop in 1873. Mary Fogg bought this parcel of land in 1874 (Deed 455:111). They moved from elsewhere in town. Andrew Fogg (born 1831) worked in the Head carriage shop from about 1850. This household in 1880 included him and Mary, son Charles W., a niece and a boarder (Census 1880). This was the Fogg residence through 1900 (Hurd 1892; Census 1900). The Cashman family owned the house in the early 1900s (Deed 611:372). Miss Mary Elizabeth Cashman and Miss Catherine Cashman (milliner) lived here (Directory 1911) as well as Michael D. Cashman (Directory 1927). They moved from Franklin Street (Directory 1897). Storekeeper Joseph E. Bruce owned the house in the 1930s (Census 1930), and later Theodore and Eileen Nowak (Directory 1949, 1960).

29 South 072-110-0000 ca. 1870 Contributing Building Photo 62

A small, single-family house occupies a tiny 0.04-acre lot subdivided from 21 Bow Street. The 1½-story, high posted structure is gable end to the street with the entrance through an enclosed porch on the side elevation. The foundation is brick and a tall brick stove chimney rises from the side roof slope. The walls are vinyl sided. The windows are replacements with 2/1 muntin bars. There is a small one-story ell. This house was built between 1857 and 1874 around the corner from 21 Bow Street (Sanford & Everts 1874). Herman Kruger acquired both houses in 1890 lived on Bow (Hurd 1892). 29 South had a series of tenants. Charles E. Tilton hack-driver rented in 1900 (Census 1900). Joseph and Alma Lessard lived here in the 1920s-40s. He worked in the cotton mill and then as janitor at PEA (Directory 1927, Census 1920, 1930).

30 South 072-112-0000 ca. 1870 Contributing Building Photo 63

A small 1½-story, high posted house is set diagonally to the street. It faces Court Street and the sides are parallel with the sides of the parcel. The house is 2 x 3 bays, gable front with a small cross gable. The entrance porch on the side elevation is enclosed under a hip roof. Like all houses of this period, it has a brick foundation. The walls are clad in wooden clapboards and the roof is newly sheathed in

metal. The windows have new sash with a 6/6 muntin pattern. The parcel contains 0.14 acre. Behind the house is a small modern outbuilding.

There was a blacksmith shop on this site in the mid-1800s (Chace 1857). In 1865 Nathaniel and John Gilman, sold the lot to George Witherell (Wetherell), reserving the blacksmith shop to be removed (Deed 410:179). The following year, the land was sold to Andrew Collins (Deed 411:344) who previously lived on River Street Extension. The Collins house was here by 1871 (Deed 433:329; Sanford & Everts 1874). Andrew H. Collins (born 1816) was a stone cutter. The household included wife Abby and two adult children Dennis and Emma (Census 1870, 1880). Mrs. Abby Collins owned the house later (Hurd 1892). The estate of Emma C. Collins sold it in 1909 (Deed 647:330). Harley Thurber and then John Johnson lived here (Directory 1911, 1927). In the mid-twentieth century, members of the Groetz family rented the house (Directory 1949, 1960).

31 South 072-109-0000 ca. 1860 Contributing Building Photo 64

This small single-family house is owner occupied. The 1½-story, high-posted house has a side-hall plan. It has elements of the Italianate and Greek Revival style including the Italianate door hood on brackets and Greek Revival wide corner pilasters, frieze, cornice and eave returns. The foundation is brick. The walls vinyl sided but the trim is left exposed. A small ell projects from the rear. The lot is a tenth of an acre. This house was built between 1857 and 1874 (Chace 1857; Sanford & Everts 1874). It was owned by Mrs. Betsey Pratt who also owned 34-36 South Street diagonally opposite (Hurd 1892). During much of the twentieth century, this was the residence of Joseph Wiscarva (Wiskawa, Lyskawa), wife Catherine and five children. He worked in a greenhouse. The older children worked in the cotton and shoe factories (Directory 1911, 1927; Census 1930). Wiscarva was the owner as late as 1960 (Directory 1960).

33 South 072-108-0000 ca. 1901 Contributing Building Photo 65

A 2½-story side-hall plan house on the corner of South Street is one of the later homes erected in the neighborhood. The single family house retains integrity. The walls are sheathed in clapboards, trimmed with narrow corner boards, water table and frieze. The projecting eaves have molded cornice and returns. The windows retain flat trim, with 1/1 replacement sash. The entry is sheltered by an enclosed porch that wraps around the front corner of the house. A brick chimney rises near the ridge. A large Norway spruce tree screens the southeast corner of the house. The triangular lot contains 0.16 acre. There are no outbuildings.

This house was built after 1896. The tax card date is ca. 1901. The Polish Nowak (or Novak) family moved here from Franklin Street around 1920. Alexander Nowak worked at a greenhouse and later as a janitor; four sons went to work in local factories (Directory 1927; Census 1930). Alexander and Rose Nowak owned many years (Directory 1960).

34-36 South 072-113-0000 ca. 1848 Contributing Building Photos 67-69

In the triangular corner of South Street and River Street Extension is a 1½-story house on a high brick foundation. This was a single family dwelling, converted into two units around 1900 (Sanborn 1898, 1913). It retains integrity from that time. The house faces northwest; with a center entry and twin brick stove chimneys inset on the ridge. The gable end is parallel to River Street Extension, the high basement lit by two rectangular windows. There is a central gable peak on the front of the roof, flanked by small dormers with gable roofs. The rear elevation has a central shed dormer. The walls are vinyl sided. Some of the windows have 6/1 sash from the early twentieth century, while others are 1/1. The entry porch is enclosed under a shed roof.

This house was originally built between 1845 and 1849 (Dow 1845). It was owned by the Folsom family (Chace 1857) and was probably a rental property. In 1869, the house was purchased by

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Betsey Pratt (1808-1890s) who was widowed and lived alone for many years (Census 1870; Hurd 1892). She also owned a house across the street (Sanford & Everts 1874). She earned money as a laundress (Census 1880). The Sanborn maps show the building was divided into a duplex ca. 1900 (Sanborn 1898, 1904) although the two addresses are not apparent in the city directories. There was a series of residents. The mid-twentieth century owner/occupant was Walter M. Day (Directory 1949, 1960).

38-40 South 072-105-0000 ca. 1895 Contributing Building Photos 74-76

On the corner of South Street, River Street Extension and Brown's Court, 38-40 South Street is a large duplex, which retains integrity for its late nineteenth century construction. The 2½-story, 2 x 4 bay building is oriented gable end to the street, with doors on the side elevations. The 2½-story ell is divided down the middle. There are brick stove chimneys on the ridge of main block and ell. The walls are vinyl sided and windows are 1/1 replacements flanked by vinyl shutters. The front end features paired windows. The one-story side porches have Queen Anne style railings and the western porch retains original turned posts. There is a back door on each side of the ell. Nearly attached to the ell is a one-story garage. There is a small garden shed in the back corner of the lot. The parcel contains 0.31 acre. The corner lot is defined by a picket fence.

This late nineteenth century dwelling occupies a former industrial property. In the 1850s, Head and Jewell's Carriage Manufactory stood on the site (Chace 1857). Later, carpenters James H. Brown 2nd and Charles E. Warren had a saw and planing mill (Directory 1872; Wellge 1884). The Brown and Warren shop was still standing in 1892 (Hurd 1892). The two-family house was built prior to 1896 (Moore 1896; Sanborn 1898). The long-time owner/occupants were August (Gustav) and Anna Kurtz, Germans who immigrated ca. 1891. He worked in the mill. The second unit was rented for many years to another German family, the Rohrs (Census 1900). Mrs. Kurtz lived at 40 South and Edward Rohr at 38 through the mid-twentieth century (Directory 1949). Roger Blanchette purchased the house in 1951 (Deed 1429:95) and it remains in that family to the present.

Garage 1930s Contributing building Photo 76

The garage is sited gable end to Brown's Court. It was built before 1943 (Sanborn 1943). There are two narrow vehicle bays. The walls are sheathed in novelty siding and the eaves have exposed rafters.

41-43 South 072-107-0000 ca 1840 Contributing Building Photos 69-72

On the corner of South Street and River Street Extension is a 2½-story house oriented gable end to the street with side entries. It was built as a two-family dwelling divided down the middle. The façade is plain; two widely spaced bays with a pair of windows in the attic gable end. One of two brick chimneys remains. Porches shelter the side doors. The porches with shed roofs, square posts and clapboard parapets date from the early twentieth century. The gable front form of the house and the fluted trim with corner blocks around the doors suggests the Greek Revival style. This is one of the least altered homes in the area. The walls are sheathed in clapboards, trimmed with water table, narrow corner boards and frieze. The eaves of the gable roof project with returns on the gable ends. The replacement of windows was the only major alteration. The lot contains 0.28 acre with a sloping front lawn driveways on both sides of the building.

This has always been a two-family dwelling. The owners by 1842 were Isaac Worthen (1781-1874) and Jesse Marston (1814-1859) who were both blacksmiths (Dow 1845; Deed 309:293; Deed 317:461). John Dyer acquired the house in 1854 (Deed 355:343; Chace 1857). Laborer and blacksmith John Dyer, his son who was a machinist, and a boarder who was a blacksmith lived together. The second unit was rented to an elderly widow, Abby Parks (Census 1860). Mrs. Dyer inherited the house (Sanford & Everts 1874). Charles A. Larabee (1848-1927) owned it in the 1870s-

90s (Directory 1872; Hurd 1892). He was a laborer and later ran a laundry. In the 1890s, house painter John Lord owned the house and lived in half with his family, renting the other to a series of tenants (Census 1900). Mrs. Catherine Lord was here through the 1920s (Directory 1927). Alfred and Minnie Marston were the owners from ca. 1930. He worked at the electric plant. Earl Marston, who worked at PEA, rented the other half (Census 1930). Theodore Belanger was the mid-twentieth century owner/occupant (Directory 1949; Directory 1960).

45 South 072-106-0000 ca. 1870 Contributing Building Photo 73

A small single family house is set back from the street, adjacent to 41 South from which it was subdivided. The narrow 0.12-acre parcel is wedged shaped. Built before 1874, the simple 2+ story house is 2 x 2 bays oriented gable end to the street (Sanford & Everts 1874). Some windows have old 2/2 sash. The walls are aluminum sided. The foundation is not visible. The stove chimney has been rebuilt with concrete blocks above the ridge. There is a one-story ell on the rear. This small dwelling was owned by Mrs. Dyer and then by Charles Larabee, along with 41-43 South (Hurd 1892; Sanborn 1898). In 1900, the tenant was Margaret Parker an Irish widow (to US 1880) who worked as a laundress, her son, and a boarder who worked as a laundryman (Census 1900). As of 1930, shoe repairer Eugene Marston and his wife and daughter rented from his parents (Census 1930). In 1935, the small lot, house and right-of-way were subdivided and sold to Arthur and Georgia Byron (Plan #815) who were the owners through the 1940s (Directory 1949).

RIVER STREET EXTENSION

8 River Ext. 072-114-0000 ca. 1866 Contributing Building Photos 84-85

One of few 2½-story side-hall plan houses in the area, it reflects the Greek Revival style, with a rebuilt front porch. Greek Revival details are the corner pilasters, frieze, cornice and eave returns, and the flat window trim with pedimented lintels. The brick foundation, two-story bay window and cross gable plan suggest a later date. There is a rear ell and a modern deck. The 0.23-acre parcel is L-shaped, extending over to South Street. A small modern shed stands behind the house, near where there was historically a back outbuilding (Sanborn 1913).

A house was erected on this site after 1845, owned by Andrew and Abigail Collins from 1850 (Deed 354:229). Mrs. Margaret Collins lived next door (not extant) (Chace 1857; Census 1860). In 1866, when Collins sold to George Witherell (Wetherell) he reserved the buildings on the site for removal (Deed 411:345). The present house may be a late example of the Greek Revival style. The porch George Wetherell was a carpenter who lived here most of his life (Census 1880; Hurd 1892). The subsequent owner George H. Thurston worked as moulder, and his older children in the shoe and cotton factories (Census 1920; Directory 1927). Thurston family members lived here many years. They worked as bookkeeper, secretary, cashier and maintenance at PEA (Census 1940). Elizabeth Thurston, who worked in the shoe factory, inherited the house (Directory 1949; Directory 1960). It was sold in 1964 (Deed 1728:256). More recently it was converted to two units, but the exterior reads as a single family home.

9 River Ext. 072-101-0000 ca. 1848 Contributing Building Photos 86-88

This is a Greek Revival style, high-posted 1½+ story house under a high gable roof. It is 5 x 2 bays with a center entry. It is a good example of an early two-family dwelling that was long under divided ownership. The foundation is brick. Greek Revival style characteristics include the form of the center entry with sidelights, pilasters and peaked entablature. However, the trim is covered with aluminum. The wood panel door and sidelights are original. The windows have covered trim and new 1/1 windows. The high gable roof shelters a parcel second story, plus a small attic. The roof is asphalt shingled and has projecting eaves without returns. Two chimneys were recently removed. An ell centered on the rear elevation is divided down the center. The ell connects to a 1½-story

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structure added as residential space ca. 1920. It is accessed through an enclosed porch on the northwest side and is now an apartment. Formerly a stable stood behind the house (Sanborn 1913, 1924).

James Hibbard purchased property from Amos Tuck in 1846 (Deed 318:426). The house, built between 1845 and 1850, was always under divided ownership. Hibbard, who lived in the western half, was a blacksmith, as was the owner of the eastern part (Census 1850). English pipe-welder Thomas Fieldhouse shared the house with Hibbard in the 1850s (Chace 1857; Census 1850). The west half was owned by Mrs. Hibbard and then Mrs. Carver in the late nineteenth century, and John and Jane Johnson, who were Irish, owned the east (Sanford & Everts 1874; Hurd 1892; Census 1900). In the early 1900s, the west half was owned by painting contractor William J. Wetherell (1885-1961) and wife Grace who were there many years. Painter and paperer Charles Henry Knight owned and occupied the eastern portion (Directory 1911, 1927). The rear dwelling space was added between 1913 and 1924 according to the Sanborn maps. Donald and Theresa Forbes moved into the house in the 1950s and now own both sections (Census 1940; Directory 1949, 1960).

Garage ca. 1940 Contributing Building Photo 87
Set back on the lot, southwest of the house is a small one-car garage with hip roof. It was built prior to 1943 (Sanborn 1943). The walls are sheathed in clapboards, with flat trim. The overhead garage door is new.

Garage 1950a Contributing Building Photo 86, 88
A garage (ca. 1950s) stands southeast of the house. It is oriented gable end to the street with a shed roof extension on one side. There is an original overhead door and a new overhead door in the extension. The walls are vinyl sided.

15-17 River Ext. 072-102-0000 ca. 1850 Contributing Building Photos 80-82
A large 2½-story gable front dwelling with entries on the sides is located on the corner of River Street Extension and Brown's Court. This was built as a duplex and now contains a third rear apartment. The 2 x 3 bay building has a brick foundation and two brick stove chimneys evenly spaced on the ridge of the gable roof. There is a 2½-story ell covering the rear elevation. Enclosed side porches shelter the entrances. The western porch is two stories. The lower level was built in the early twentieth century and the top floor added after 1943 (Sanborn 1943). The one-story enclosed porch on the eastern elevation replaced an earlier porch. A series of additions were made to the ell. The back decks and stairs are modern. The house reflects the evolution of duplex to multi-family.

It was erected between 1845 and 1857 on the same parcel as the Head and Jewell Carriage shop (site of 38-40). The two-family rental property was owned by Orin Head (1811-1893) who probably lived nearby on Court Street (Chace 1857). The late nineteenth century owner was investor William P. Moulton (Hurd 1892). The family of railroad section-hand and laborer Frank and Victoria Zielinski lived at #15 in the 1910s-20s. The Polish name was Americanized as Linscott. #17 was rented to a series of tenants. Victoria Linscott was here throughout her life (Directory 1911, 1927). Steven Linscott who worked in maintenance at PEA inherited the building and occupied #15 in the mid-twentieth century (Directory 1949, 1960). The apartment was added more recently.

Garage ca. 1930 Contributing Building Photo 83
Southeast of the house is a large three-car garage. It is a one-story structure with a shed roof. The foundation is concrete and the walls are clapboard. Three overhead doors on the northwest elevation face the back parking area.

BROWN'S COURT

11 Brown's Court 072-104-0000 ca. 1895 Contributing Building Photos 77, 79

Two similar houses were built around the same time on this short side street. The first is a 2½-story 3 x 3 bay side-hall, with a small 1½-story ell. A one-story porch, partly enclosed wraps around the southeast corner. The entries are on the side elevation sheltered by a porch with turned porch posts. The foundation is parged brick. The walls and trim are vinyl. The windows retain original 2/2 sash. This house was built between 1892 and 1896 by Brown and Warren who had the carpentry shop adjacent. An early tenant was Carl Steinfeld, a German baker who immigrated in 1887 (Census 1900). In 1908, the house was acquired by Simon or Samuel Kopka, who was from Russian (Lithuania), and his wife Anna, who was German. Their children went to work in the shoe factory (Directory 1927; Census 1930). Mrs. Kopka lived here into the 1960s (Directory 1960).

13 Brown's Ct. 072-103-0000 ca. 1895 Contributing Building Photos 77-79

The second house also has a 2½-story, side-hall plan. Built as a single-family dwelling, it now contains three apartments. A one-story porch, partially enclosed, spans the façade. The entry porch was rebuilt with shed roof and square post. A 1½-story ell is offset on the northeast corner. A similar entry porch leads to a back apartment. The foundation is parged brick. The walls are vinyl sided. The windows have original 2/2 sash. Woods separate this lot from the adjacent playing fields. The house was built in the 1890s by Brown and Warren (Hurd 1892; Moore 1896). The tenant in 1900 was carriage painter Samuel Barlow (Census 1900). Mrs. Edith McLane purchased it in the 1920s. Her daughter and son-law, the Grattons lived with her and worked in the shoe factory (Directory 1927; Census 1930). Marian Gratton inherited the house (Directory 1949). The conversion to apartments happened after 1960 (Directory 1960).

RIVER STREET

12 River 072-086-0000 ca. 1830 Contributing Building Photos 90-92

Set back from the upper end of River Street is an early nineteenth century house, sited parallel to the riverbank. The long façade faces northwest toward South Street. The 2½-story main block was 3 x 2 bays as built, with two brick chimneys. A cross gable addition with a third chimney was built on the northeast end by the 1890s (Sanborn 1892). The entry porch on the southwest end of the façade dates from the same period. It retains a wood panel front door with large square light. The porch post has been replaced. The foundation is granite. The walls are sheathed in vinyl or aluminum. The windows have new sash with a 4/1 pattern. A modern addition shelters a second entrance at the northeast end of the façade. The property extends from South Street to the river. Historically the land in front was a separate parcel with a storage building associated with the adjacent carriage shop.

This has always been a single-family dwelling. When built, the house had its gable end to a street that ran past it from South to the riverbank. The upper end of River Street was shifted over to its current position in front of the house in the 1840s. Carpenter and joiner Jacob Brown (1789-1870) was the early owner (Dow 1845; Census 1850; Chace 1857). He purchased the lot in 1843 and acquired additional land a few years later (Deed 311:172; Deed 331:83). Deeds suggest that Hannah Brown, single woman and seamstress shared ownership of the property (Deed 355:57). This was the Brown residence for many years. In 1887, Sebastian Brown sold to Elizabeth Graney (Deed 508:411), wife of Edward Graney. The Graneys, who were Irish, lived at 12 River Street for many years and were probably responsible for remodeling it (Hurd 1892; Directory 1904). He was a laborer and worked in a coal yard (Census 1920). In the early 1900s, Graney's Boathouse operated on the property during the summer months. Daughter Ellen Hallisey lived here for many years (Census 1940; Directory 1960). This was the estate of Margaret Graney until 1979 (Deed 2339:1950).

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Garage ca. 1980 Non-contributing Building Photo 91

A garage is located northeast of the house. It was built within the last fifty years and altered since. There was formerly a stable attached to the back corner of the house (Sanborn 1924). It is 1½ stories with a raised shed roof and L-shaped footprint. An overhead garage door is on the west gable end.

18 River 072-087-0000 Electric station Non-contributing site Photo 93

The electrical transfer station is located where there were nineteenth century buildings. In the 1850s, buildings associated with the pipe works were here. In the 1870s, there was an ice house on the site. It was owned by Daniel Sanborn. In 1899, the Exeter ice Company owned it, as well as a stable on Franklin Street for the horses and wagons, and various ice houses in town (Merrill 1988:50). In the early 1900s, there were two large buildings and a dwelling on the site (Sanborn 1913). The ice house property was deeded to the Exeter and Hampton Electric Company in 1926 (Plan 304). Exeter and Hampton Electric also acquired the nearby former carriage shop nearby as its office and headquarters (12-26 River Street). The southern edge of this parcel was added in 1965 when a nineteenth century residence at 18 River Street was removed (Deed 1789:180).

17 River 072-116-0000 ca. 1880 Contributing Building Photos 94-96

One of the better preserved late nineteenth century houses in the area is a 2½-story side-hall with cross gable located on a narrow 0.13-acre lot near the northern end of River Street. Victorian style details include the rectangular bay window, entry and side porches. The walls are clapboarded and trimmed with narrow corner boards, frieze and projecting eaves with molded cornice and returns. The windows have 2/2 sash, apparently original. The porches feature square posts with chamfered edges and jig-sawn pattern railings. The front entry has original double doors with rectangular lights. A brick stove chimney with corbeled cap rises near the ridge. A 2½-story ell is off-set on the rear.

A pair of houses (17 and 19 River) was built between 1874 and 1884 on land formerly associated with a foundry. They were investment properties owned by lawyer William W. Stickney who lived on Front Street (Directory 1872). In 1888, the Stickney estate sold to Germans August and Amelie Huth (Deed 515:150). He worked in the cotton mill (Census 1900). They had two daughters who went into office work (Census 1930). Elsie Huth, secretary, inherited the house (Directory 1949, 1960). She died in 1995.

19 River 072-115-0000 ca. 1880 Contributing Building Photos 94, 97

Numbers 17 and 19 River Street were similar in appearance when built. This 2½-story, side-hall plan house has a large new addition off one side. It retains a front entry porch and adjacent bay window and a side porch. The porches have turned posts. The three-sided bay window has a shed roof. The walls are vinyl sided and the windows are 1/1 replacements. A brick stove chimney rises through the side slope. Across the back of the main block is a 2½-story cross gable that the Sanborn maps suggest is original. A large recent addition forms a wing southwest of the house. The two-story structure has garage on the lower level and living space above. It is connected to the house by a breezeway with a new brick chimney. A new garden shed is located in the corner of the back yard.

In the mid-nineteenth century, this was the site of a foundry (Chace 1857; Sanford & Everts 1874). The two houses (17 and 19) were built prior to 1884. The Stickney family sold this one in 1888 to Frederic W. Schmidt who was German (Deed 512:207). The "Smith" family lived here into the 1910s (Directory 1911). The Kucharski family owned from the 1920s. William and Francis Kucharski were Polish. Their sons and daughters worked as teacher, bookkeeper, laborer, school groundskeeper and hospital nurse (Census 1940). The next owners Joseph Kukesh worked in the shoe factory and Theodore Kukesh was a lineman for the electric company (Census 1930; Directory 1949, 1960).

20 River 072-089-0000 ca. 1890 Contributing Building Photos 98- 99

Adjacent to the transfer station is a small single-family house. The 1½-story, high-posted, 5 x 1 bays house has a center entry. The siding and windows are all new but the simple vernacular form of the house is clear. The eaves are close-cropped, without returns. There are two brick stove chimneys near the center of the ridge. One has original corbeled cap. A small new ell is centered on the rear. The rectangular parcel is bounded by the river on the southeast. There is a small modern shed in the back. There is no driveway, only parking space on the street in front.

The house was built by J. Smith, the owner of 22 River (Hurd 1892). David R. Smith lived here in 1900 (Census 1900). The Lee (Leigh) family (from England) owned the house many years. Henry Lee was a cotton mill laborer (Census 1920). Bessie Beal lived here in 1940 and her father William J. Wetherell moved in with her (Census 1940). Matthew Kucharski was the owner from 1951 (Deed 1442:336). He was a loom-fixer and warp-man at the cotton mill (Directory 1949, 1960). Julie Kucharski lives here now.

22 River 072-090-0000 ca. 1870 Contributing Building Photos 98, 100

This late nineteenth century, single-family dwelling is 2½ stories, oriented laterally to the street. The 2 x 1 bay main block has an entry on the southwest gable end. Historically this was sheltered by an entry porch (Sanborn 1913). The one story ell has been expanded across the back of the house. The walls are vinyl sided with all new windows. The porch is supported by a Tuscan column. The railing with turned balusters is a replacement. The lot extends to the river on the southeast.

This house was built before 1874 and was owned by J. Smith (Sanford & Everts 1874; Hurd 1892). In 1900 an Irish iron-founder and sons who worked in the shoe factory lived here (Census 1900). This has been the Baillargeon house since 1933 (Deed 877:214). Dorrick (Doric) Baillargeon was second generation French Canadian. He worked in the cotton mill bleachery and his wife Emma (born Quebec) was a spinner. They had six children (Census 1920, 1930) who went to work in the cotton mill and the shoe factory (Census 1940).

Garage ca. 1930 Contributing Building Photo 101

Behind the house is a small garage built prior to 1943 (Sanborn 1943). It is gable end to the street facing the driveway on the southwest side of the house. The walls are sheathed in wood shingles.

24-26 River 072-091-0000 ca. 1880 Contributing Building Photos 102-103

A large 2½-story duplex is 4 x 3 bays, laterally oriented with double center entries. It has vinyl siding and replacement windows. The front doors are sheltered by a gable hood on diagonal braces, probably a twentieth century replacement of an original hood. The steps are new. One of two brick stove chimneys remains at the ridge. A lean-to ell extends across the back. Behind this parcel, the river frontage is a separate property with boathouse, now under the same ownership. There is a small new garden shed.

This house was built before 1884 (Wellge 1884). William Ridley was the owner of 24, 26, 28 and 30 River Street (Hurd 1892). He was a "soap boiler" (originally from Maine). He and his wife Marietta lived at 24 River in 1900 (Census 1900). During most of twentieth century, this was a two-family rental property. As of 1940, the tenants were Theodore and Alma Belanger who worked as loom fixer and spinner. His French-Canadian father and his brother lived with them and also worked in the mill (Census 1940). John A. and Ella T. Broderick owned this property and others in the 1950s. Gilman and Mary Thurston purchased it in 1957 (Deed 1420:482). He worked in maintenance at PEA (Directory 1960). They lived here throughout their lives. The current owners Joan and Richard Miller acquired the house from her parents.

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Rear 24 River 072-093-000 Boathouse, 1997 Non-contributing building Photo 104
 Set back behind 28 River Street on the riverbank is a small modern outbuilding, which is a boathouse, built on the site of a historic boathouse. It has a 1½-story, saltbox form, with a deck on the waterfront side. A retaining wall lines the riverbank. The original building on this site was built prior to 1884 (Wellge 1884). The 1½-story outbuilding was used as a "canoe house" in the 1920s. A workshop and small boathouse stood nearby to the south (now gone) (Sanborn 1904, 1924). The boathouse was operated in the mid-twentieth century by John Broderick of 31 River Street (Directory 1960). The Broderick family acquired multiple properties on the street. This is a landlocked parcel with a right of way between 28 and 34 River. It is owned with 24-26 presently.

28 River 072-092-0000 ca. 1865 Contributing Building Photo 105
 This small single-family house is 1½-stories, 3 bays with a center entry. A stove chimney is centered on the gable roof. The entry has a simple Italianate style door hood on brackets. The foundation appears to be granite covered with concrete. The walls are wood shingled. The windows have molded wooden trim and contain replacement sash. The eaves have molded cornice and no returns. A small 1+ story ell projects from the rear elevation. The driveway and right of way to 30 River Street pass south of the house. Built before 1874, the house was owned by Nelson Currier who was a soap maker probably working on the property (Sanford & Everts 1874; Census 1870). In the 1880s, it was sold to another soap maker William Ridley who built additional houses and lived next door (Hurd 1892). In the early 1900s, William J. Wetherell lived here before moving to 9 River Street Ext. (Directory 1911). Alfred and Minnie Marston and their extended family rented here in the 1920s before buying 41-43 South. He worked for the electric company (Census 1920; Directory 1927). John and Ella Broderick acquired this house and it is now owned by their daughter.

30 River 072-094-0000 ca. 1890 Non-contributing Building Photo 106
 Set back behind 28 and 34 River Street is a small 1½-story dwelling. The original appearance is unknown. The house is oriented gable end to the street, with the entry on the side. Remodeled in the mid to late twentieth century, the house has a foundation of poured concrete. The walls are sheathed in wood shingles. The windows are pairs of small modern 1/1 sash. An enclosed porch with the same siding and windows spans the southeast elevation. The decks and stairs are new. An ell was removed (Sanborn 1943). Two large gable dormers break the northeast roof slope. There is new small garden shed in the rear. The driveway passes between 28 and 34 River Street. This was initially part of the Ridley property (Wellge 1884; Hurd 1892). In the early 1900s, through the 1920s, the Berry or Barry family lived here. They were second generation Irish, employed as laborers and in the shoe factory (Census 1900; Directory 1904, 1911, 1927). The Broderick family owned this property and the adjacent buildings (Plan 1976 #6043). It was then acquired by the owner of 24-26 River Street.

31 River 072-100-0000 ca. 1860 Contributing Building Photo 107
 This 2½-story, 2 x 1 bay house has a large new front addition with gable roof. It obscures the fenestration pattern, but the overall form of the house is clear. The vinyl siding and 1/1 windows are new. Older 2/2 windows light the attic. The small lot is bounded by 9 River Street Extension on the north and west. A building was shown here unlabeled on the 1857 map. The house was owned by the Bowley family before 1874 (Chace 1857; Sanford and Everts 1874). The long-time owners were Oliver and Parmelia Bowley (Hurd 1892). He was a wheelwright and carriage woodworker (Census 1850, 1870). Blacksmith Albert A. Bowley inherited the house (Hurd 1892; Census 1900; Directory 1904). From ca. 1930, the owners were John and Ella Broderick. He was a plumber and also worked at the Portsmouth navy yard. His family owned the property across the street (34 River) and he kept the "Riverside Boathouse" (rear of 24) (Census 1930, 1940; Directory 1949). John A. Broderick Jr. lived here until his death in 2010.

AREA FORM

FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

34 River 072-095-0000 ca. 1890 Contributing Building Photo 108

This late-nineteenth-century house is now a single-family, but was historically a duplex (32-34 River) divided down the middle (Sanborn 1904, 1943). The 2½-story, 2 x 2 bay, gable front house has its entrance on the southern side. The entry porch was rebuilt and enclosed with vinyl sided walls and sliding windows. A second entry and porch were removed from the opposite elevation (Sanborn 1904). The walls of the house are supported by a brick foundation and sheathed in vinyl siding. The trim of the walls and projecting eaves and gable end returns are covered in vinyl or aluminum. The windows are 1/1 replacements. One brick stove chimney rises from the ridge. The original one-story ell has been extended and remodeled.

This was one of several houses owned by William Ridley (Hurd 1892). In 1901 it was purchased by Stanislav (Stephen) and Josephine Biadaz (Deed 580:140). (Americanized as Broderick in 1900 Census). They emigrated from Russia/Poland in the 1890s and were in Massachusetts before Exeter. Stephen Biadaz (1862-1945) worked in the brass-works, then in the shoe and cotton factories (Census 1900, 1930; Directory 1904, 1911). They lived in one half of the house and the other was rented. In 1900 the tenant was Frank Pitomsky (or Bitomski), a German baker (Census 1900). The Biadaz sons went to work in the shoe factory. They made the building into a single family house (Census 1920, 1930). Frank T. "Broderick" (1888-1968) lived here in the mid-twentieth century (Directory 1949, 1960).

36 River 072-096-0000 ca. 1890 Contributing Building Photo 109

This late nineteenth century 1½-story side-hall plan house has a large new wing addition off the southeast corner. The foundation of the 2 x 3 bay original house is brick. The walls are sheathed in clapboards and trimmed with corner boards and frieze. The projecting eaves have sloping soffits and no returns. The windows are trimmed with narrow boards and contain new 1/1 sash. The entry porch has a hip roof on columns. The addition has a similar porch. The chimney is a modern exterior brick stove chimney. The landscaping is modern. A garage formerly stood beside the street, south of the house (Sanborn 1943). The 0.67-acre property is bounded by the riverbank on the southeast.

The original owner was D. Sanborn (Hurd 1892), possibly Daniel Sanborn who owned the nearby ice company. A German-Irish family rented in 1900, working as weavers and in the shoe shops (Census 1900). From the 1920s, this was the Zankoski residence. Joseph Zankoski from Poland was a barber and his wife was a stitcher in the shoe factory (Directory 1927; Census 1930, 1940). They lived here as late as 1960 (Directory 1960).

37 River 072-099-0000 Vacant lot Out of district N/A

The last lot on the west side of River Street is now owned by Phillips Exeter Academy. The late nineteenth century, 2½-story, gable front duplex was recently demolished. It had been built ca. 1890 as a two-family rental property owned by the W.P. Moulton heirs who also owned 15-17 River Street Extension around the corner and the adjacent parcel of land (Moulton Field) (Wellge 1884; Hurd 1892), which became part of the PEA playing fields in 1905.

44 River 072-098-0000 ca. 1980 Out of district Photo 110

The last house on River Street is a late twentieth century split-level on the site of earlier buildings. The 1884 bird's-eye shows a house and large barn (Wellge 1884). Then there were two houses, 40 and 44 (Directory 1927; Census 1940). The parcel extends back as far as the river. The PEA playing fields are to the south.

Garage ca. 1980 Out of district Photo 110

A new detached garage is located behind the house.

Comparative Evaluation

In the absence of town-wide or neighborhood survey of Exeter, it is difficult to compare this area to other parts of town. The most similar areas are nearby on the adjacent edges of the town center. There are no other known neighborhoods that are directly comparable for their early nineteenth century subdivision and mix of single and multi-family housing.

Hemlock Square on the opposite side of the Great Bridge on High Street is a mix of late eighteenth and early nineteenth century wood-frame and brick dwellings it falls within the Exeter Waterfront Commercial Historic District. High Street has a range of homes from the early period, into the twentieth century. All are large and architecturally detailed, included in the locally protected Historic District. Portsmouth Avenue and Auburn Street developed during the same early 1800s period as the Franklin-South Street area, but have suffered considerable loss of integrity. Construction on Hall Place near the EMC factory began in the 1830s-40s.

The area most closely related historically, is adjacent Court Street built in the 1830s-40s with houses of the Federal-Greek Revival styles and in the Italianate period of the 1850s. Although from a similar period, Court Street houses tend to be larger and more architecturally distinguished than those on nearby side streets. Historic maps help to identify potentially comparable areas. Maple and Elm on the far side of Court also developed in the early 1800s and have some similar vernacular houses. Outer Front Street and Middle Street were built up in the same period. On the northwest edge of downtown, Green Street is an individual side street developed in the early 1800s. The first residential construction near the railroad crossings began in the 1840s and the first grids of residential streets were laid out in the 1850s.

22. Statement of Significance

There are no buildings in the area already listed in the National Register of Historic Places and there has been no previous historic resources survey. The Franklin-South-River Streets Area is adjacent to the Exeter Waterfront Commercial Historic District, a local and National Register district, listed in the NRHP in 1980 (#80000299). The Long Block and the Gilman Garrison on the corner of Franklin and Water streets are located in the district. The Gilman Garrison was individually listed in the National Register in 1976 (#76000131). The Front Street Historic District was listed in the National Register in 1973 (#73000270).

Further individual survey could be completed for properties in the area, particularly those threatened with demolition. The most well-preserved buildings, in terms of exterior materials and details, warrant intensive level survey including: 15-17, 25, 29 and 39 Franklin Street, 26-28 and 30 Franklin Street, 10 and 21 Bow Street, 38-40 South Street and 41-43 South Street, 9 River Street Extension and 17 River Street.

The Franklin-South-River Streets area forms a discrete and distinguishable entity. The majority of components lack individual distinction, but combined they form a unified historic neighborhood. As such, the Franklin-South-River Streets Historic District appears to be eligible for the National Register of Historic Places under Criterion C. It has local-level significance under Criterion A for demonstrating trends and events in Exeter's historical development between the early nineteenth and mid-twentieth century. The significance of the Franklin-South-River Streets Historic District lies in the Areas of Community Planning and Development and European Ethnic Heritage. This is a collection of working class housing with a mix of multi-family dwellings and smaller single-family forms. The district possesses a significant concentration of buildings united historically by plan and

physical development. It is a clearly defined entity; a discrete section of housing adjacent to the downtown, separated from other areas by geographic boundaries and changes in density and integrity.

The District is made up entirely of buildings, with no structures or significant objects. The contributing buildings are residential, with one former industrial property. The district contains fifty-three (53) contributing buildings and nine non-contributing buildings and one site. The majority of the non-contributing buildings are outbuildings. The Franklin-South-River Streets Historic District relates to the contexts of carriage and wagon manufacture and machine shops, as well as textile mills and factory shoemaking, for providing worker housing for those industries and the contexts of French-Canadians, Irish and Eastern European immigration to New Hampshire.

The area is significant for its subdivision into house lots in the 1820s. The irregular pattern of streets is typical of Exeter where development occurred incrementally, and short connecting streets and small subdivisions were laid out between the main thoroughfares. The lots were sold to investors and houses built for the families of craftsmen in nearby industries. Small shops for hand-powered industries were also located within the area. The original families were New Hampshire natives. During the mid-1800s increasing numbers of area residents worked in the textile mill. Later residents worked at a wider range of industries, some travelling the mile across town work near the railroad depot. By the late nineteenth century, this area was home to many immigrant families, from Ireland, England, and then Germany, Poland and Canada.

The trends of housing the laborer and mill-working class are clearly important to Exeter history. This neighborhood has always been a mix of investment properties and owner-occupied homes. This location, central to the downtown, provided relatively affordable housing. Single and two-family dwellings, and tenements were occupied by multiple generations and families often took in one or more borders. The duplex provided income to make home-ownership affordable. There was a steady trend of adding housing units for relatives or income. Many properties shared family connections.

The near universal application of vinyl siding and trim and replacement of double-hung windows has substantially diminished the integrity of individual buildings. However, they all retain historic scale, proportions, minimal decoration and plain workmanship. The houses were individually built and owned, in a range of simple forms and floor plans. Characteristic features are the 1½ to 2½ story size with gable roofs, granite and brick foundations, wood-frame construction in all but one case, limited architectural detailing and small house lots with front and back yards. The vernacular housing stock is simply detailed compared to houses in more high style neighborhoods, which display ornament and features characteristic of the popular architectural styles. House plans evolved as buildings were renovated. Interior inspection might yield information about the specific plans and multi-family dwelling forms adopted.

The historic environment is conveyed by the residential streets of closely-spaced houses with central brick industrial building. The riverfront setting is a defining element. This area at the edge of the commercial downtown has an urban character; densely settled, mixed-uses, back to back houses on small flat lots with few landscape features. It is in contrast to the more purely residential, suburban streets built later in the nineteenth century west of the downtown. The area developed over time, with irregularly spaced dwellings and lots of irregular shape and size. Early twentieth century garages reflect individual automobile ownership. Most properties had small outbuildings historically. Now there are many modern small sheds too small to be counted as non-contributing.

The potential for this area to have archaeological sites has not been determined. Criterion B does not apply. The residents of this area were not the major figures in the growth and development of the town, but the workers who carried it out.

23. Period(s) of Significance

ca. 1826-1964 The Period of Significance begins with the subdivision of house lots in 1826 and ends with the fifty-year cut-off date for National Register eligibility. The neighborhood evolved over time and the similar trends continued through the mid-twentieth century. With the past fifty years, Exeter's character has changed to more of an upscale bedroom community, with the closure of local factories and increased job commuting.

24. Statement of Integrity

The district has the ability to convey its significance. The relationships among the components are essentially unchanged from the historic period, except on the edges. There has been little new construction in the area. Only a few buildings from within the district boundaries have been removed since end of the period of significance. The settlement patterns and streetscapes are virtually unchanged from the historic period, except where the edges have eroded. Properties from which historic buildings are gone were not included in the historic district boundary. Within the district, there are only a few buildings that do not contribute due to complete loss of integrity or recent construction date.

The district retains integrity of location. Only few buildings were moved or removed in the past fifty years. Building moving took place historically and those houses contribute to the district. Franklin, South and River streets retain integrity of setting and historic environment. The riverfront, flat open landscape and small yards are characteristic features. The neighborhood expresses its feeling and sense of the past. The area has integrity of design for its overall layout although the individual buildings have been altered. The design of the streets as laid out and developed is unchanged. The birds-eye views of the 1880s-90s match the current view nearly exactly in terms of building placement, form and massing.

Vinyl siding and window replacement are the recent changes that most harm the area's historic integrity. Integrity of materials has been diminished. Only about a dozen houses retain wooden clapboards and trim. Around a quarter of the houses have historic wooden 6/6 or 2/2 window sash. All others have new 1/1 window units. There are few historic images to document historic appearances. The buildings were probably always minimally detailed with flat trim and little ornament. The workmanship of the vernacular house construction remains. The buildings are not significant for their architectural features, but as a collection of house types. Altered buildings can contribute to the district if the original form and basic plan of the building is evident and the position in the streetscape unchanged. Several houses have new additions that detract from their integrity but leave the original structure extant. The area conveys its associations with trends in Exeter's development. The role of this neighborhood in providing housing to industrial workers and craftsmen and immigrant families is clearly evident.

Few non-contributing buildings and sites are contained within the district. Over 84 percent of the buildings are contributing and most of the non-contributing buildings are outbuildings. The non-contributing buildings are similar in size and scale to the contributing properties. Other new or remodeled properties are at the edges of the area and are not included in the district numbers. Buildings that came down within the historic period were the former chapel and house at 48 Franklin, 14-16 and 20 Franklin. Within the past fifty years, buildings removed from the district included: 17-19 South Street, 40 Franklin Street, one house from the rear of 28 River Street and 18 River Street. On the edges of the district, houses are gone from Franklin Street. The early twentieth century garage

at 1 Franklin was recently demolished. All of the buildings on Court Street and upper Bow Street were removed in the 1970s. The southern end of River Street where historic houses are missing is left outside the boundary of the historic district.

25. Boundary Justification

The study area boundaries were identified by the Exeter Heritage Commission. Upon further study, a slightly smaller potential historic district was identified. The Franklin-South-River Streets Historic District is a clearly identified area, distinguished from its surrounding in several ways.

Located adjacent to the main streets, these are a collection of dead end and interconnected side streets. They were laid out in two subdivisions, in 1826 and 1837. The buildings on the side streets differ from the high-style buildings on the main streets in their slightly smaller scale and minimal detailing. Gaps in the streetscape from which historic buildings were removed further separate this area. The boundary is based on shared relationships among the properties beginning with the subdivision of house lots.

The bank of the Exeter River is a topographic feature that defines the character and the boundary of the neighborhood on the east. The south edge of the area is clearly marked by the Phillips Exeter Academy Plimpton Playing Fields, established on the Moulton field in the early 1900s, eliminating the potential for further residential subdivision. On the west, Court Street is a major thoroughfare, now dominated by the Academy. Buildings fronting on Court Street are more architecturally distinguished and included the residence of business and property owners according to the historic maps. The back of the former high school and town/court house property defined the edge of land subdivided into River Street Extension in the 1830s-40s. The northwest side of the Franklin-South-River Streets area is clearly marked by the fire and police station and municipal parking lots at the west end of Bow Street. Six nineteenth century buildings were located where the fire station is now and at least four are gone from the corner of Court and Bow streets. To the northwest, buildings on Front Street form the Front Street Historic District. On the north, Water Street is the Exeter Waterfront Commercial Historic District. The National Register listed district includes the site of 1 Franklin Street and the Long Block and garage at 20 Franklin Street within its boundary. The removal of 5-6 historic buildings from the upper end of Franklin Street, divides the rest of Franklin Street from the adjacent Water Street district. The boundary of the potential Franklin-South-River Streets Historic District is drawn to exclude the vacant lots and non-contributing buildings on its edges.

26. Boundary Description

The boundary of the Franklin-South-River Streets Historic District is defined by the outer lot lines of the contributing properties. The Exeter River forms the eastern boundary, from 26-28 Franklin Street to 36 River Street. The southern edge of the district is the southern lot lines of contributing properties on River Street and Brown's Court. The rear of Court Street properties forms the western side. To the north are the rear lot lines of the Exeter Waterfront Commercial Historic District.

Beginning at Franklin Street, the district boundary passes between 20 and 26 Franklin Street, the northern lot line of 072-074-000 to the Exeter River. The boundary follows the riverbank in a southerly directly on the eastern lot lines of 072-076-000 to 0072-080-000 and the southeastern lot lines of 072-080-000 to 072-096-000. The district boundary turns west on the southern line of 072-096-000 and crosses River Street to 072-100-000. It continues west on the southern lines of 072-101-

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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

000 and 072-102-000. On the west side of Brown's Court, the boundary follows the south line of 072-103-0000 and turns north on the west line of 072-103-0000 and 072-104-0000 and 072-105-0000 to River Street Extension. The west line of 45 South Street, 072-106-0000 and the rear of Court Street properties is the western boundary. The boundary continues along 19 Bow Street (072-127-0000) and crosses Bow to outline 10 Bow (072-007-0000) and 9 Clifford (072-008-0000). The boundary follows the lot lines of 072-124-0000. It runs along the southeast edge of 072-122-0000 and 072-071-0000 and turns northwest and northeast along 072-073-0000 to the beginning point on Franklin Street.

SEE MAP ON PAGE 2

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Additional Maps

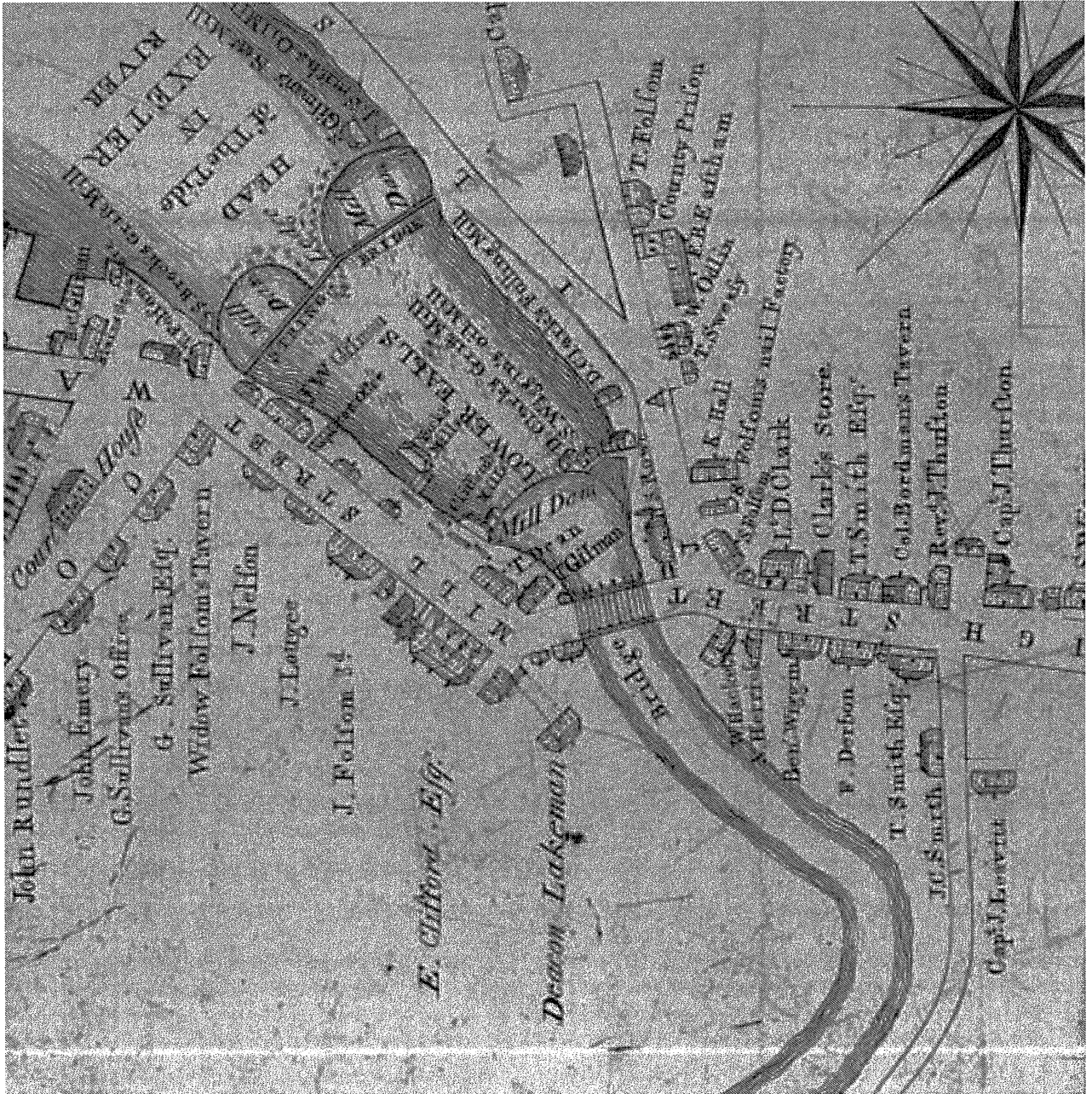


Current Bing bird's eye view, facing north

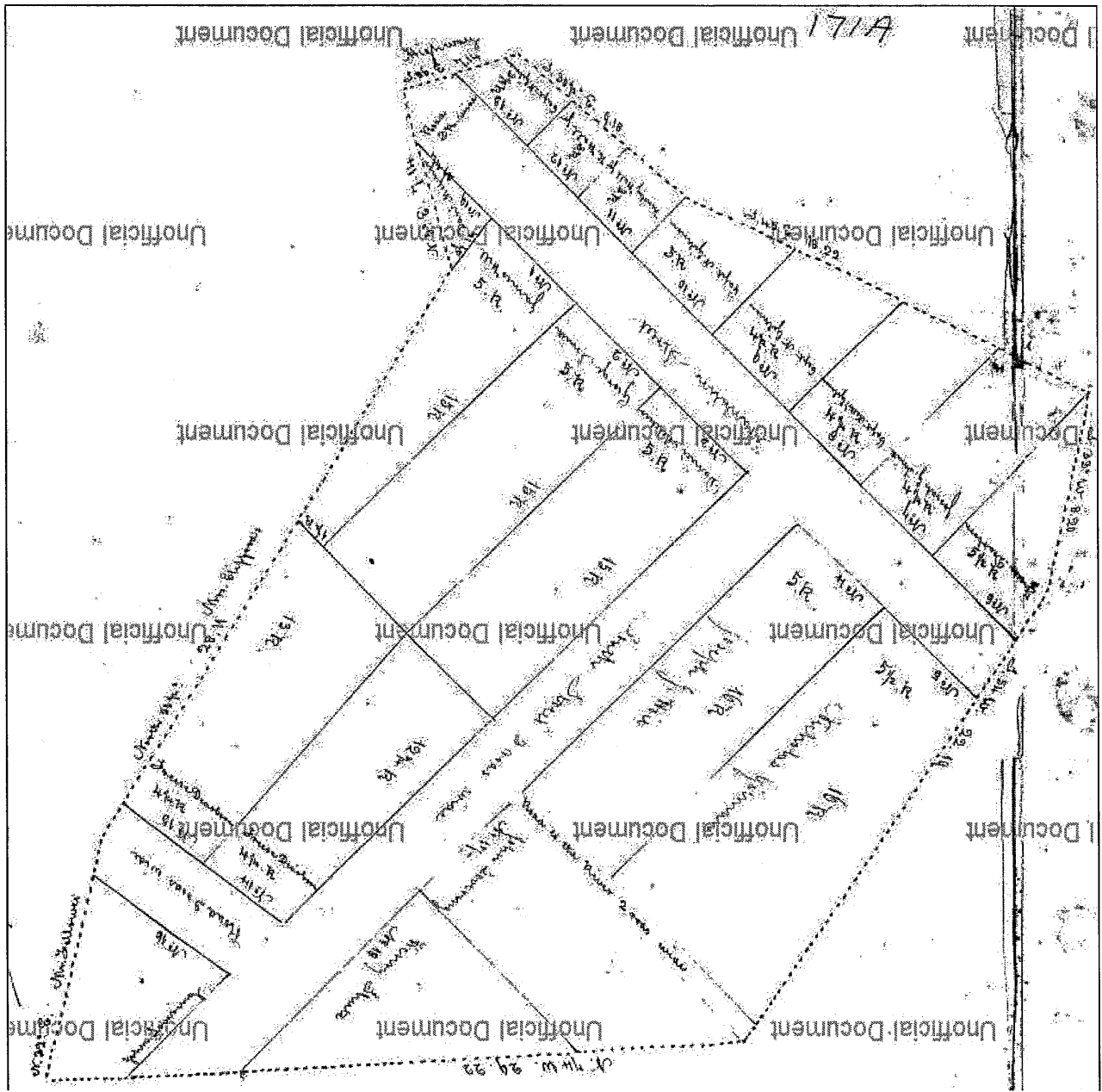


Exeter GIS Map, 2005 aerial with parcel lines

Historic Maps



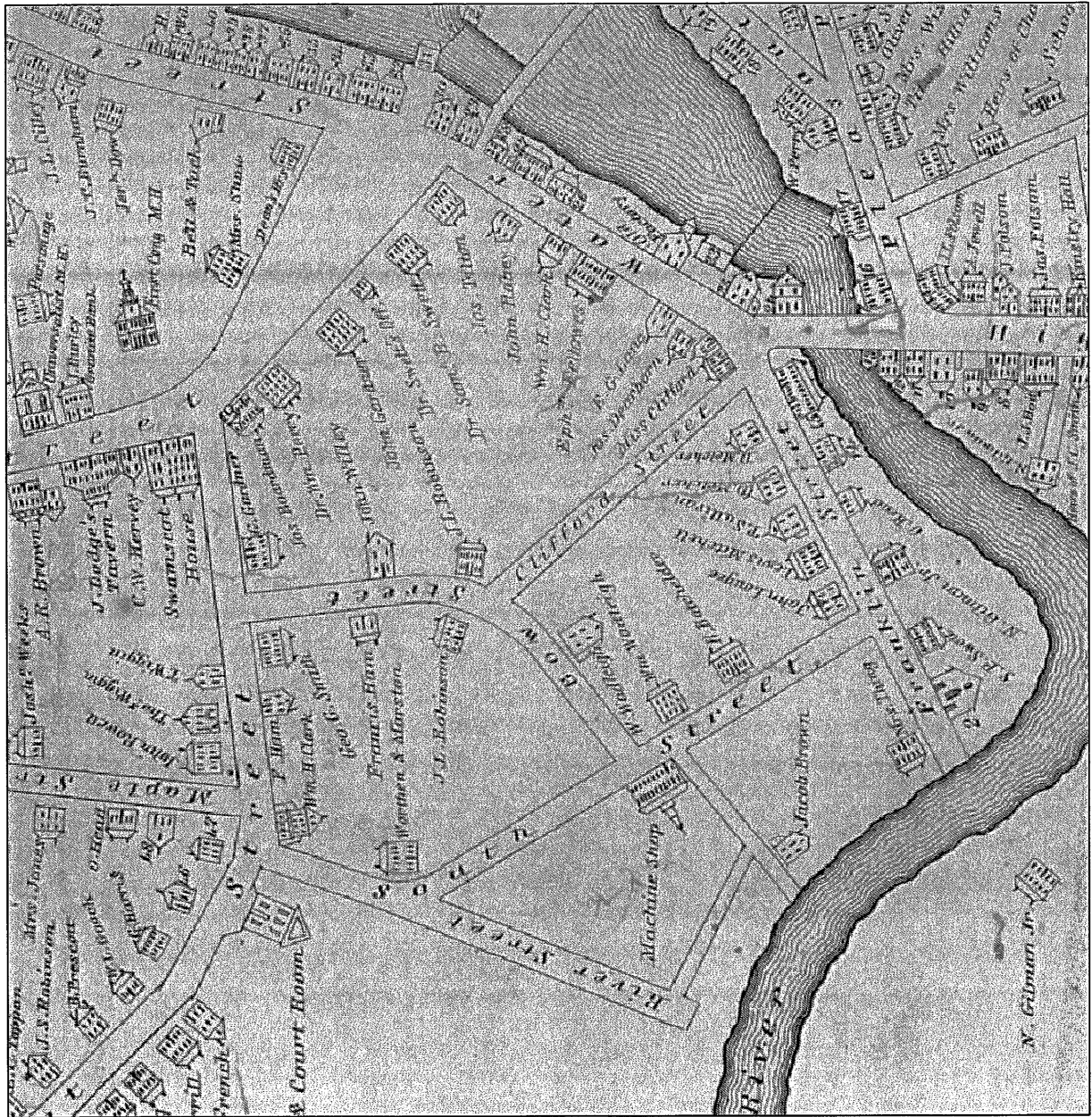
1802 Phineas Merrill Map showing "Deacon Lakeman" house at what is now upper end of Franklin Street



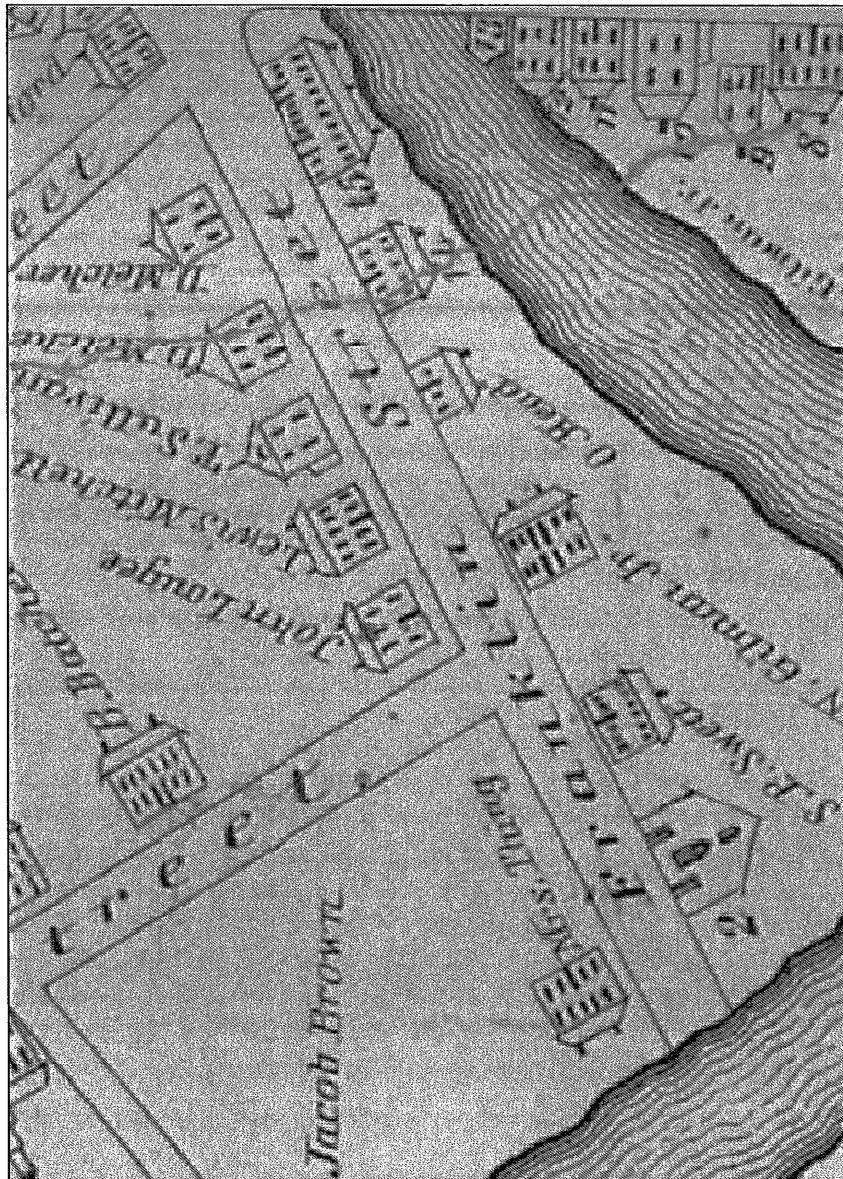
1826 Plan Subdivision of Franklin and South streets (Rockingham County Registry of Deeds)

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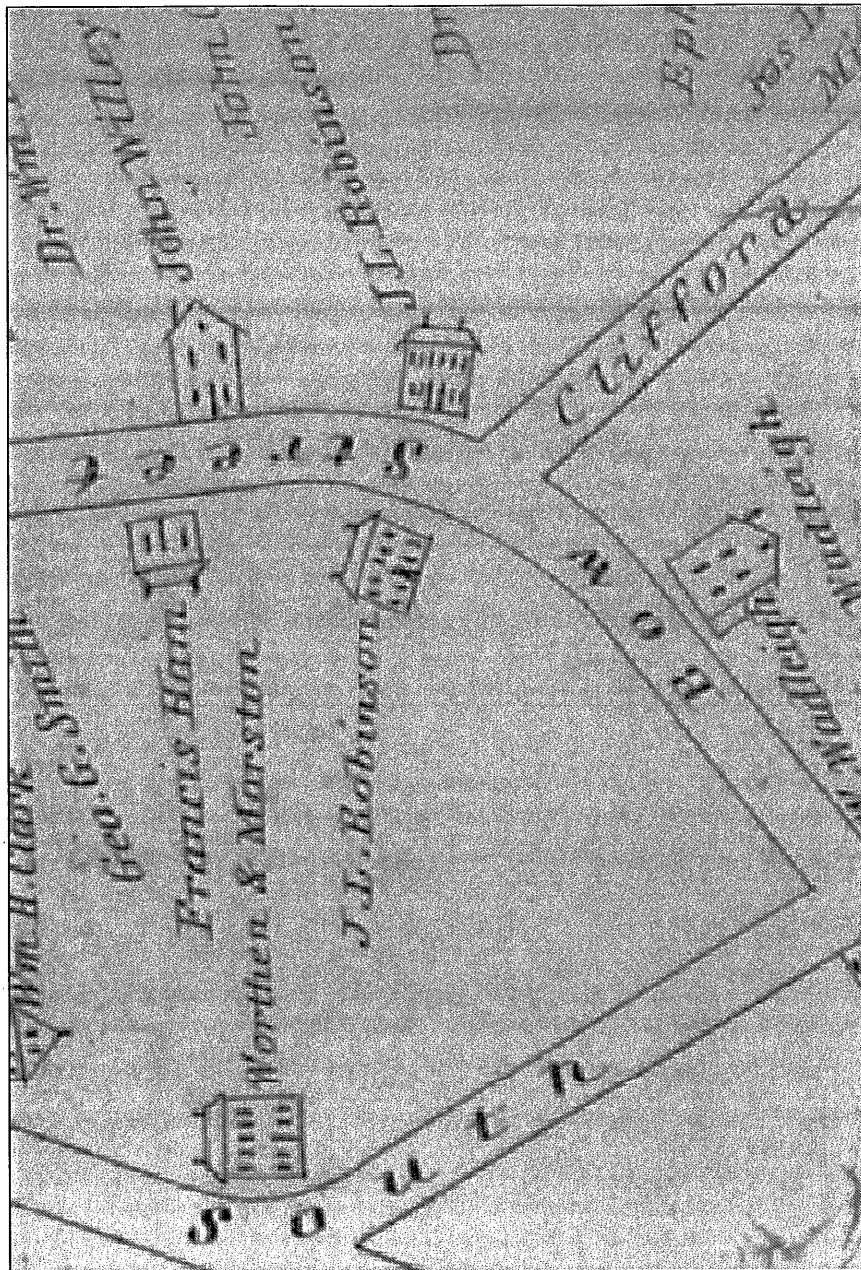
FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT



1845 Dow map (<http://www.loc.gov/resource/g3744e.ct002325/>).



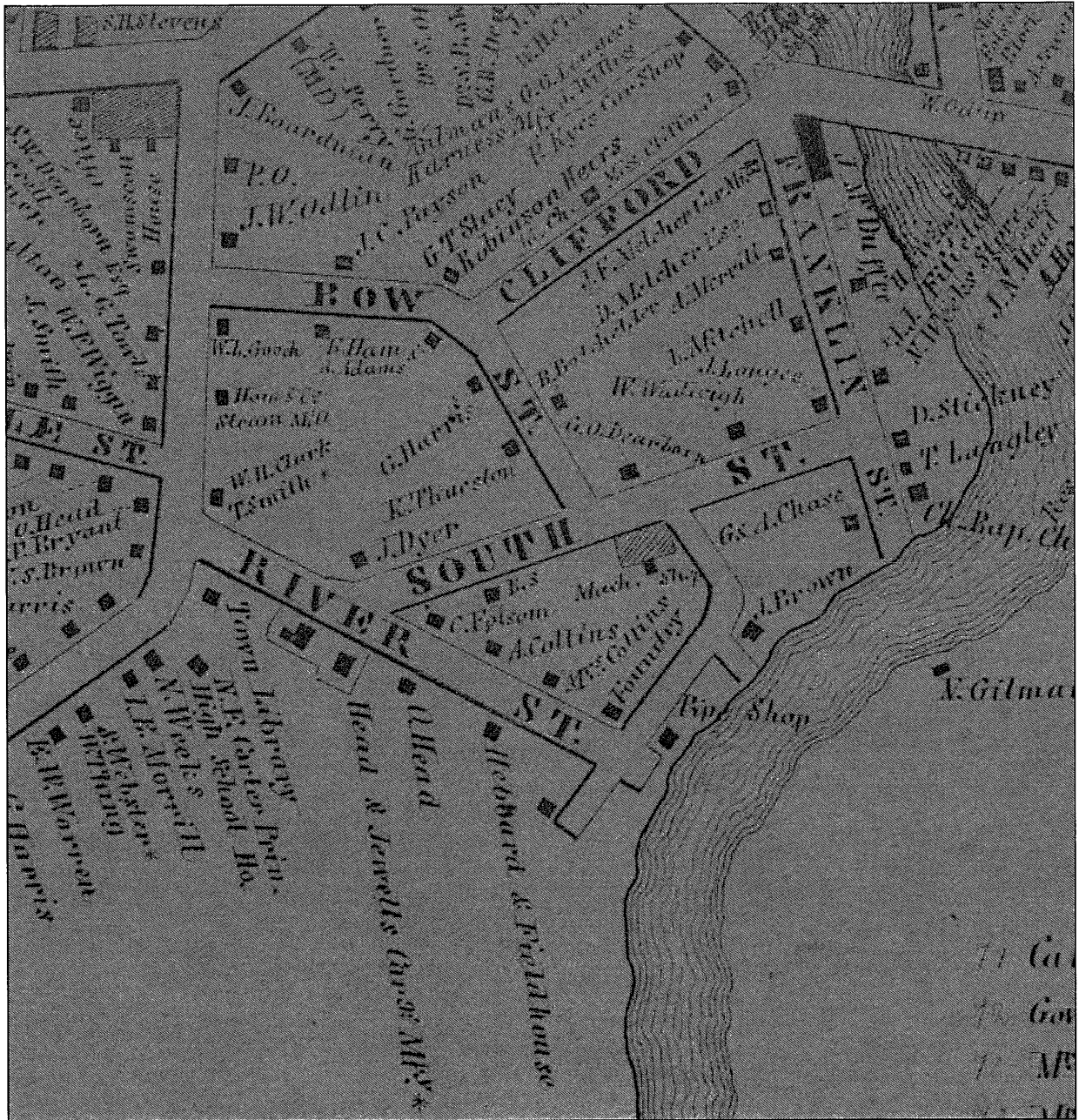
Franklin Street on 1845 map



1845 Bow Street

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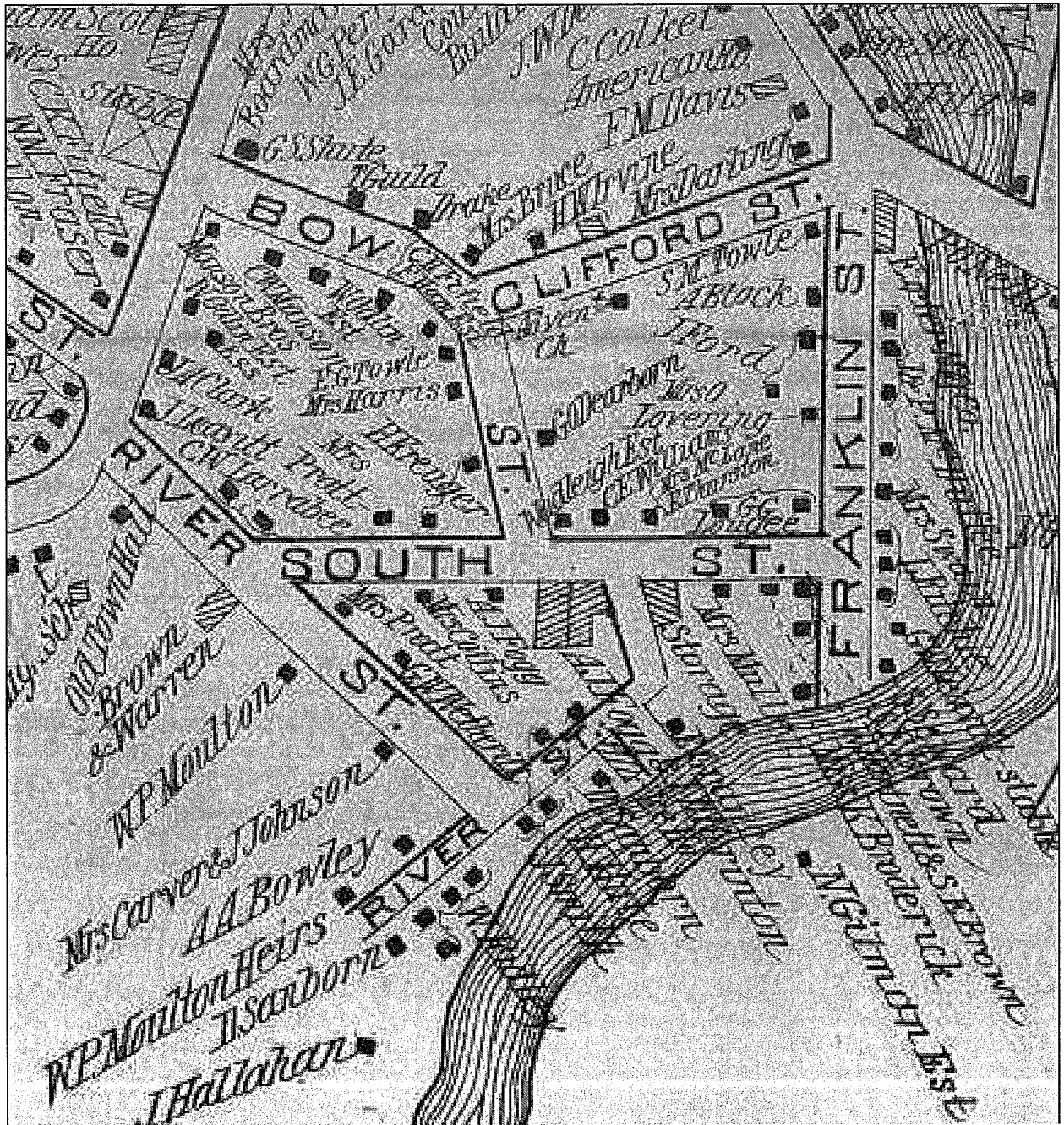
1857 J. Chace Jr. Rockingham County wall map

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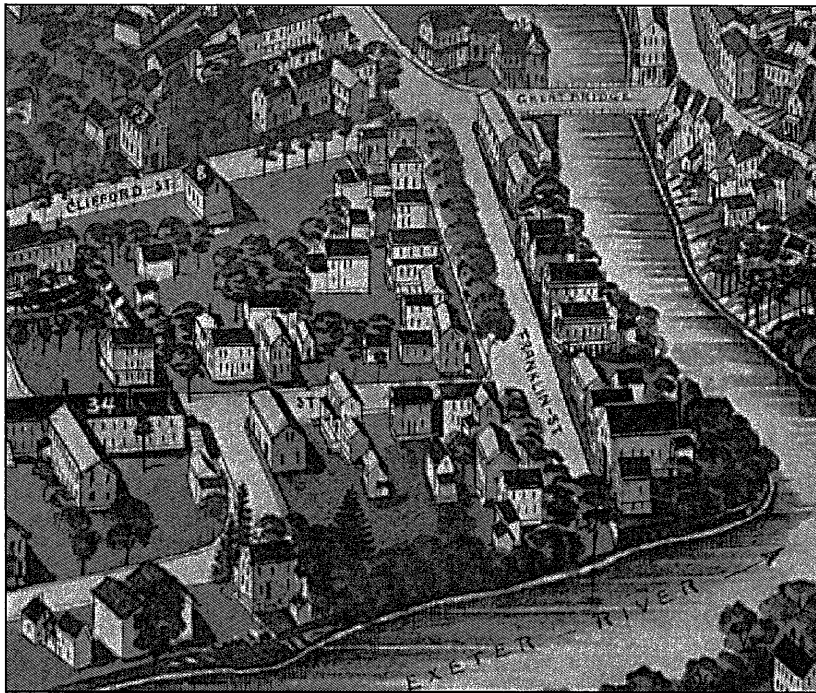
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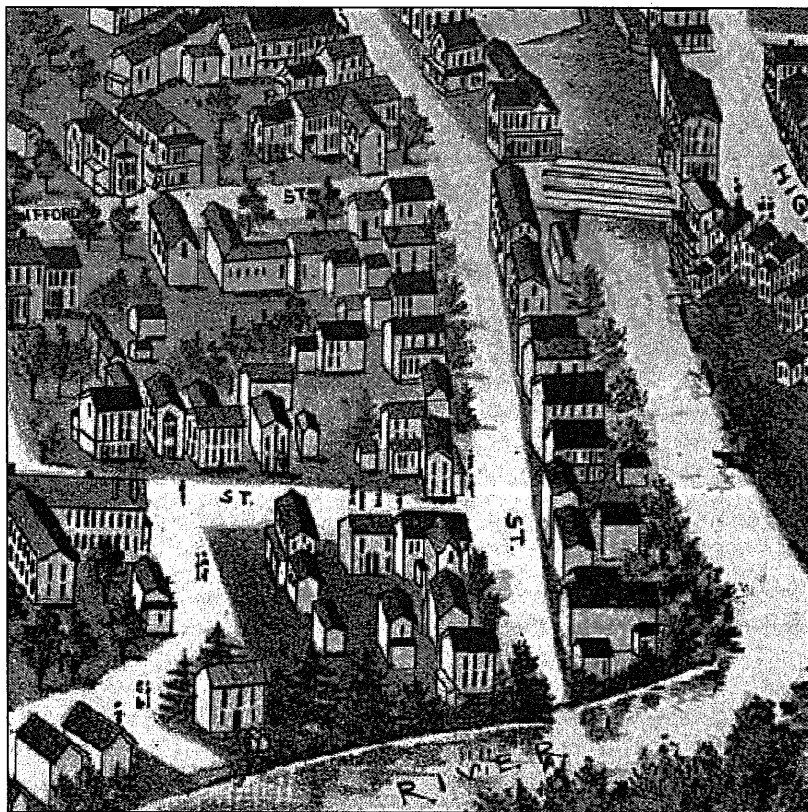
1874 Sanford and Everts map



1892 (D.H. Hurd)



Franklin and Clifford streets Norris & Wellge 1884 Birdseye view (<http://www.loc.gov/resource/g3744e.pm004760/>)



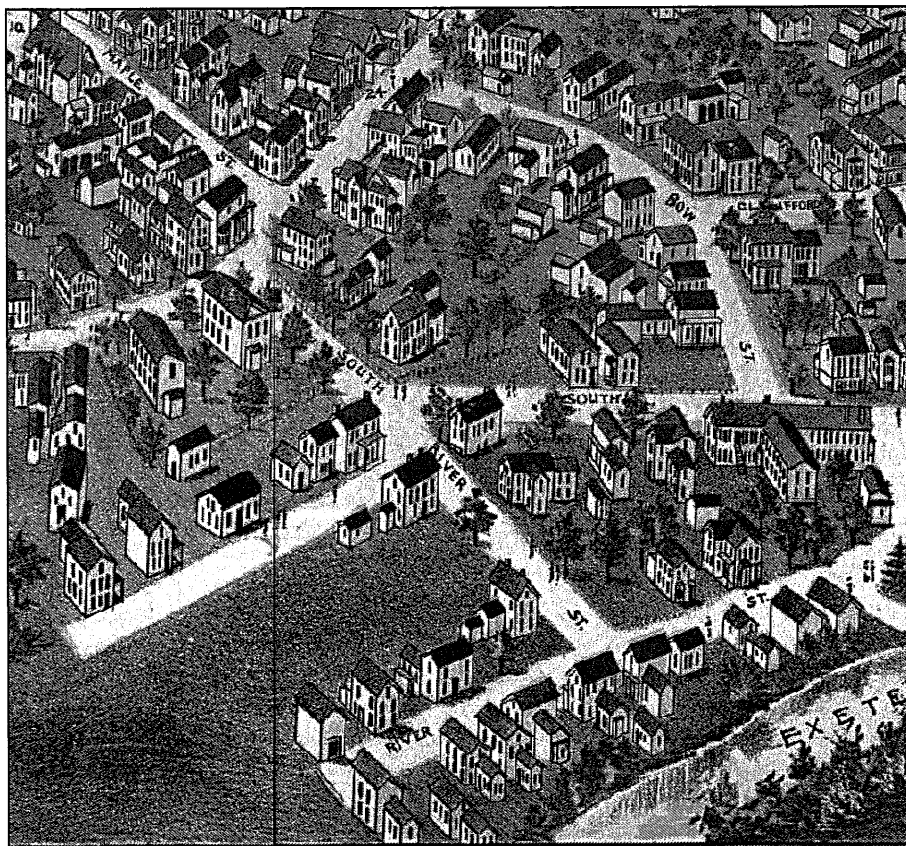
Franklin Street, Moore 1896 Birdseye view (<http://www.loc.gov/item/75694684/>).

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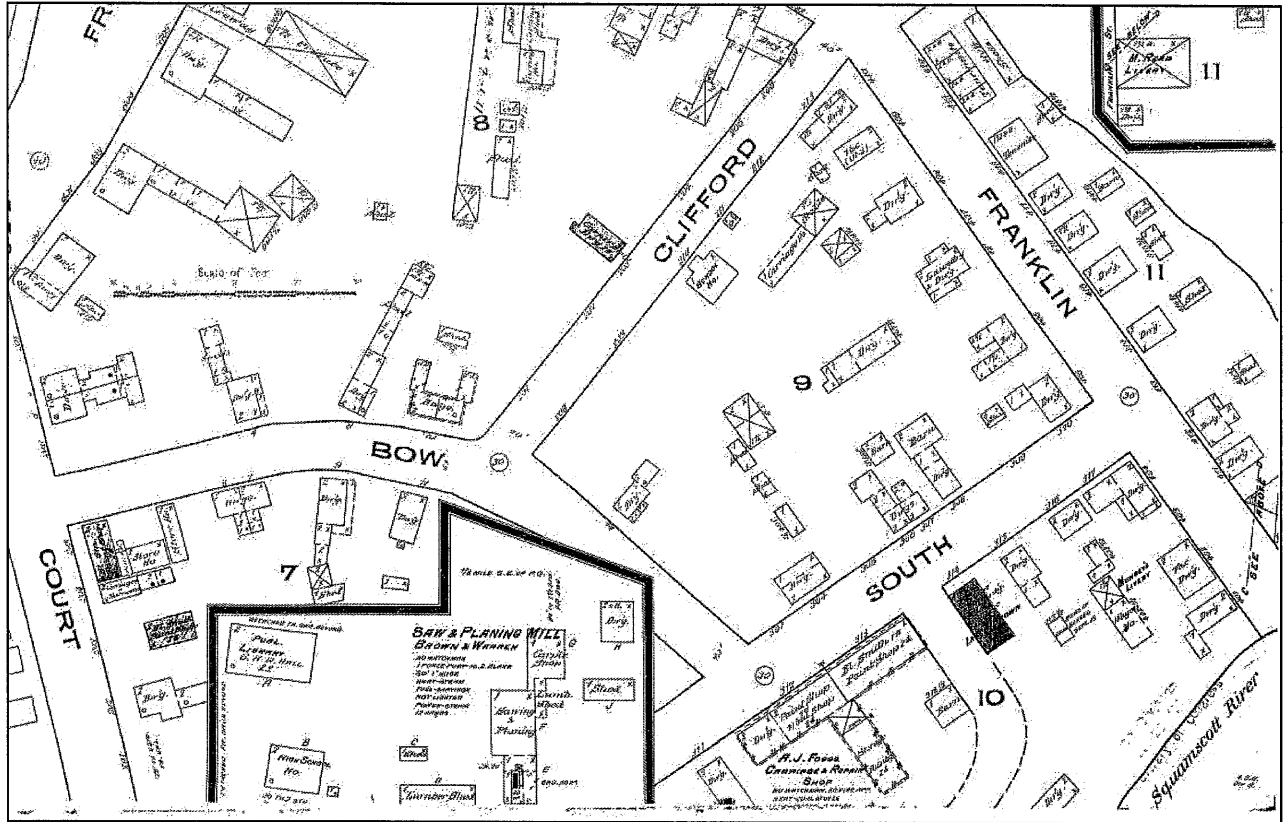
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South, River, Bow streets 1884

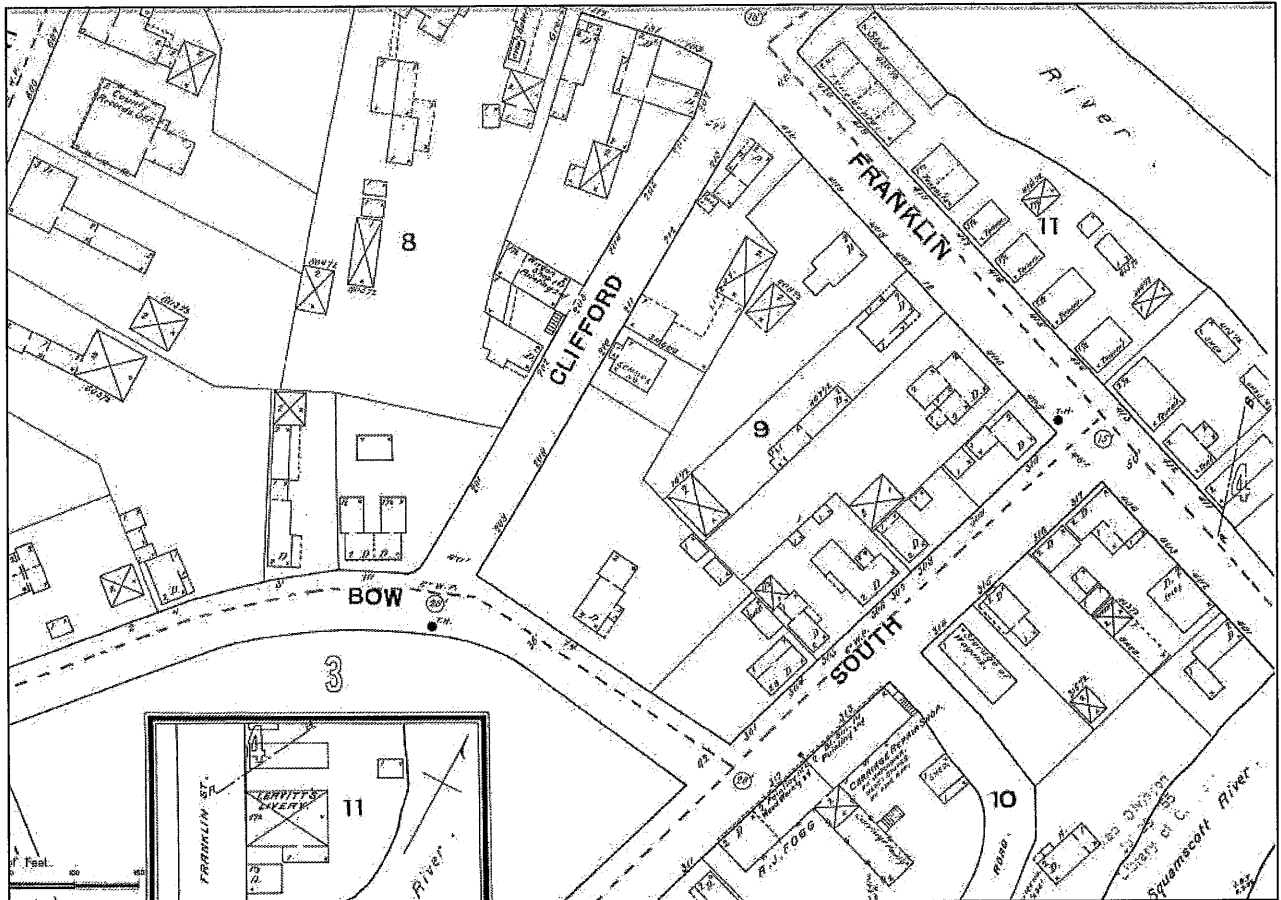


South, River and Bow streets 1896



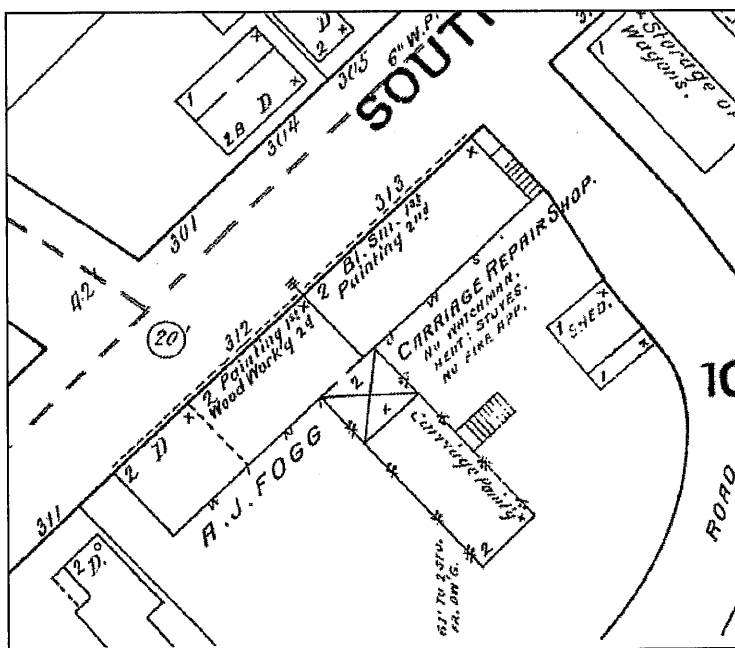
1885 Sanborn map

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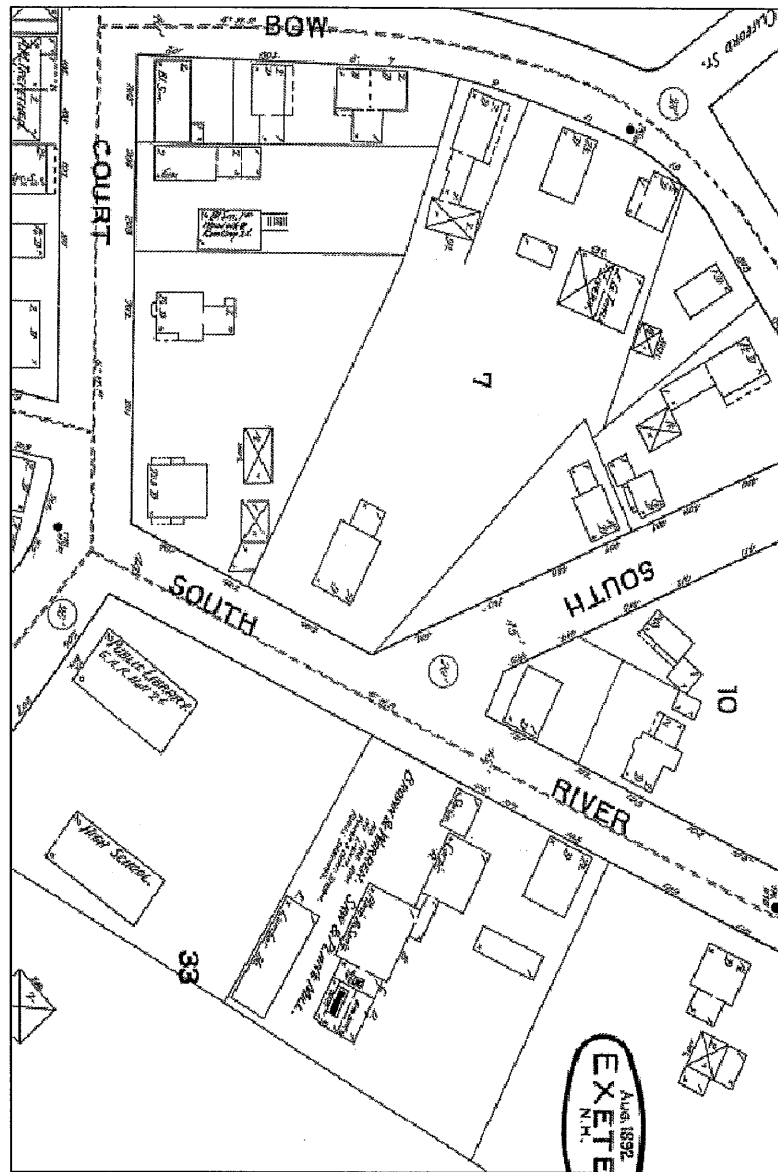


1892 Sanborn Map

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1892 Fogg Carriage Shop detail

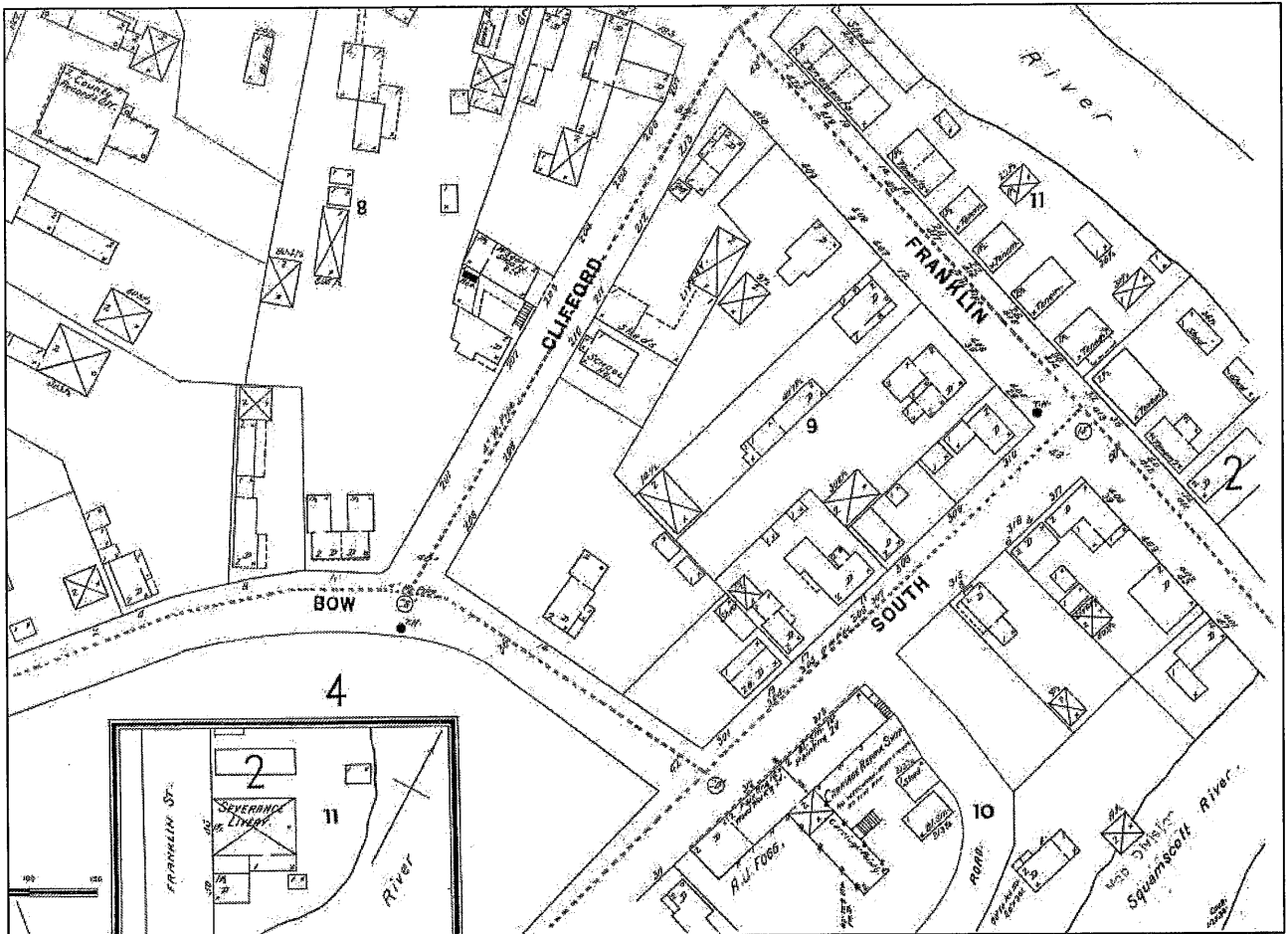


1892 South and Bow streets

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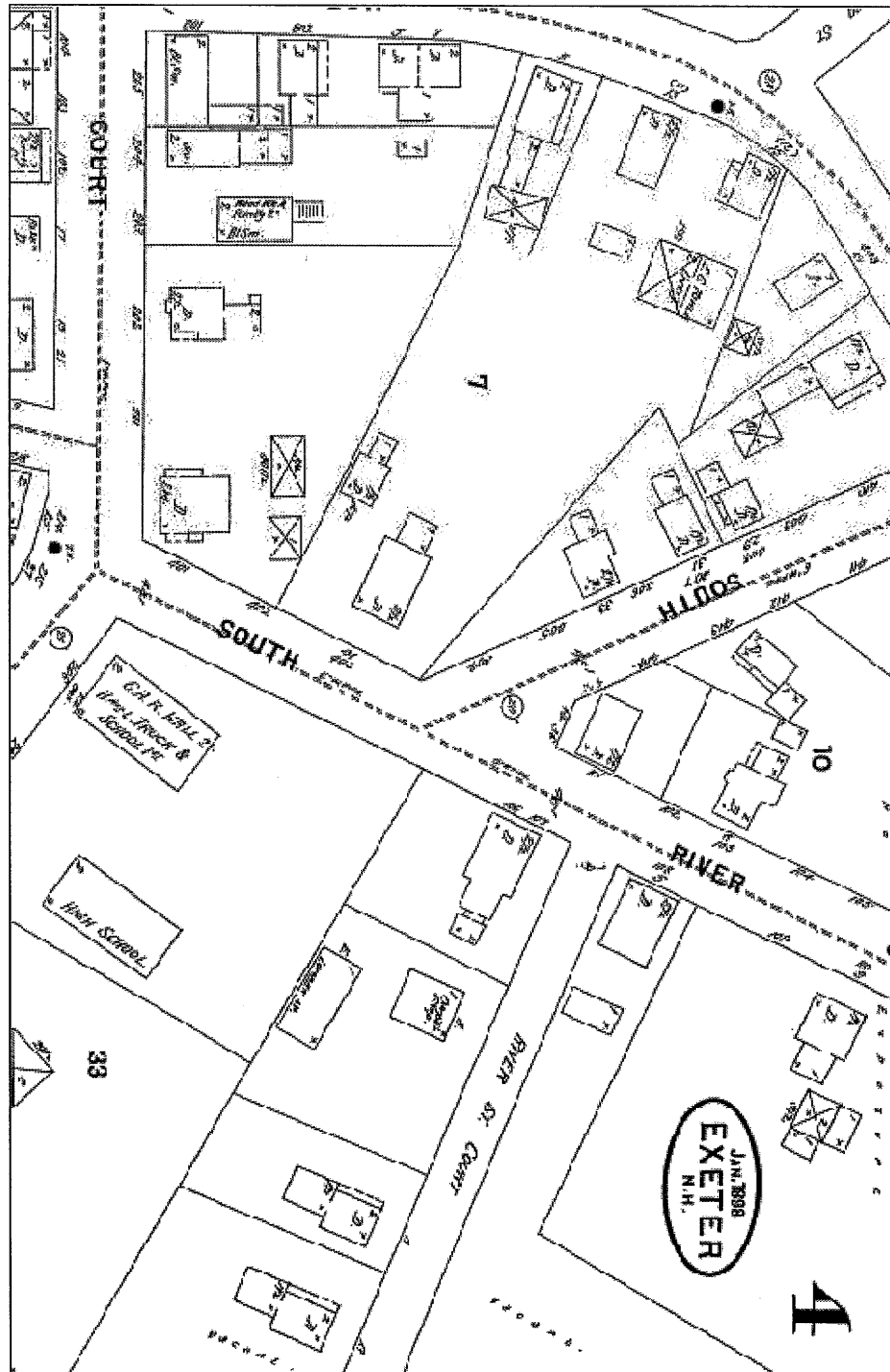
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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT



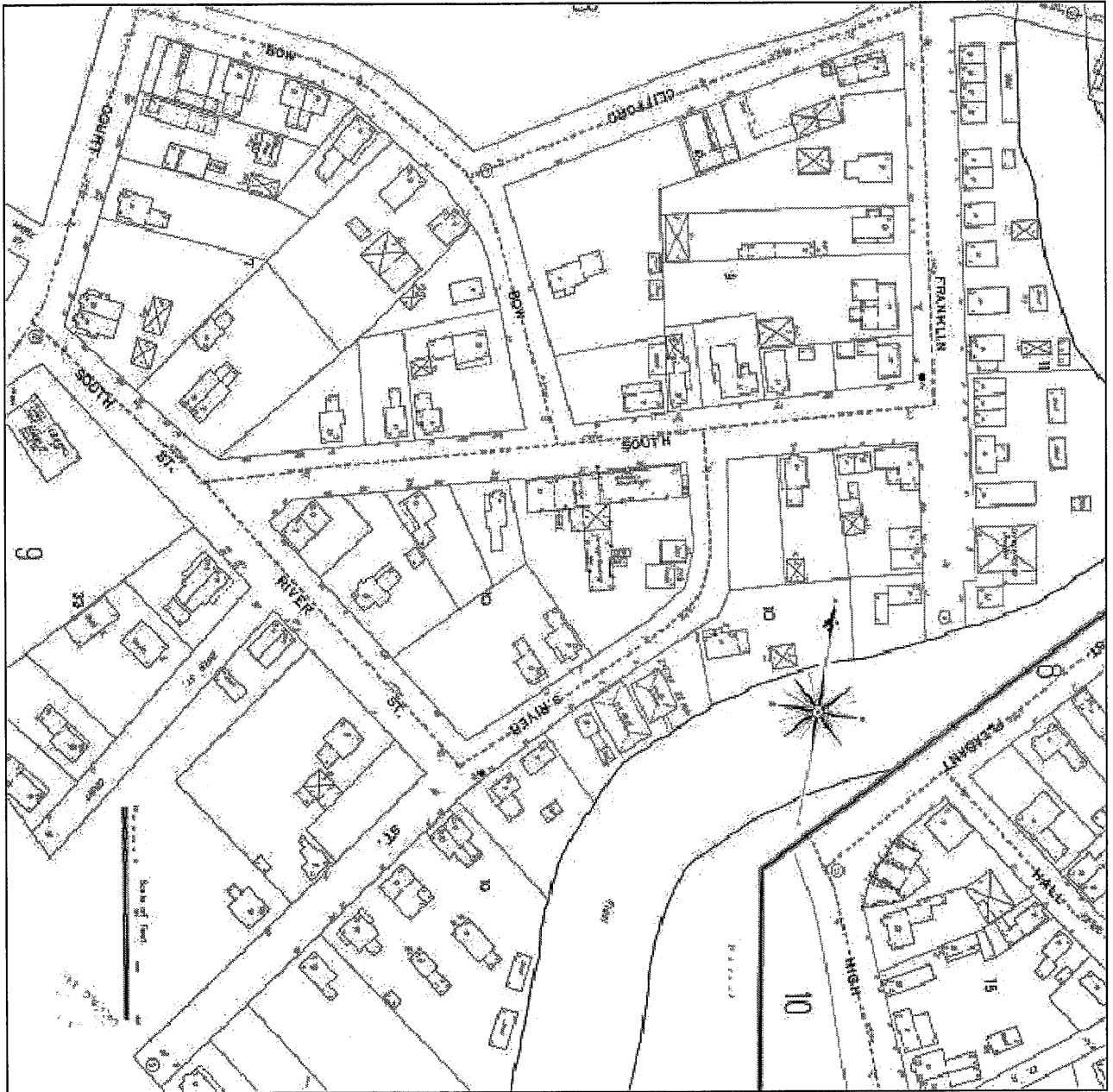
1898 Sanborn map

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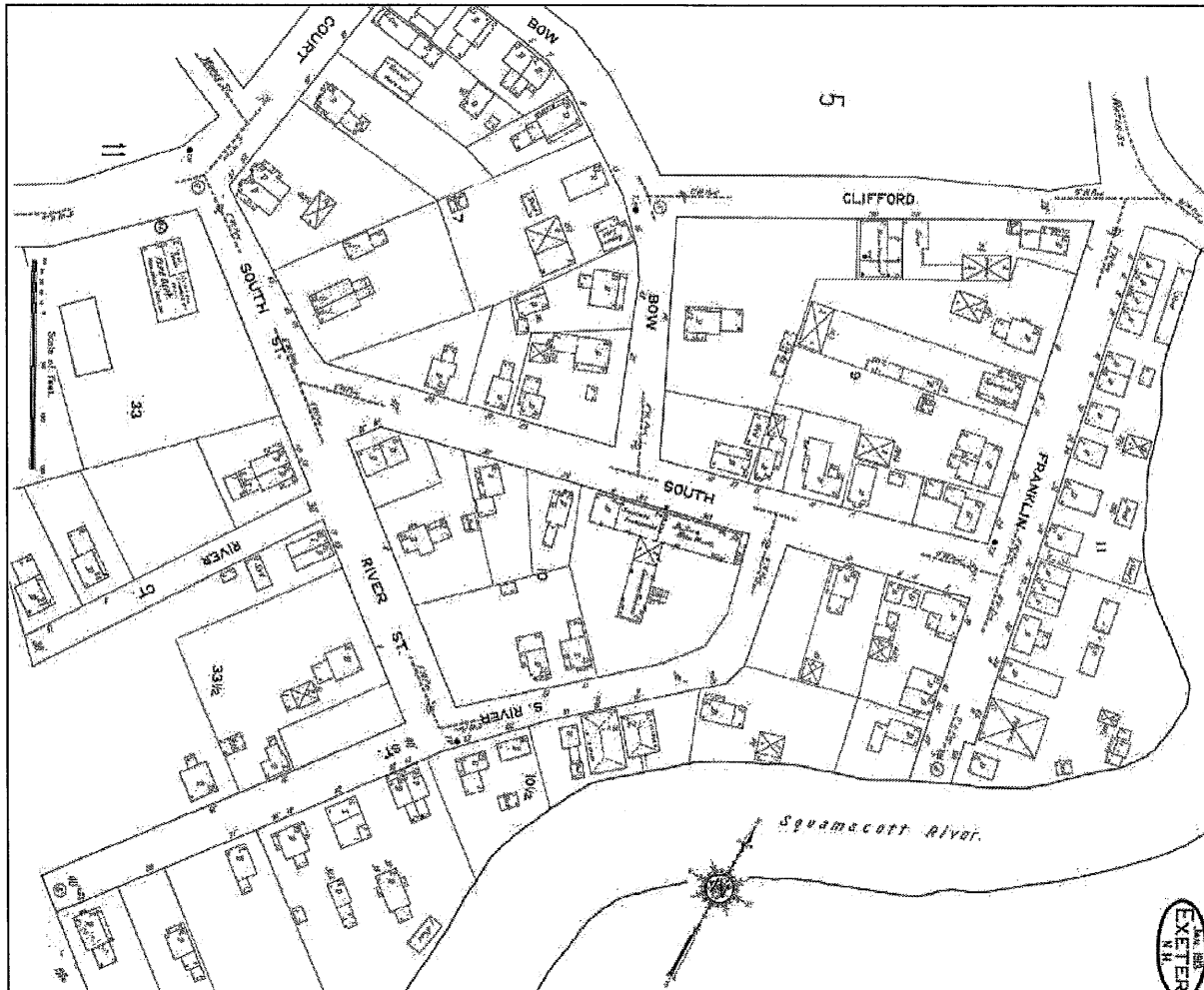
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1904 Sanborn Map

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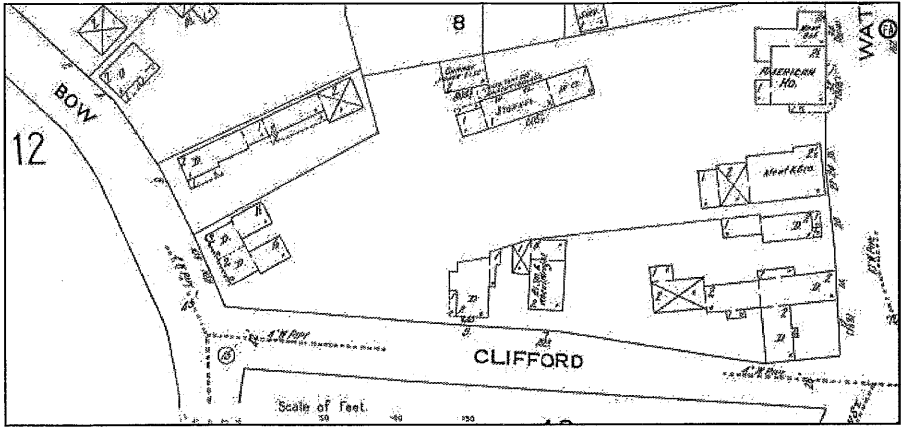


1913 Sanborn Map

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FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

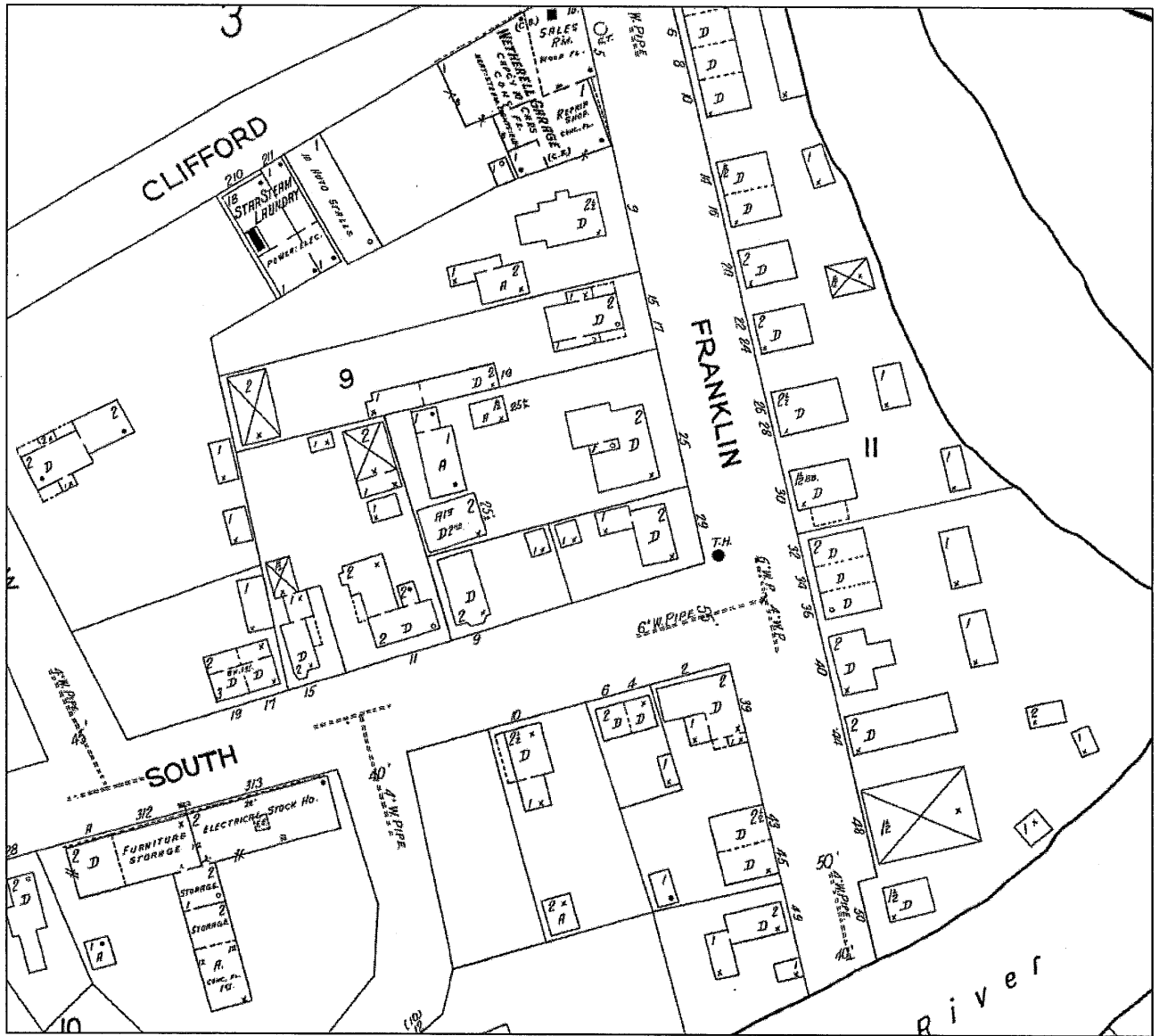


1913 Sanborn Map, Clifford and Bow streets

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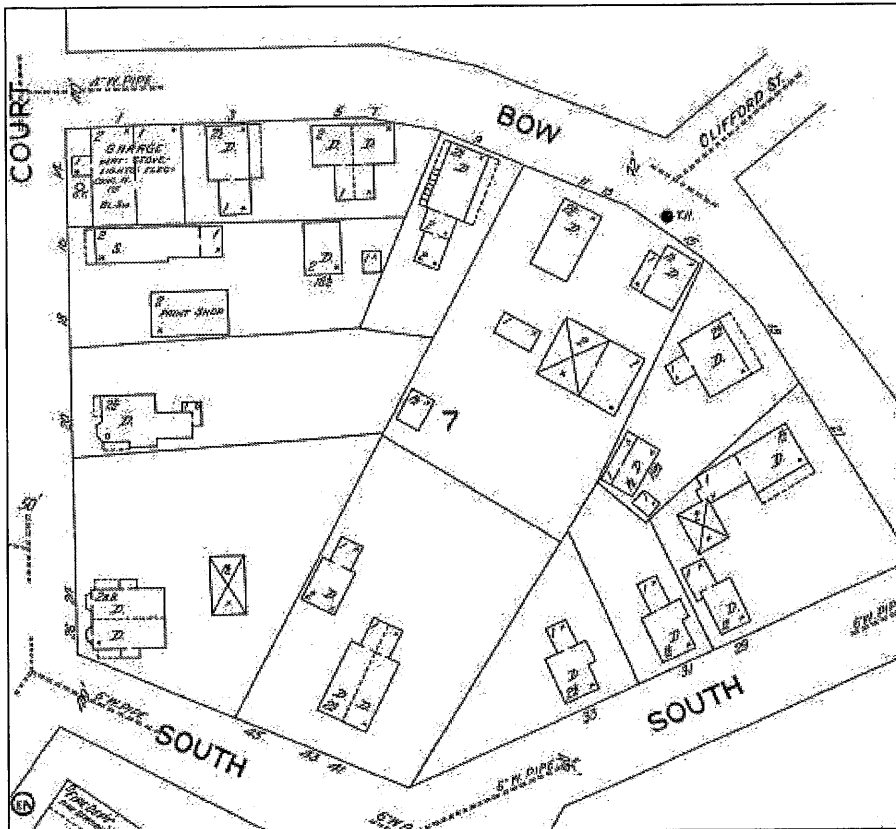


1924 – Franklin, Clifford, South streets

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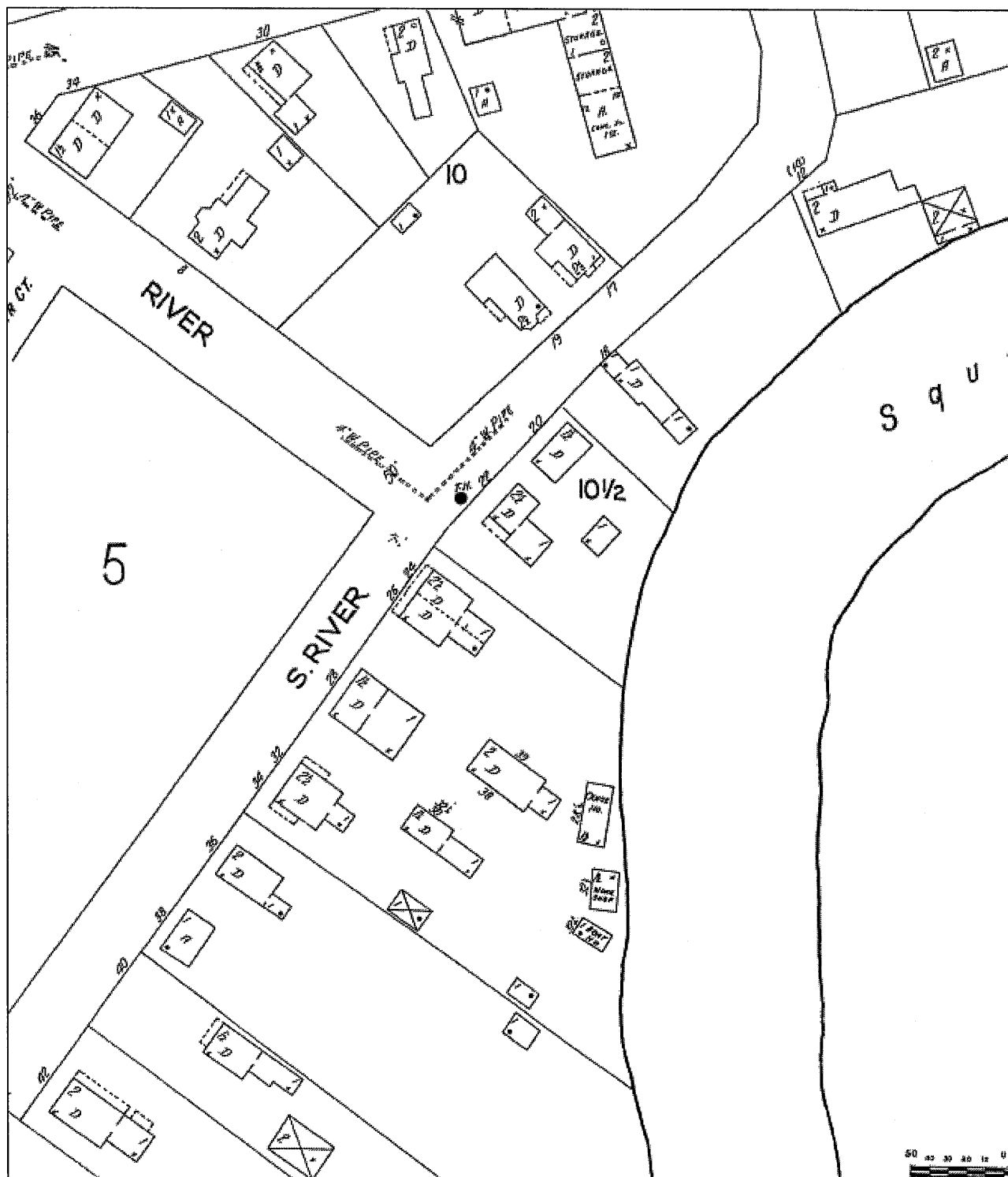
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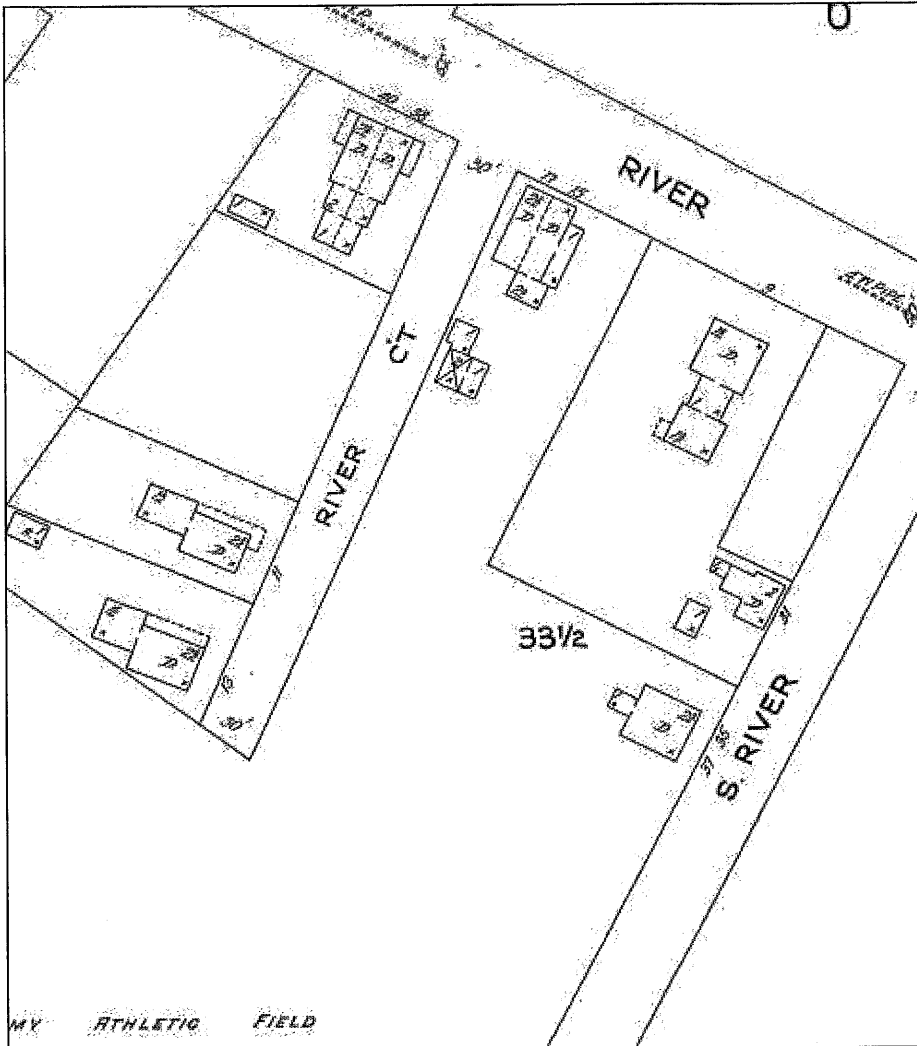
1924 South Street and Bow Street

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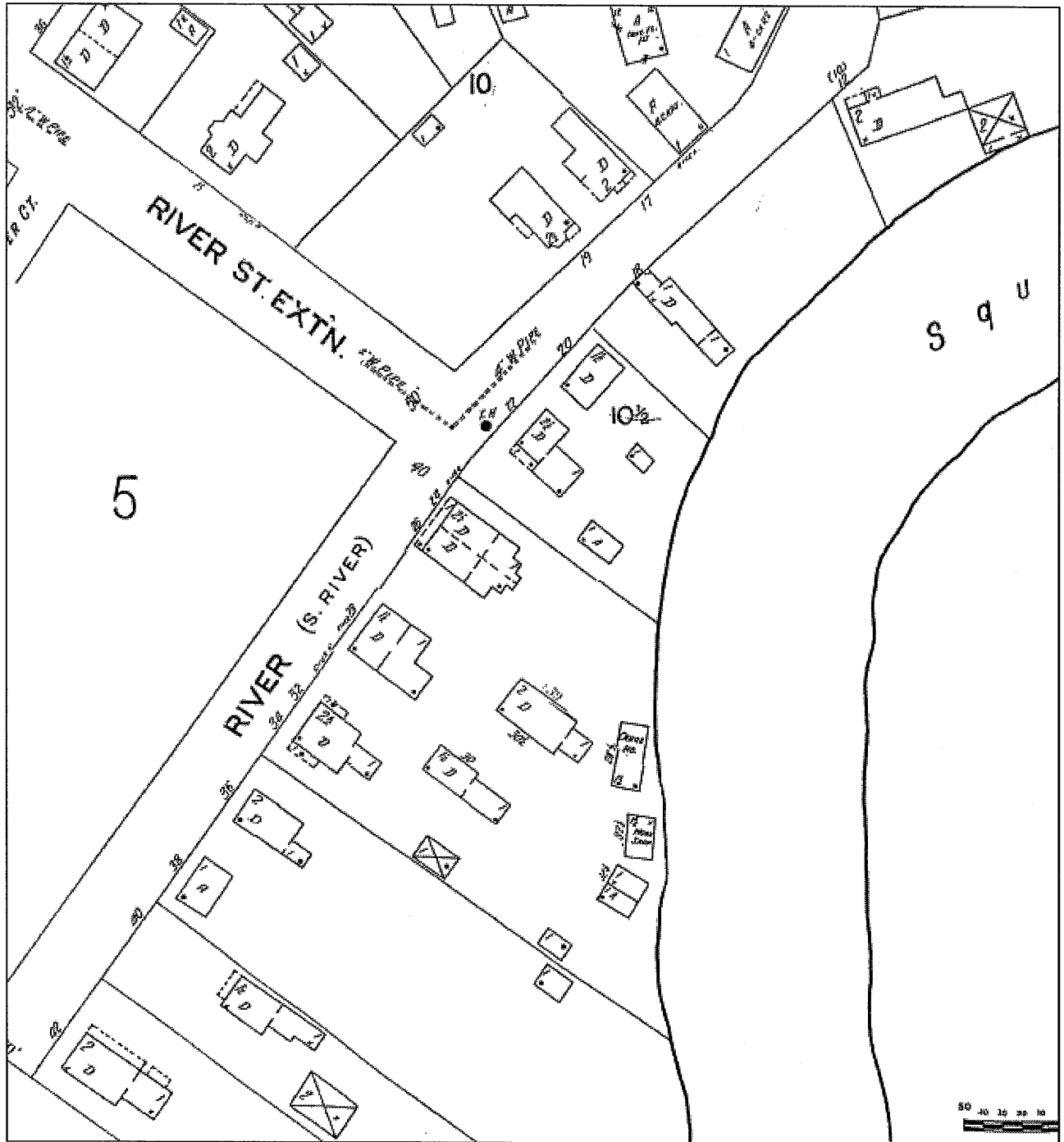


1924 River Street and River Street Ext.

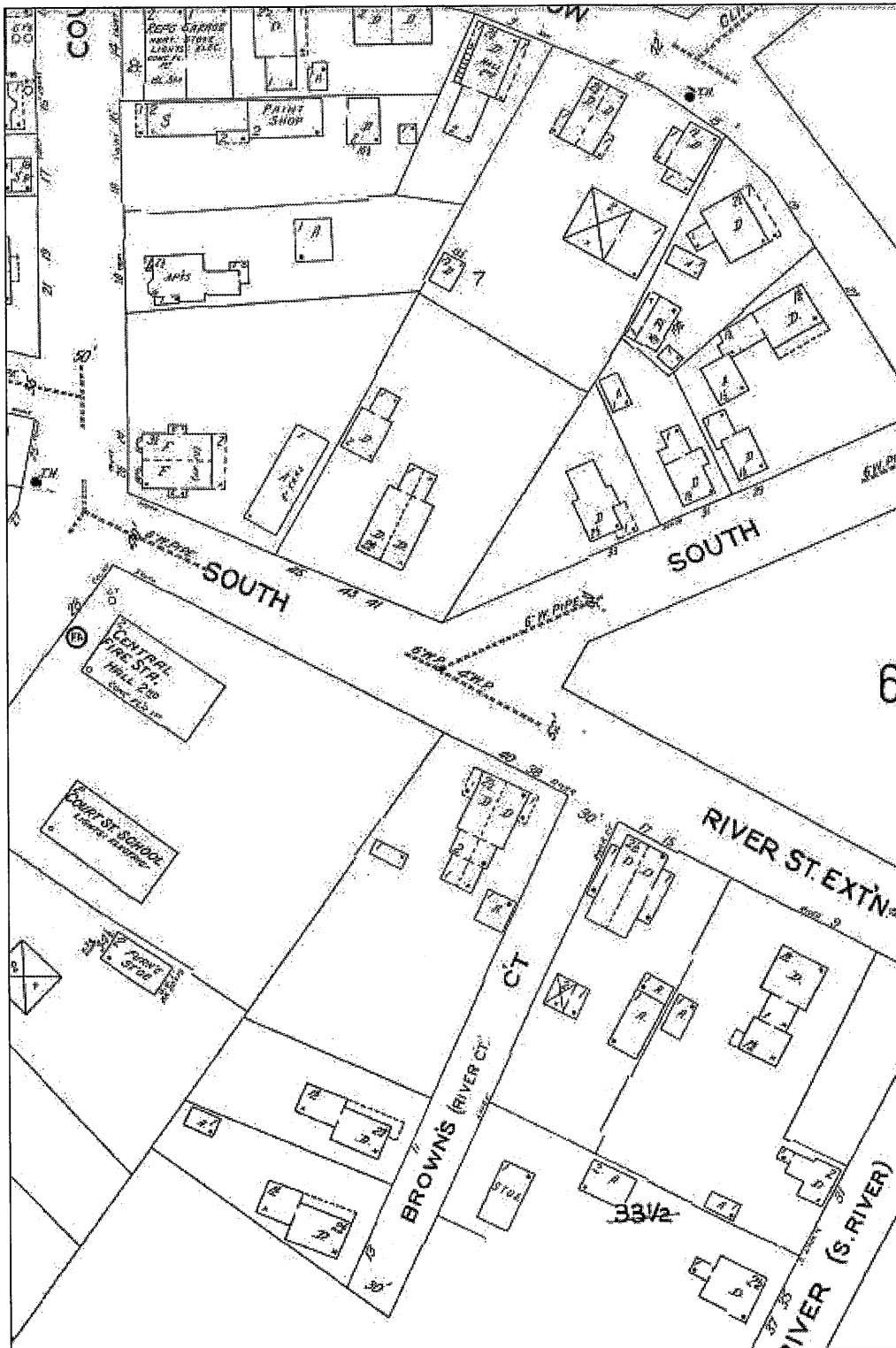
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1924 River Street and Brown's Court

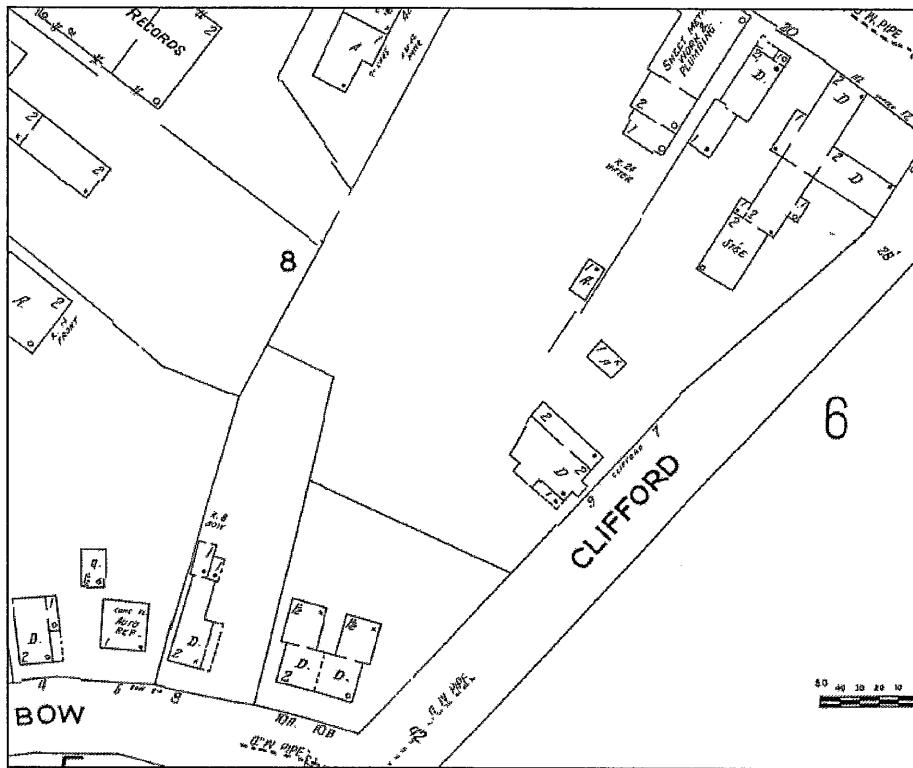


1943 River Street and River Street Ext.



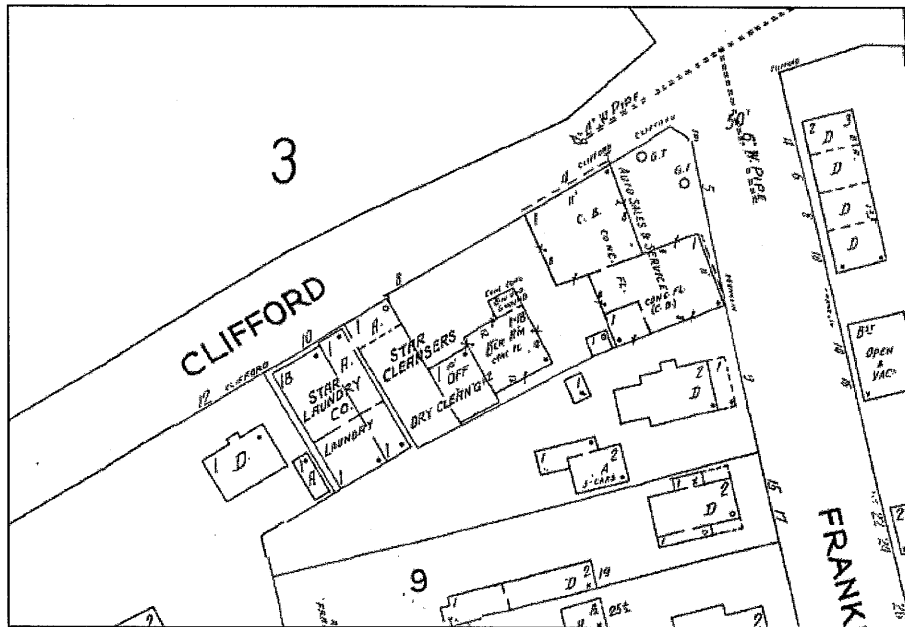
1943 South Street, Brown's Court

(<http://sanborn.umi.com/sanborn/image/download/pdf/nh/reel02/5331/00061/Exeter+Aug.+1924-Nov.+1943%2C+Sheet+5.pdf?CCSI=4221n>).



1943 Clifford Street

(<http://sanborn.umi.com/sanborn/image/download/pdf/nh/reel02/5331/00059/Exeter+Aug.+1924-Nov.+1943%2C+Sheet+3.pdf?CCSI=4221n>).



Historic Images

IVAN C. PURINTON,
SIGN AND CARRIAGE
PAINTER.



Hacks and Coaches Painted and
Repaired to order.

West end of old Machine Shop,
South Street, opposite Bow Street, Exeter, N.H.

All work promptly attended to, and satisfaction given.

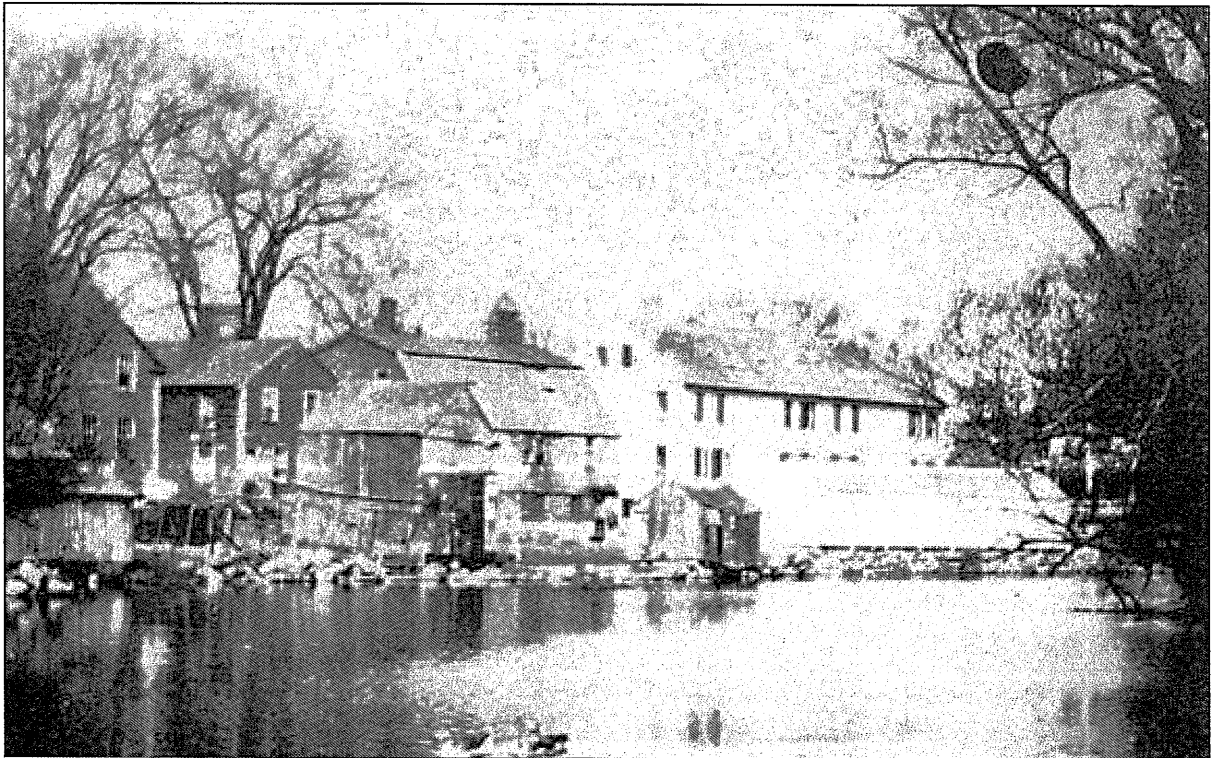
JOHN P. ADAMS,
Carriage Trimmer,
AND MANUFACTURER OF
LIGHT CARRIAGES,



South Street, Exeter, N. H.



Franklin Street riverfront. Rear of 24-26 Franklin left rear. Three houses site of 20 Franklin not extant.



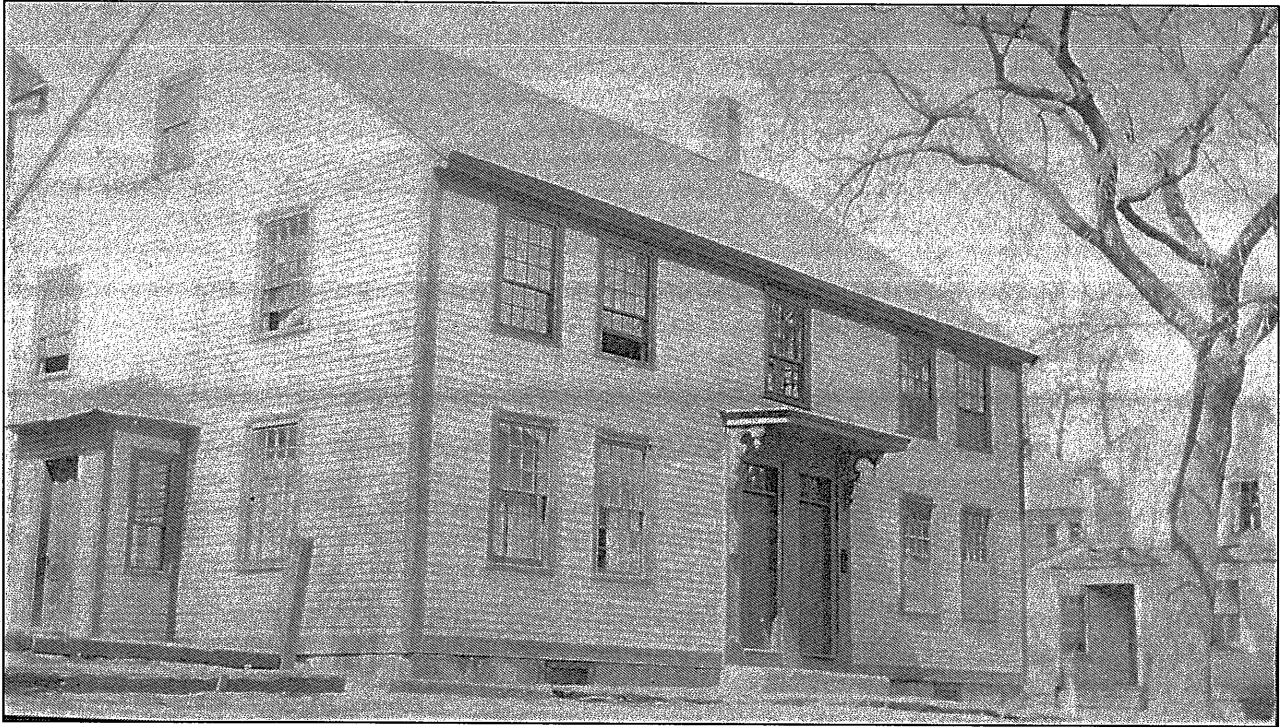
Rear of Franklin Street, Long Block at right, houses site of 20 Franklin not extant (Exeter Historical Society).



25 Franklin Street (Exeter Historical Society).



39 Franklin Street (Exeter Historical Society).



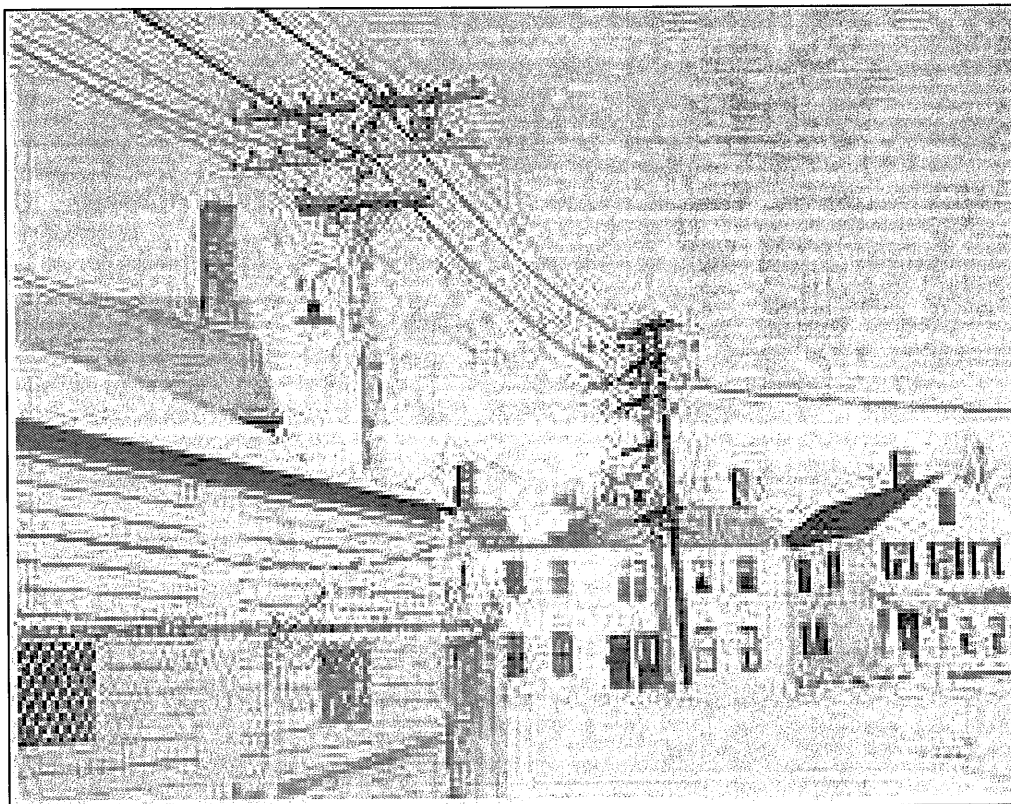
43-45 Franklin Street, ca. 1930s (Exeter Historical Society).



47 Franklin Street (Exeter Historical Society).



Bow Street, looking east. 10 Bow in center; all other houses not extant (Exeter Historical Society).



11-13 South and 9 South, end of 26 South at left (McKenzie 1983).



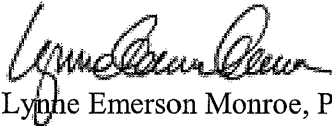
Aerial photograph ca. 1950. Facing west. Looking toward Franklin Street. South Street at left.



Rear of 12-26 South (McKenzie 1983)

Digital Photography Statement

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 Draft Digital Photo Policy (3/1/09-1/31/10). My camera was set to the following specifications: "fine" image quality (compression ratio 1:4) and "large" image size (3008 x 2000 pixels). These photos were printed using the following: HP Photosmart Pro B9280 printer using HP Viverra pigment inks on HP Premium Photo Paper, glossy. The digital files are housed with Preservation Company in Kensington, NH.

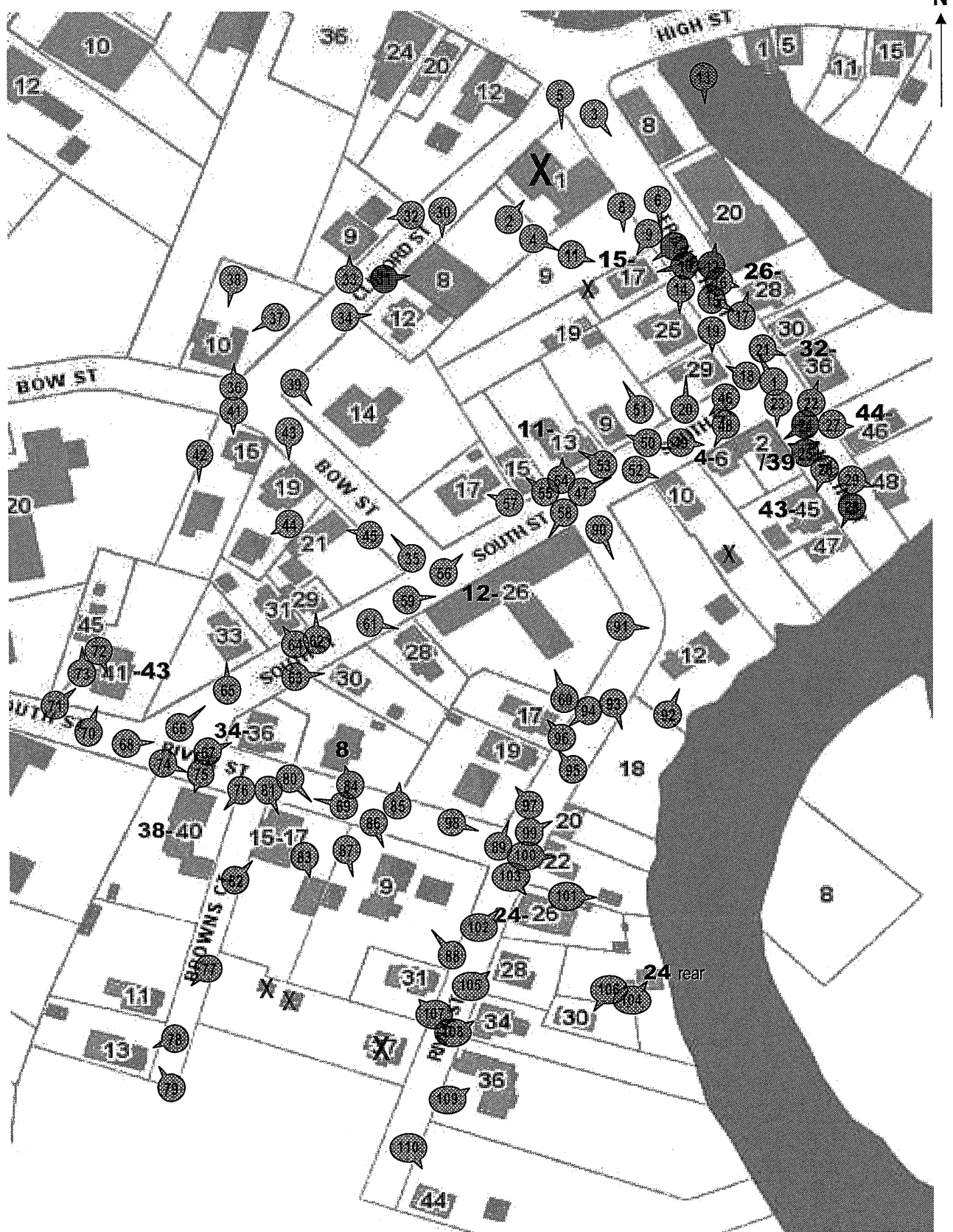


Lynne Emerson Monroe, Preservation Company

Digital Photo Log

The photos for this project are named: Franklin_Street_001 through Franklin_Street_101 where the last two digits are the photo number.

Photo Key



Current Photographs

Date taken: April 2014



Photo 1) Franklin St. looking north, 29 Franklin, 25 and 15-17, Gilman Garrison far right

Direction: NW



Photo 2) Franklin St. looking toward Water St., site of 1 Franklin, Garrison left, Long Block right

Direction: NE



Photo 3) Franklin St. looking southeast, Long Block 4-10 Franklin at left, 26-28 Franklin at right

Direction: SE

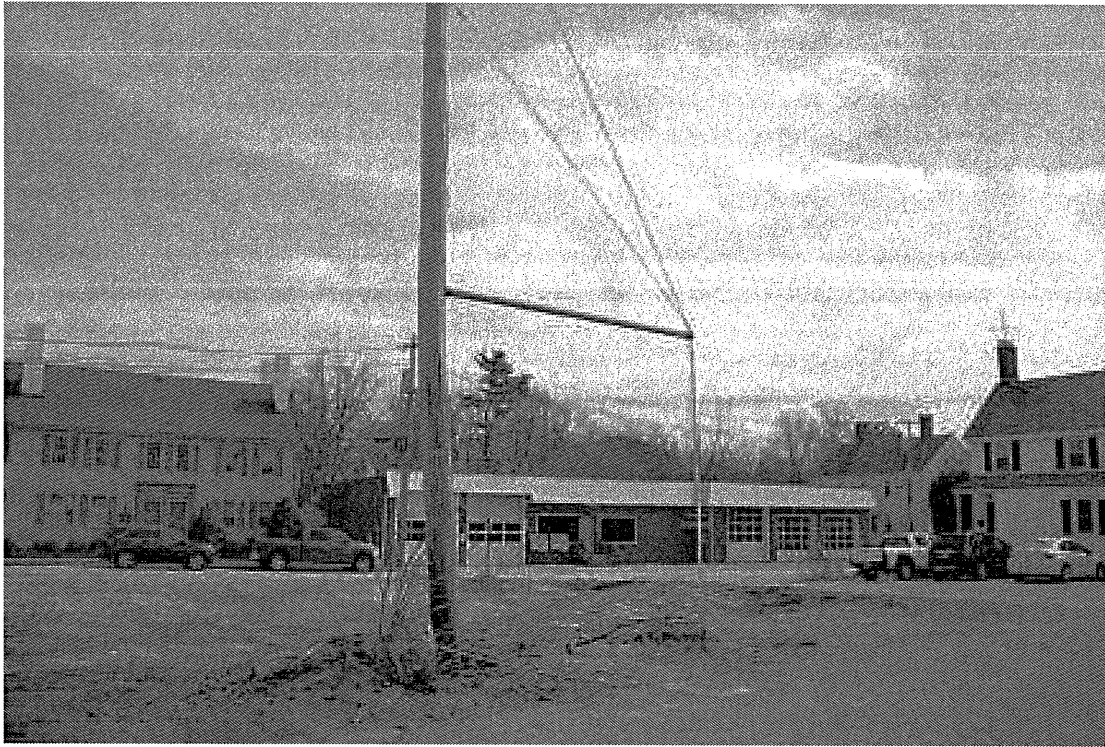


Photo 4) Franklin St. from Clifford St., 20 Franklin Center, 15-17 Franklin far right Direction: ESE



Photo 5) Franklin St., corner of Clifford St., 1 Franklin site Direction: SSW

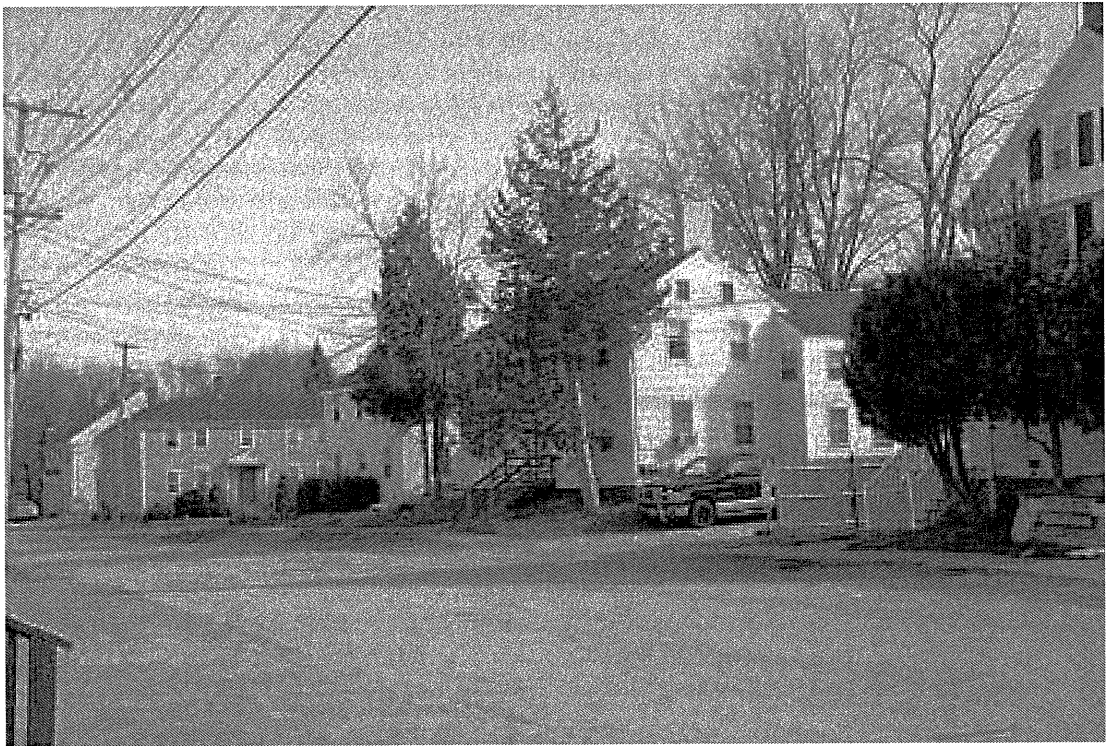


Photo 6) Franklin St. looking south, 15-17 Franklin at right, 43-45 Franklin left

Direction: SSE



Photo 7) 15-17 Franklin St.

Direction: SW

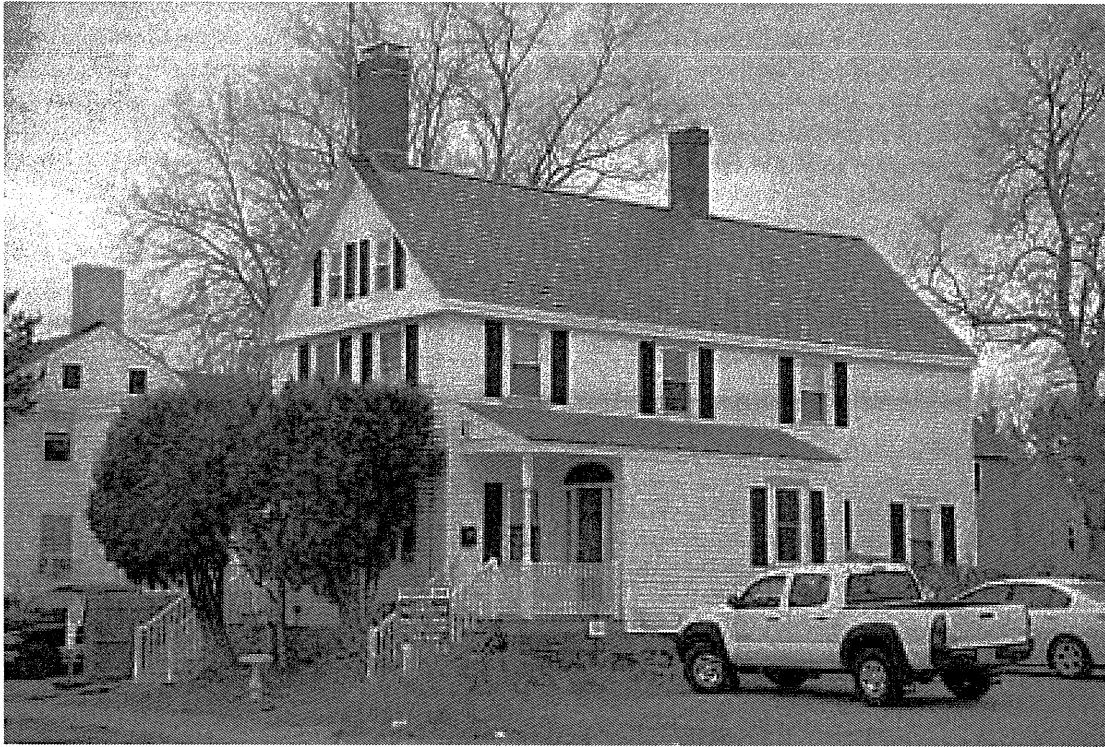


Photo 8) 15-17 Franklin St.

Direction: SSW

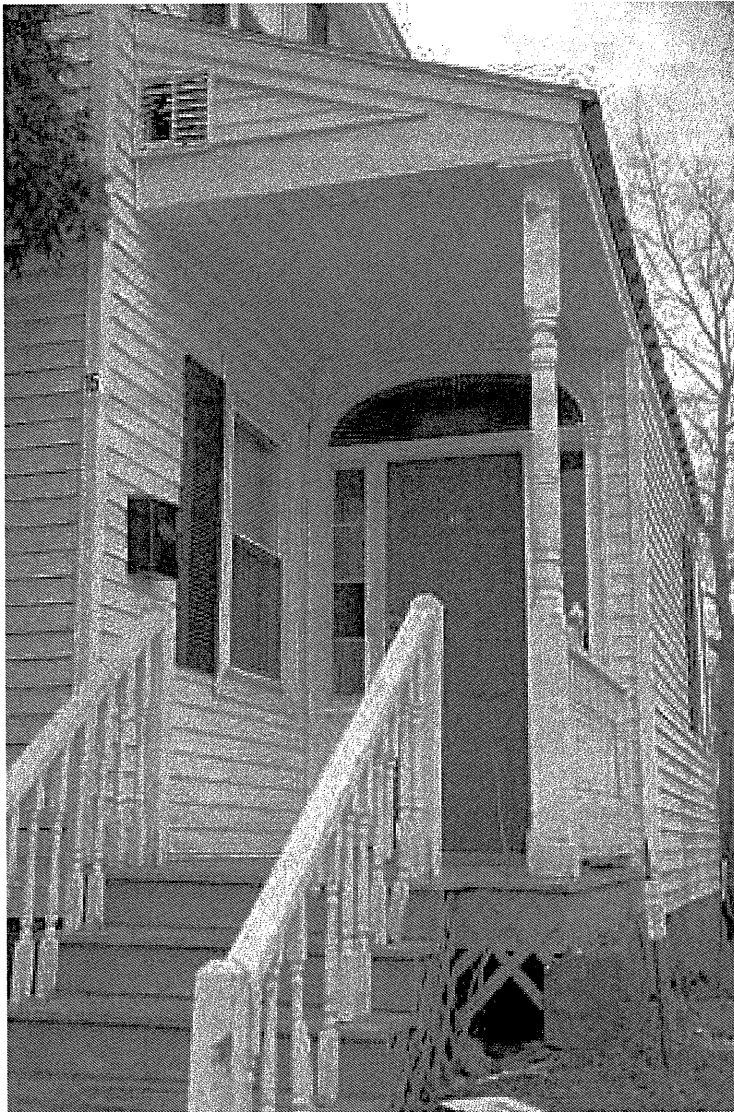


Photo 9) 15-17 Franklin St., north entry detail

Direction: SW

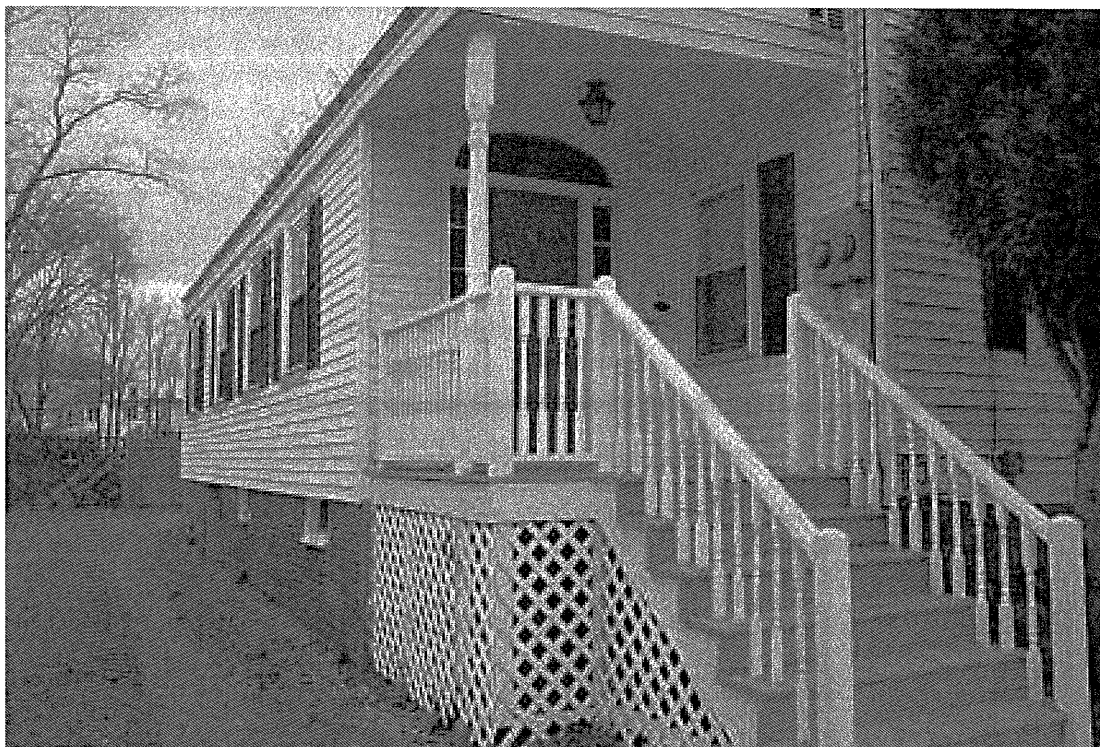


Photo 10) 15-17 Franklin St., south entry and porch

Direction: W

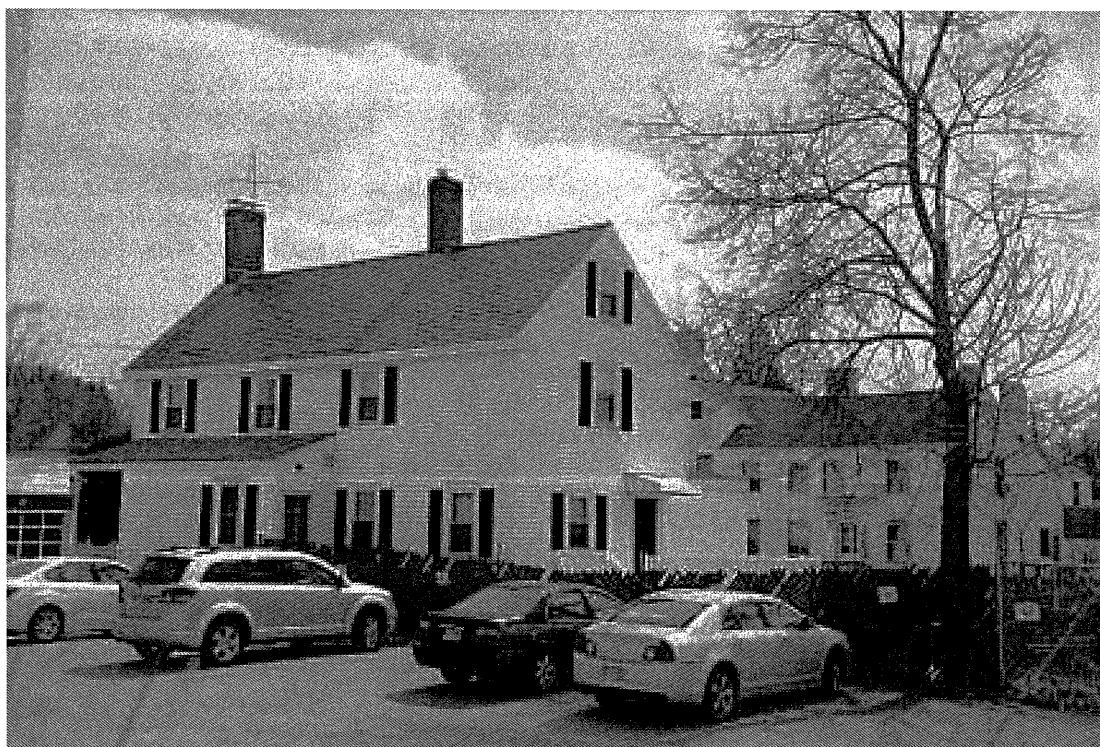


Photo 11) 15-17 Franklin St. rear, and ell of 25 Franklin at right

Direction: SE

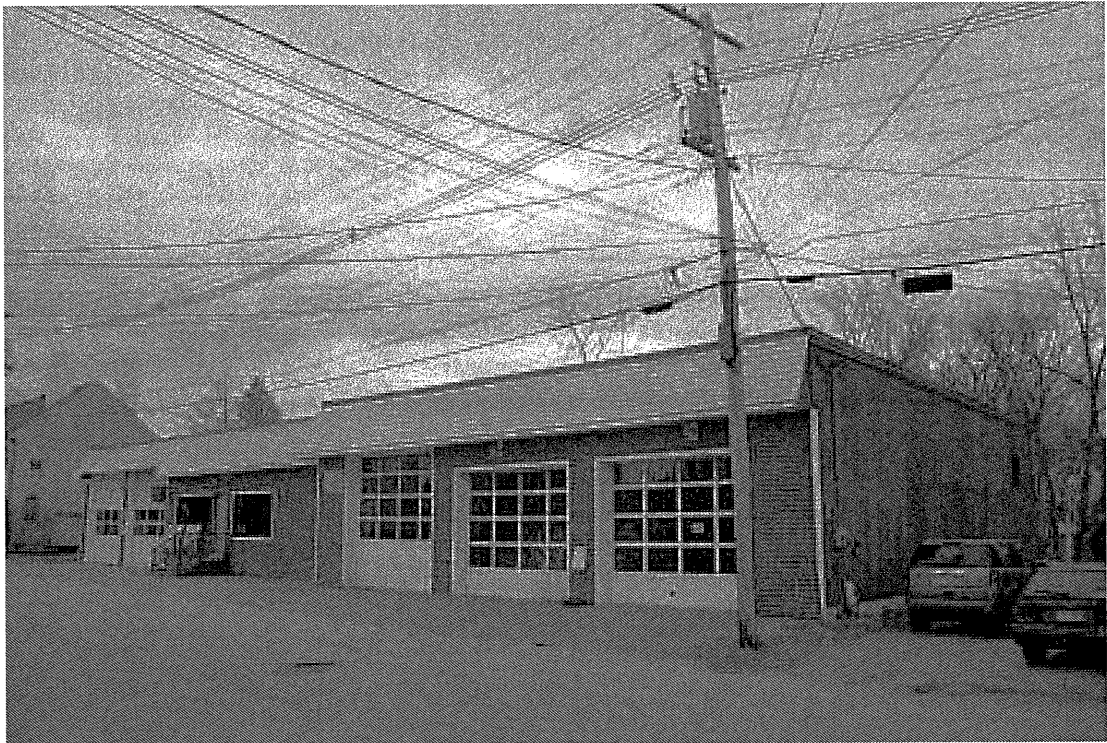


Photo 12) 20 Franklin St.

Direction: NE

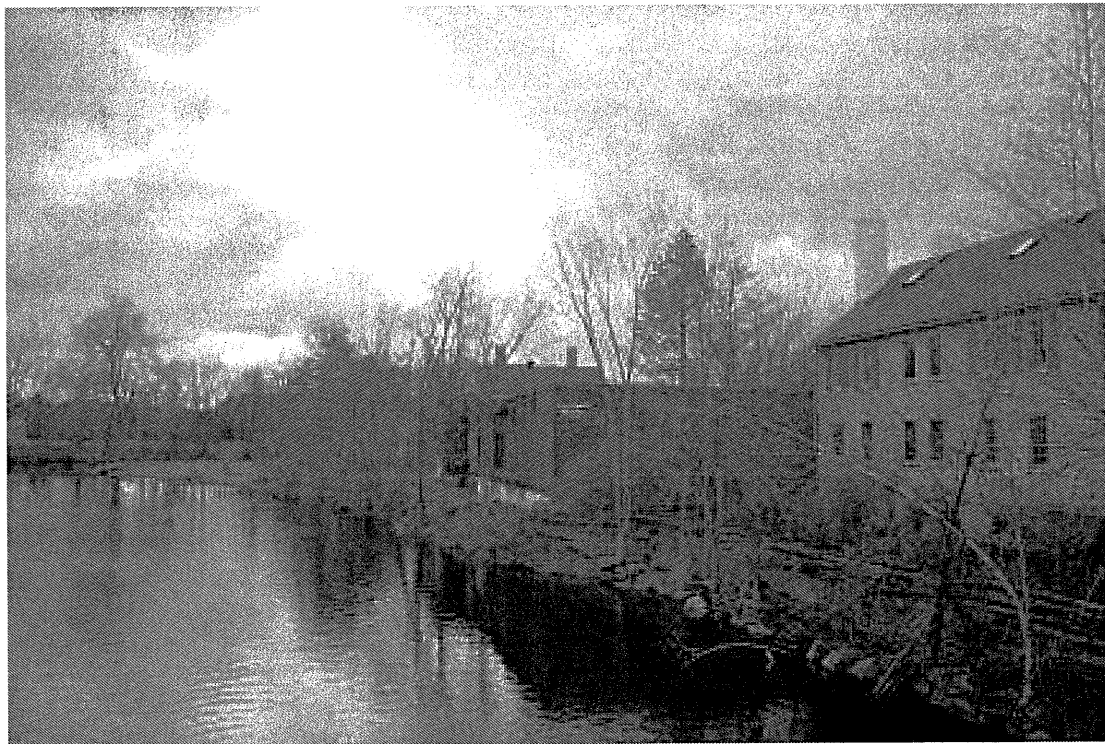


Photo 13) 20 Franklin St. rear, 4-10 Franklin at right

Direction: S



Photo 14) 25 Franklin St.

Direction: SSW



Photo 15) Franklin St., looking southeast, 26-28 Franklin left, 48 Franklin far right

Direction: SE

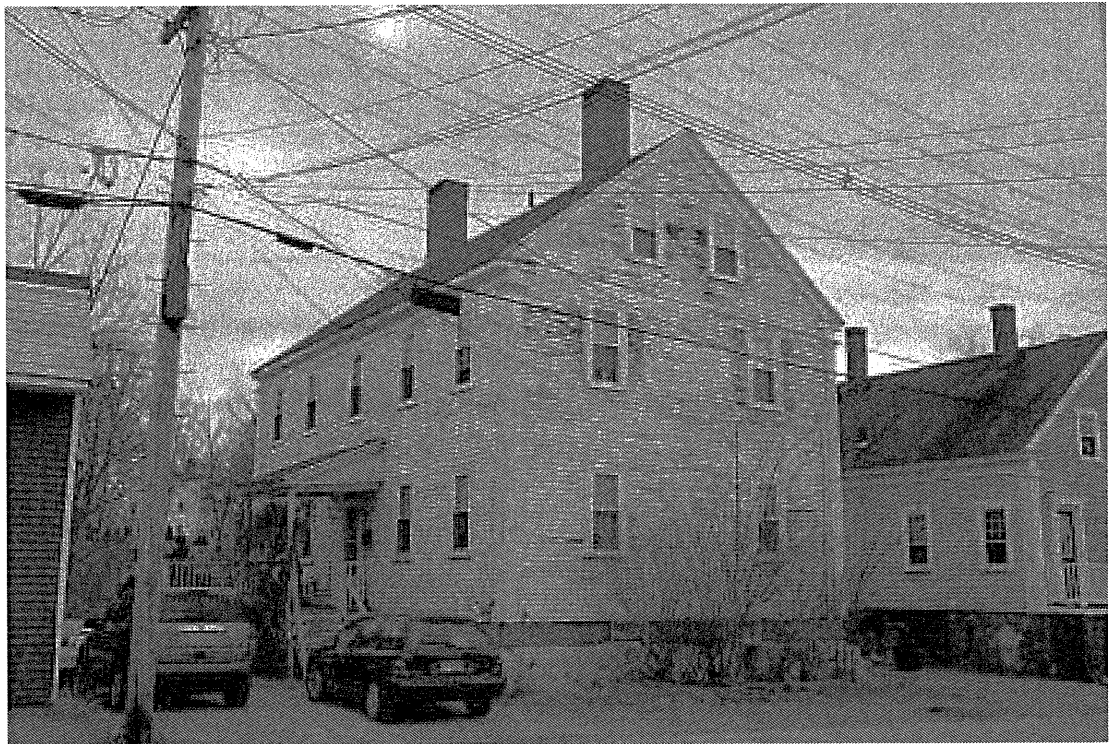


Photo 16) 26-28 Franklin St.

Direction: ESE



Photo 17) 26-28 Franklin St.

Direction: NE

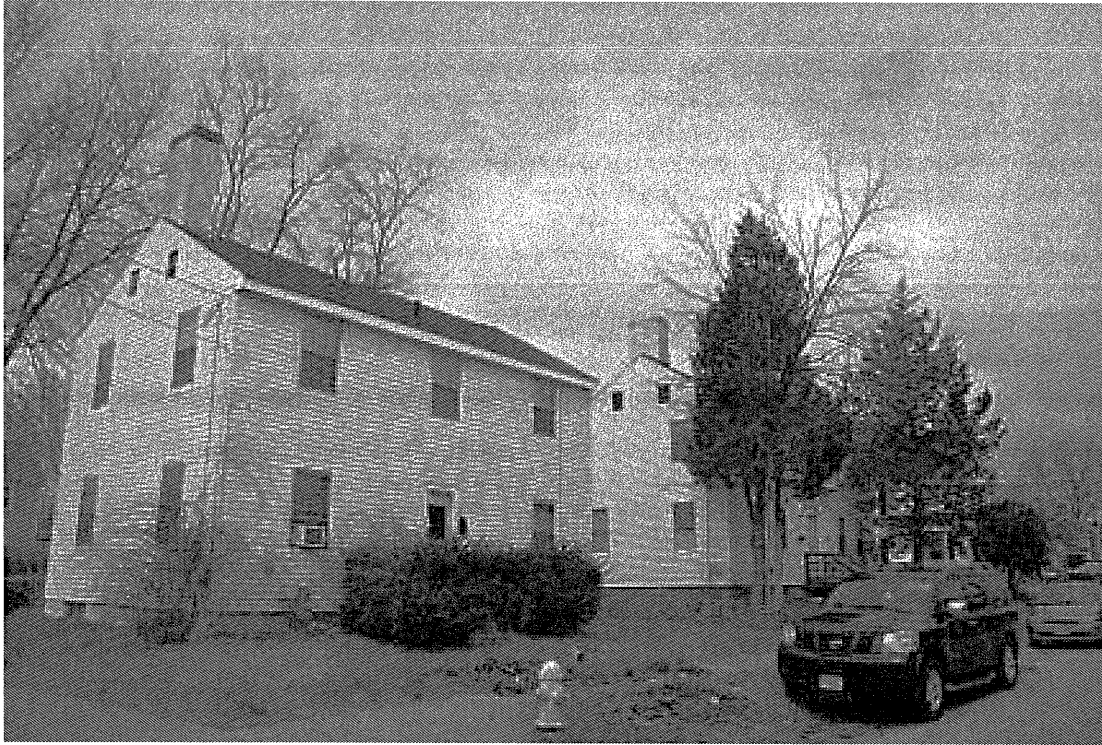


Photo 18) 29 Franklin St., 25 Franklin at right

Direction: NW



Photo 19) 29 Franklin St.

Direction: SSE

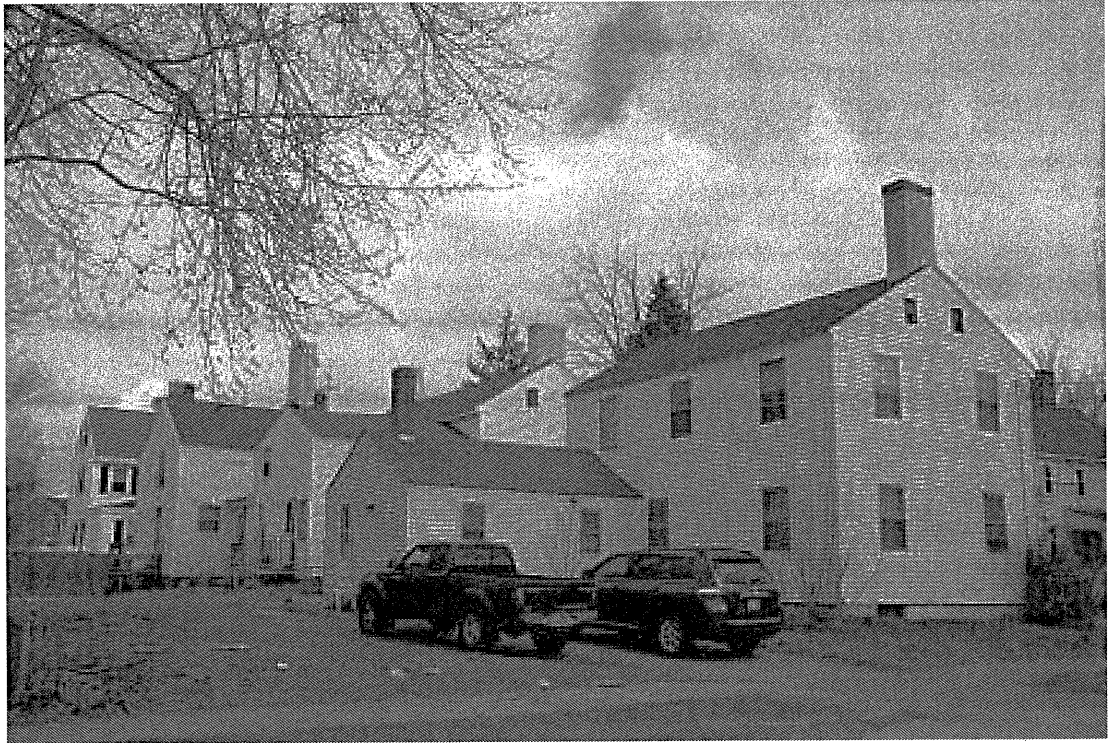


Photo 20) 29 Franklin St. rear at right, 25 Franklin and 15-17 Franklin left rear

Direction: N



Photo 21) 30 Franklin St.

Direction: ESE



Photo 22) 32-36 Franklin St.

Direction: NE



Photo 23) Franklin St., 39 Franklin at right, 47 Franklin far left

Direction: SSE



Photo 24) 39 Franklin St. façade

Direction: SW



Photo 25) 39 Franklin St., rear and gable end

Direction: NW



Photo 26) 43-45 Franklin St.

Direction: SW

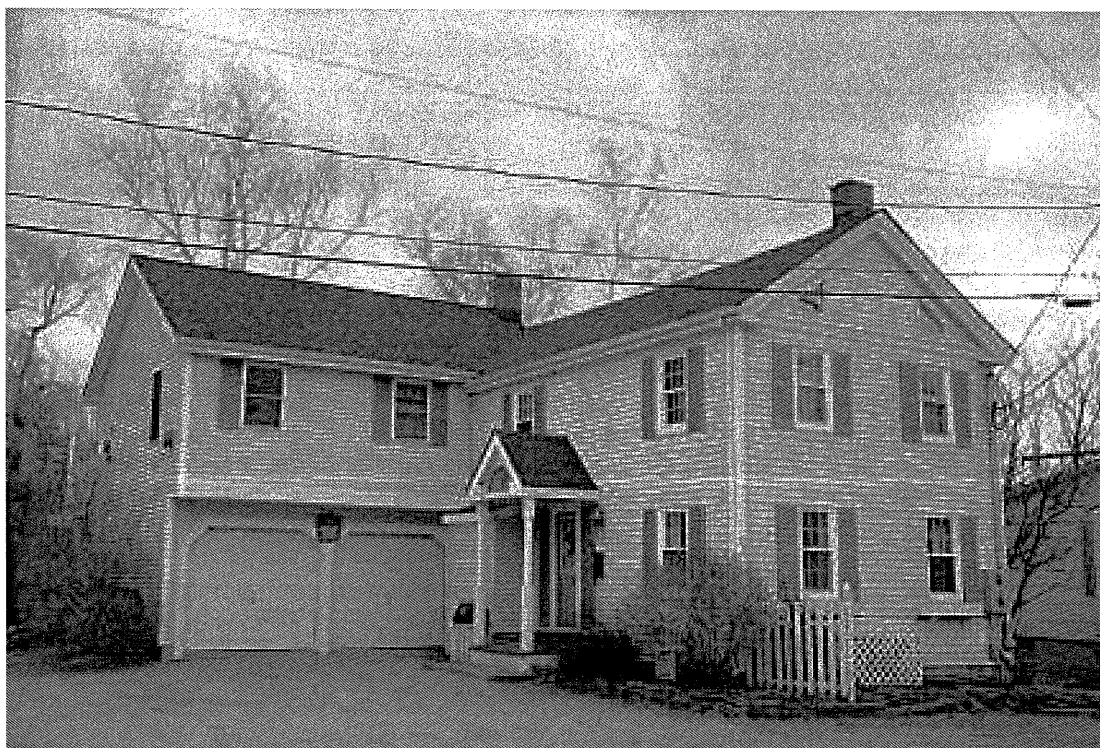


Photo 27) 44-46 Franklin St.

Direction: ESE



Photo 28) 47 Franklin St.

Direction: SSW



Photo 29) 48 Franklin St.

Direction: SE

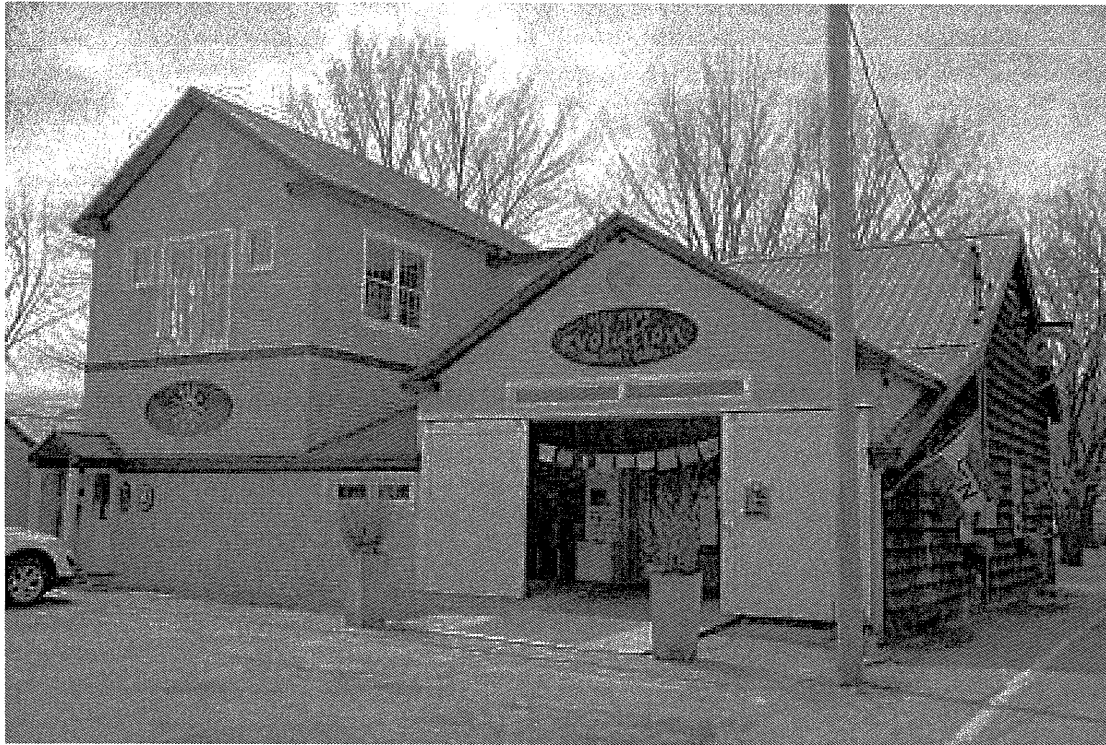


Photo 30) 8 Clifford St.

Direction: SSW

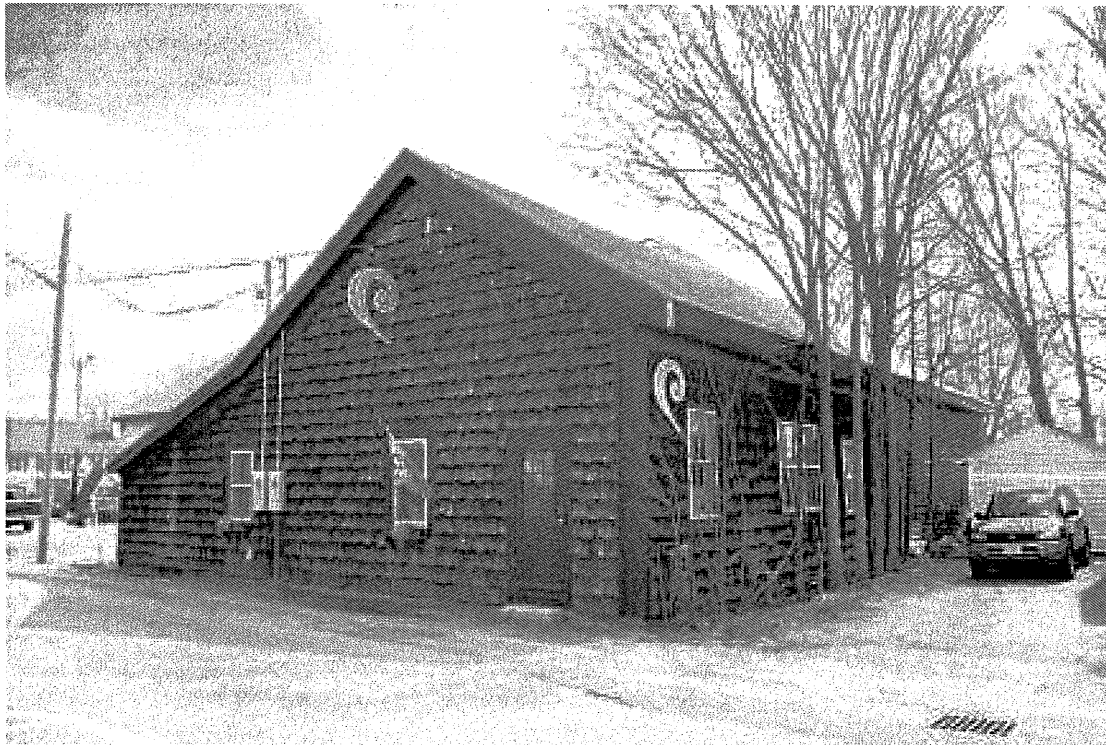


Photo 31) 8 Clifford St.

Direction: E



Photo 32) 9 Clifford St., house and garage

Direction: W



Photo 33) 9 Clifford St.

Direction: NNE



Photo 34) 12 Clifford St.

Direction: ESE

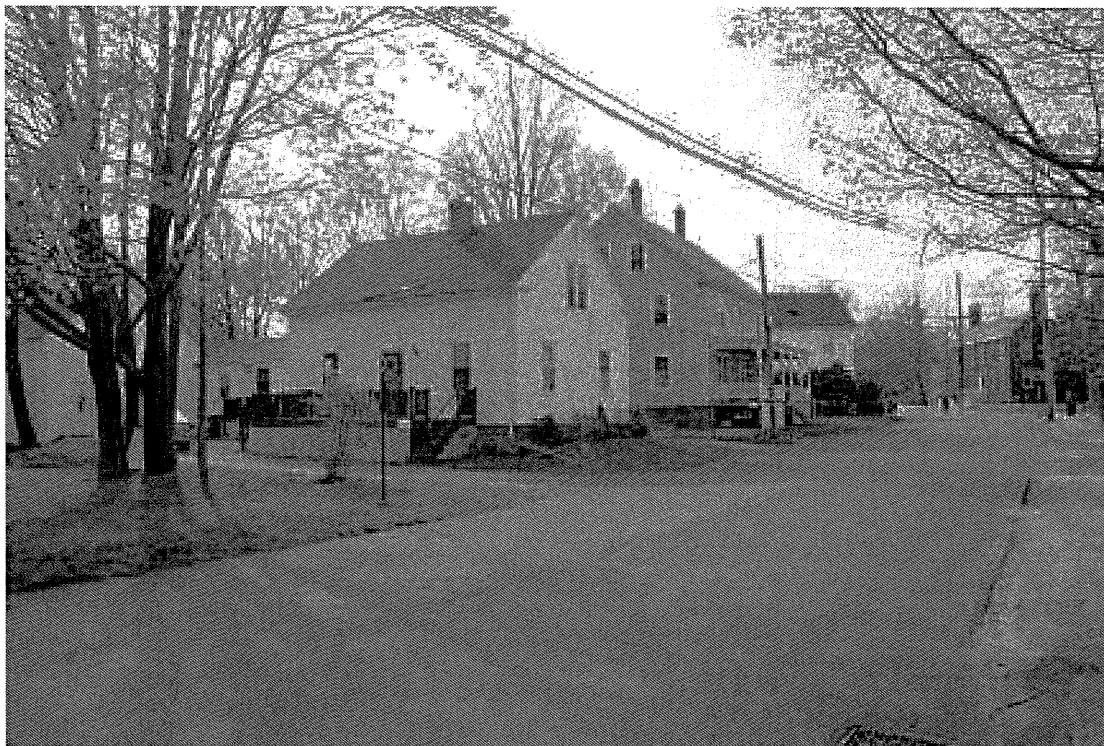


Photo 35) Bow St., from South St., 19 Bow left, 10 Bow right rear

Direction: NW



Photo 36) 10 Bow St.

Direction: NNW



Photo 37) 10 Bow St. side and ells

Direction: WSW



Photo 38) 10 Bow St. ells

Direction: SW

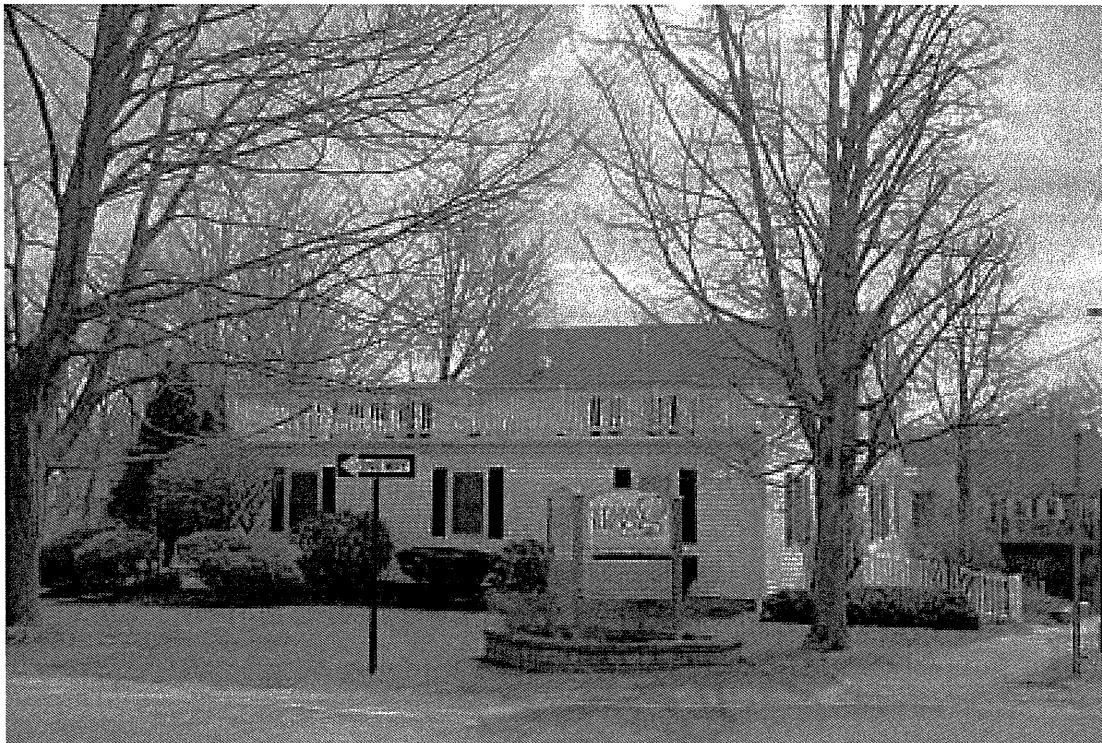


Photo 39) 14 Bow St. from Clifford St.

Direction: SE



Photo 40) 14 Bow St.

Direction: N



Photo 41) 15 Bow St.

Direction: S



Photo 42) 15 Bow St. converted stable

Direction: SSW

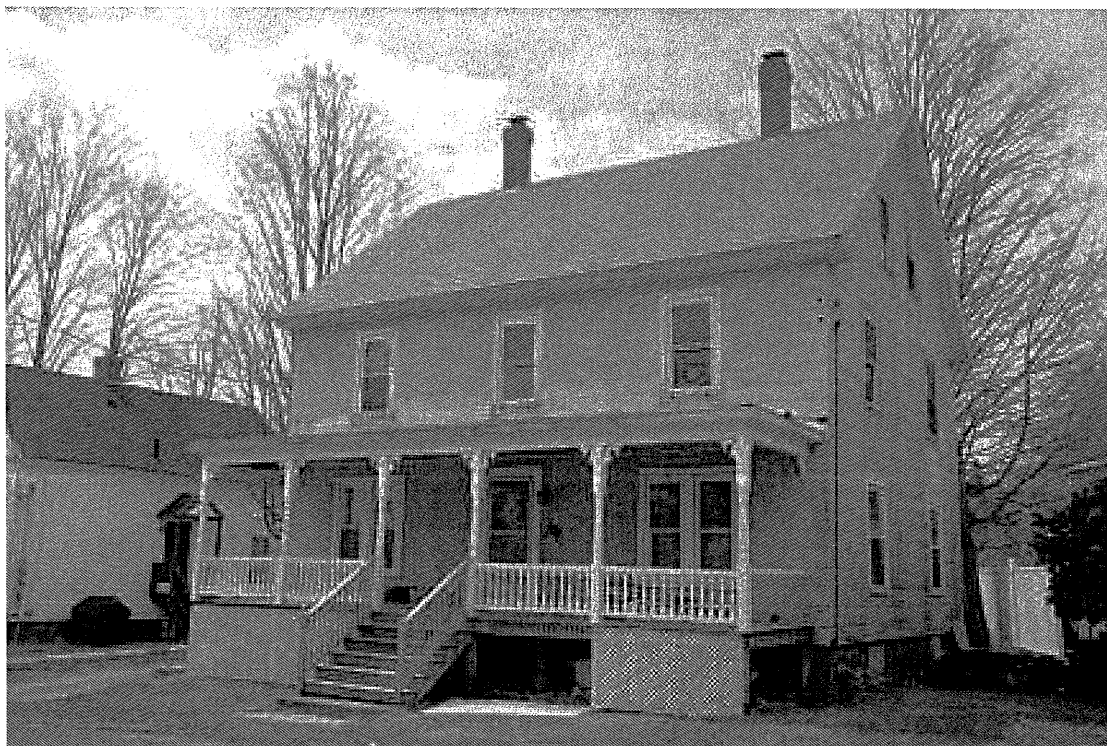


Photo 43) 19 Bow St.

Direction: SSW



Photo 44) 19 Bow St. outbuilding

Direction: WSW



Photo 45) 21 Bow St.

Direction: WNW

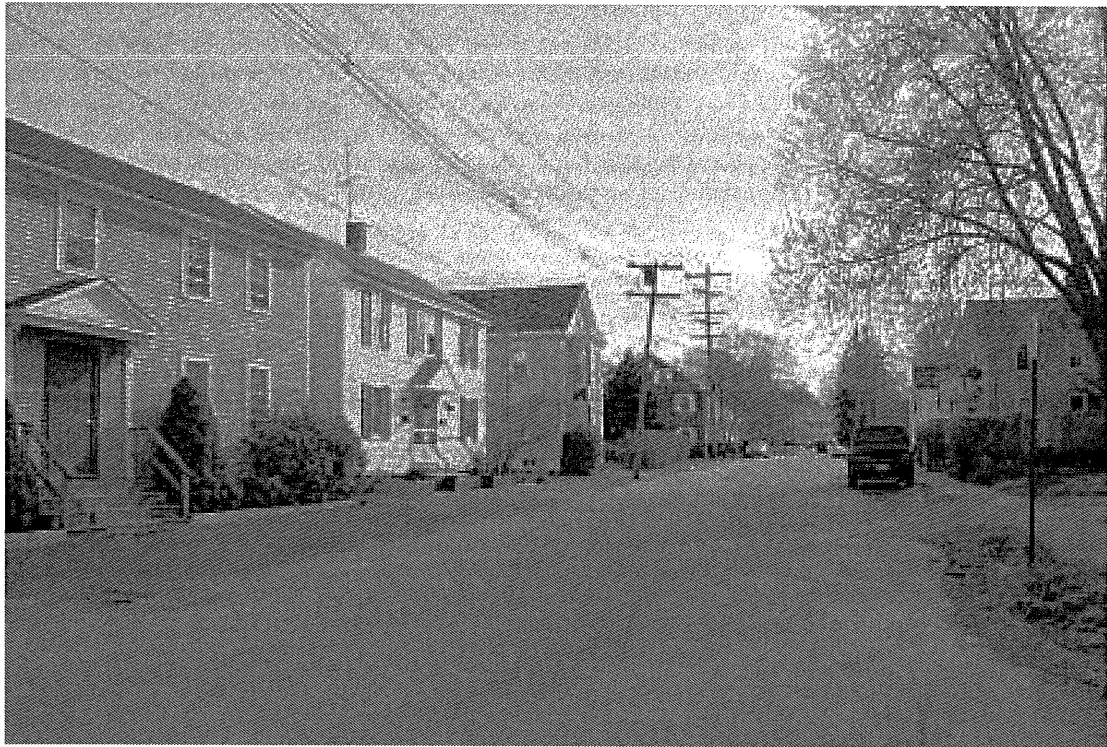


Photo 46) South St., from Franklin St., 2 South St. at left, 9 South far right

Direction: SW



Photo 47) South St. looking toward Franklin St., 9 South left, 10 South right

Direction: NE



Photo 48) 4-6 South St.

Direction: SE



Photo 49) 4-6 South St., 10 South at right

Direction: SW

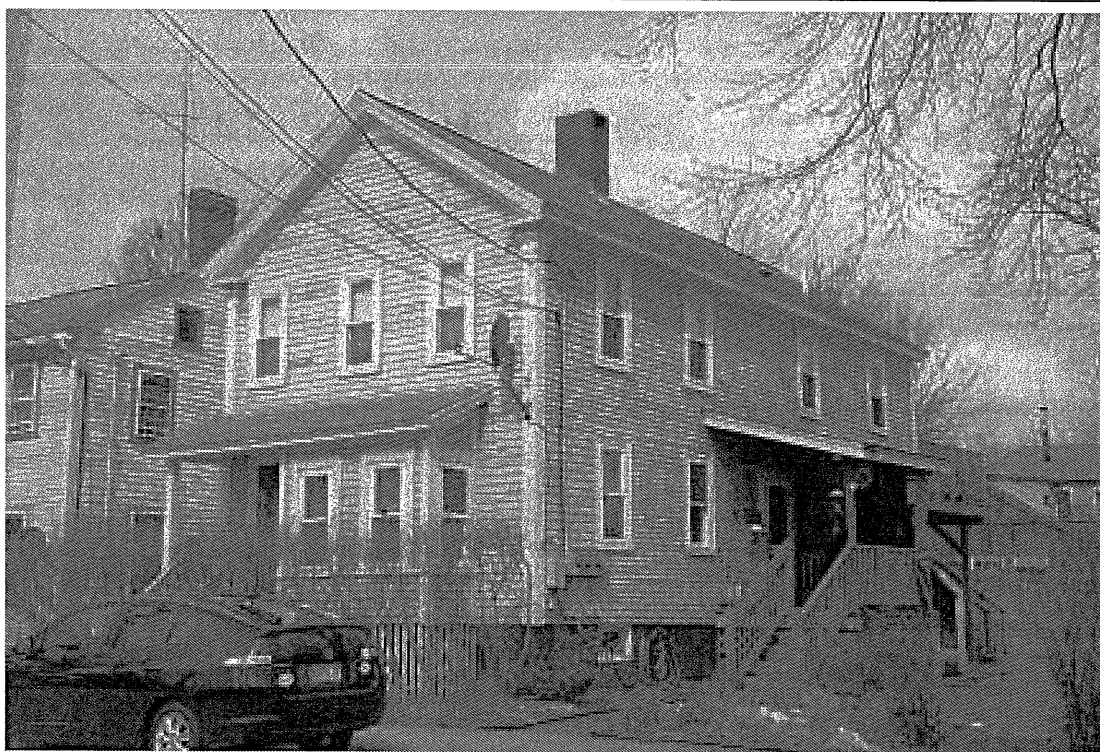


Photo 50) 9 South St.

Direction: WNW



Photo 51) 9 South St. yard and outbuildings

Direction: NW



Photo 52) 10 South St.

Direction: ESE



Photo 53) 11-13 South St.

Direction: WSW



Photo 54) 11-13 South St.

Direction: N



Photo 55) 15 South St.

Direction: NW



Photo 56) 17 South St., 15 and 11-13 South

Direction: NE



Photo 57) 17 South St.

Direction: NW



Photo 58) 12-26 South St.

Direction: SW

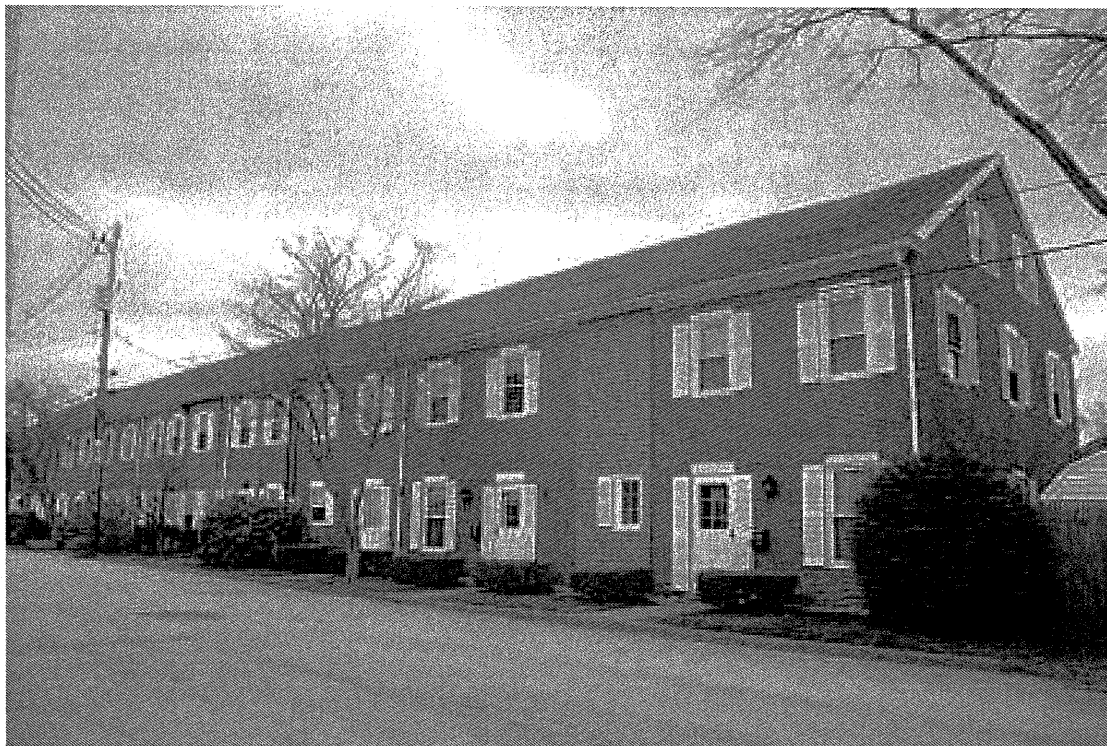


Photo 59) 12-26 South St.

Direction: ENE



Photo 60) 12-26 South St.

Direction: NNW



Photo 61) 28 South St.

Direction: ESE



Photo 62) 29 South St.

Direction: N



Photo 63) 30 South St.

Direction: E



Photo 64) 31 South St.

Direction: WNW



Photo 65) 33 South St.

Direction: N



Photo 66) South St. looking toward Bow St., 31 South at left, 30 South at right

Direction: NE

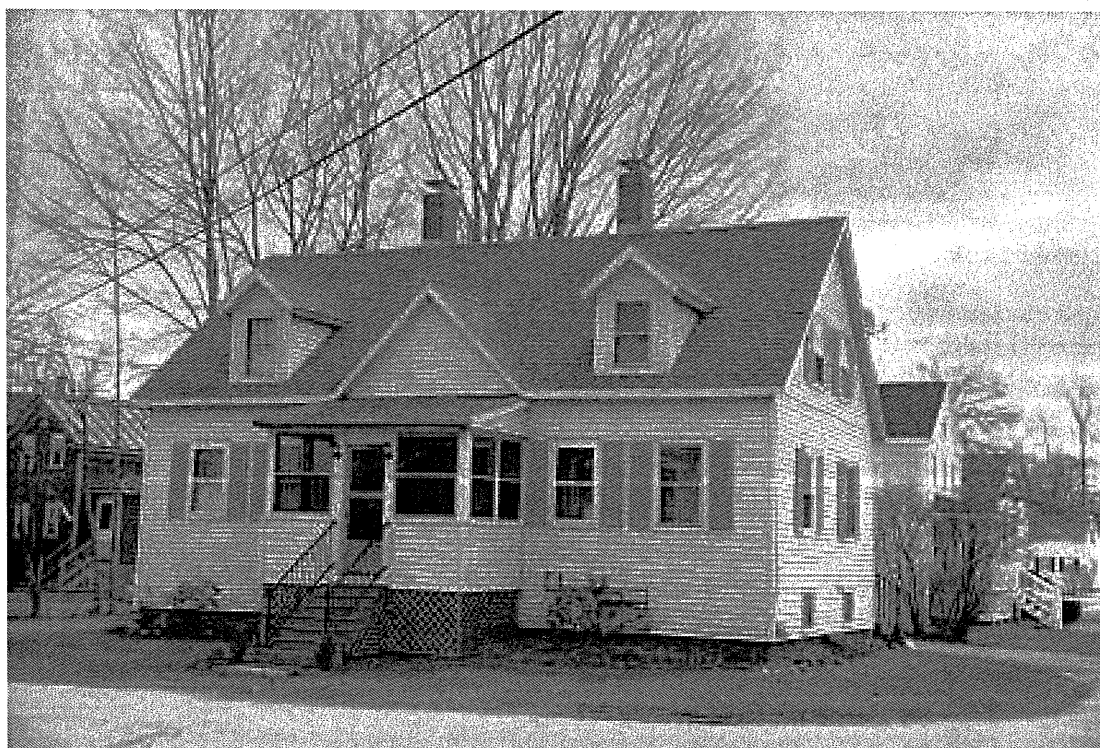


Photo 67) 34-36 South St.

Direction: ENE



Photo 68) South St. and River St. Ext., 34-36 South center, River St. right rear

Direction: E



Photo 69) South St. from River St. Extension, 8 River Street Ext. at right, 41-43, 34-36 South left

Direction: NW



Photo 70) 41-43 South St.

Direction: NNE



Photo 71) 41-43 South St.

Direction: NE



Photo 72) 41-43 South St. entry detail

Direction: SE



Photo 73) 45 South St.

Direction: N

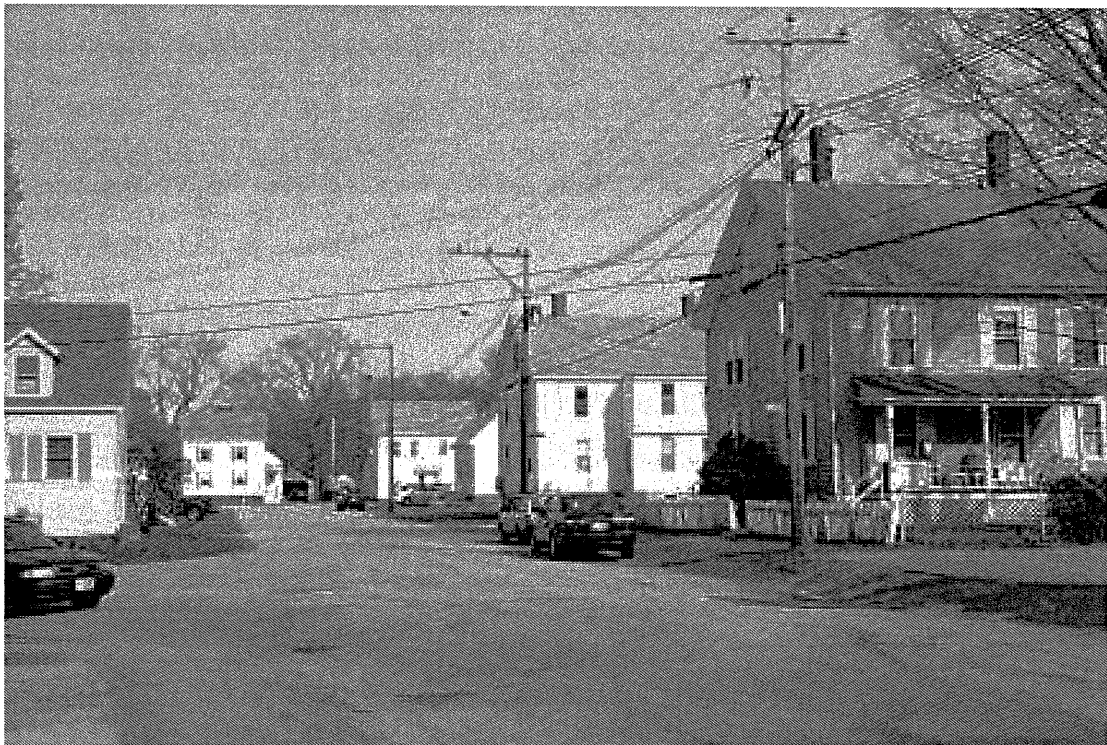


Photo 74) South St. and River St. Ext. 34-36 South left, 38-40 South right, 15-17 River St. Ext. center

Direction: SE

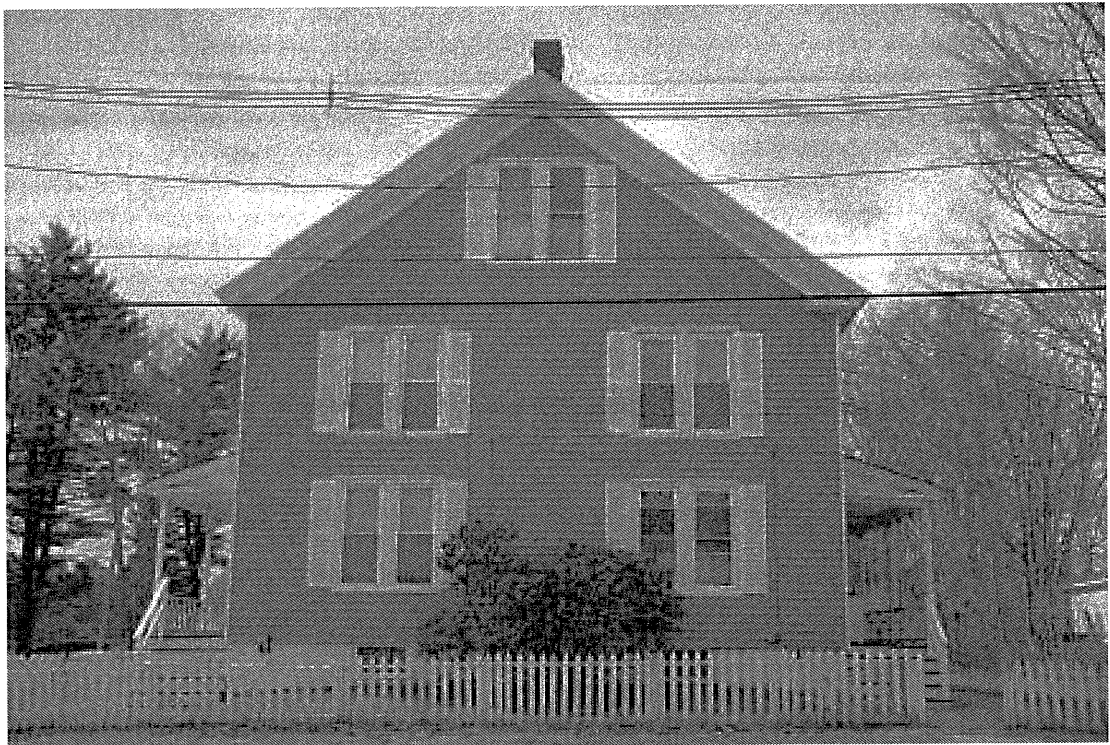


Photo 75) 38-40 South St.

Direction: SSW



Photo 76) 38-40 South St. side elevation and garage

Direction: SW



Photo 77) 11 and 13 Brown's Court

Direction: SW



Photo 78) 13 Brown's Court

Direction: SW



Photo 79) 13, 11 Brown's Court

Direction: NW



Photo 80) River Street Ext. from South St., 15-17 River Street Ext. and 9 River Street Ext. at left

Direction: SE

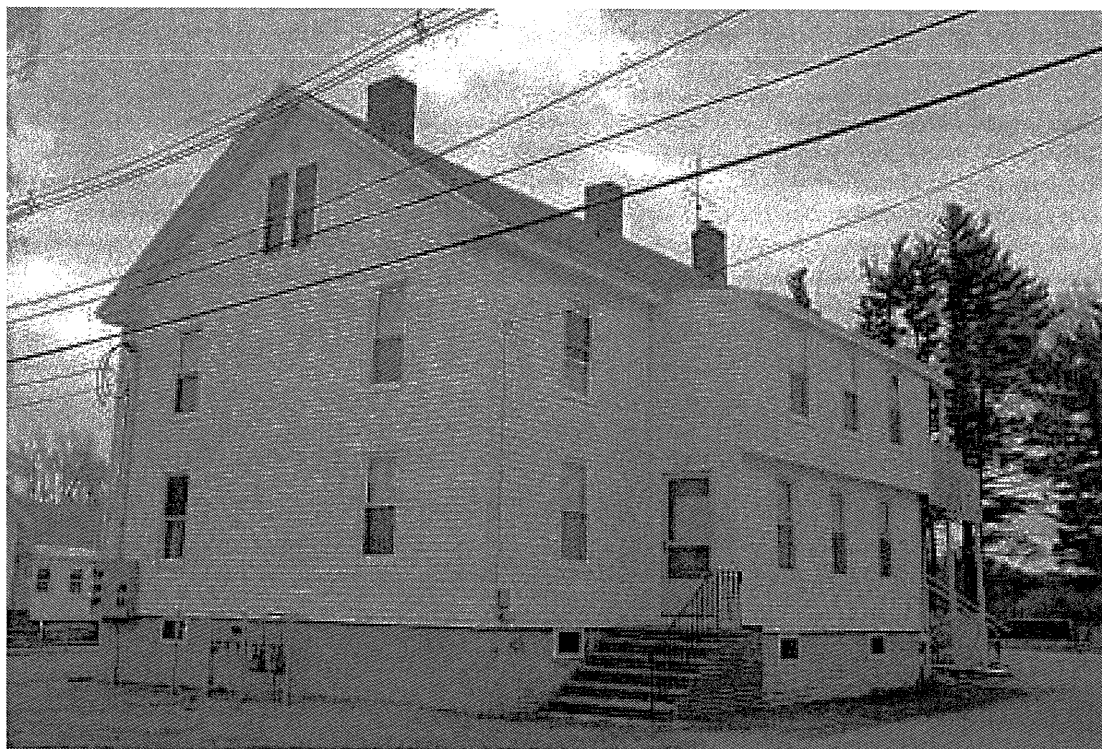


Photo 81) 15-17 River St. Ext.

Direction: SE

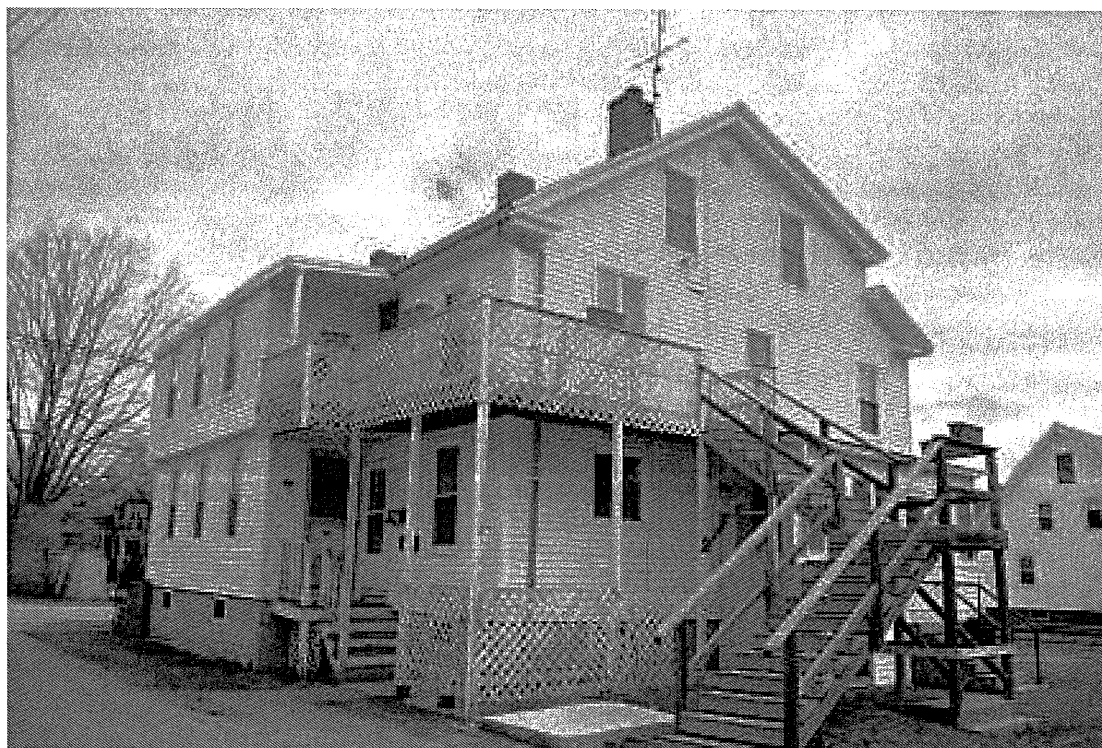


Photo 82) 15-17 River St. Ext. rear elevation

Direction: NE

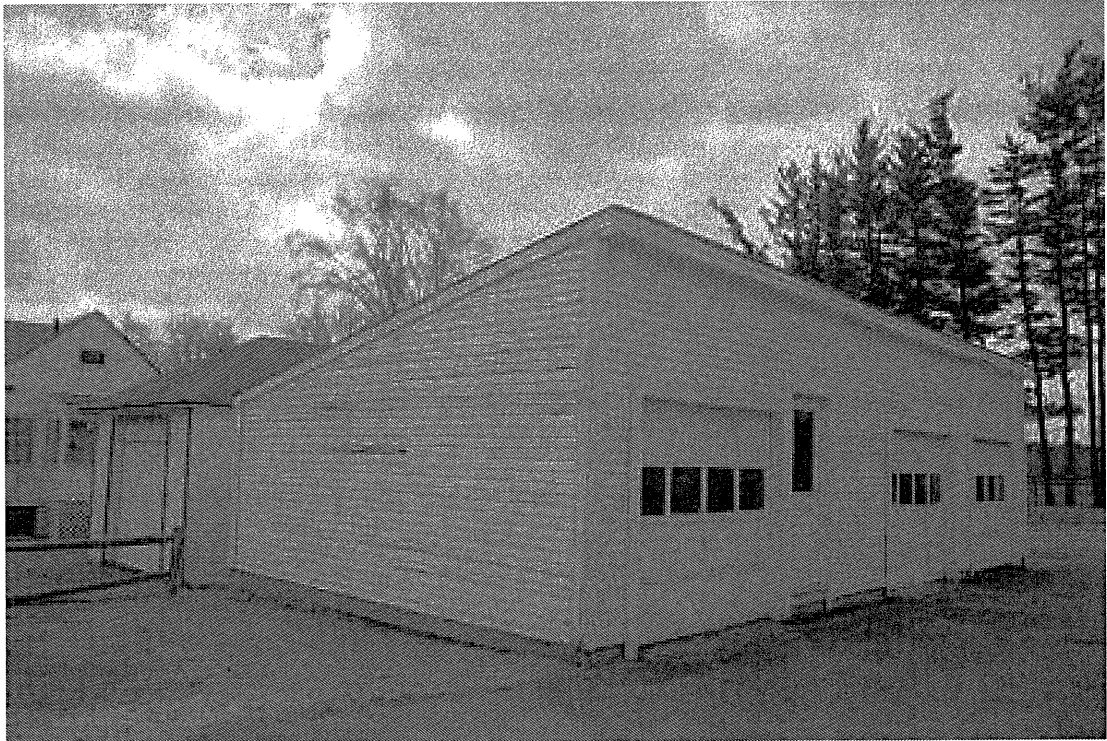


Photo 83) 15-17 River St. Ext. garage

Direction: SE



Photo 84) 8 River St. Ext.

Direction: NNW



Photo 85) 8 River St. Ext. yard and rear of 28 South St.

Direction: NNW

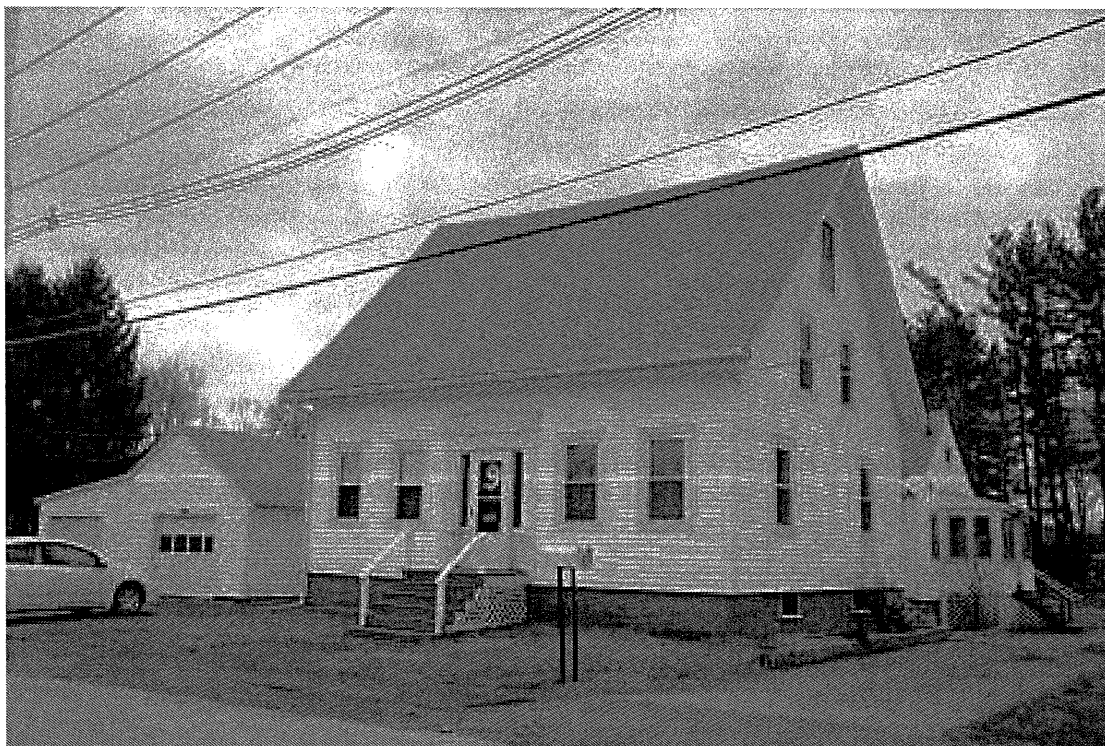


Photo 86) 9 River St. Ext.

Direction: SE



Photo 87) 9 River St. Ext.

Direction: SSE



Photo 88) 9 River St. Ext. from River St.

Direction: NW



Photo 89) River St. north of River St. Ext., 19 River left, 22 River right

Direction: NNE



Photo 90) 12 River St., from South St.

Direction: SE

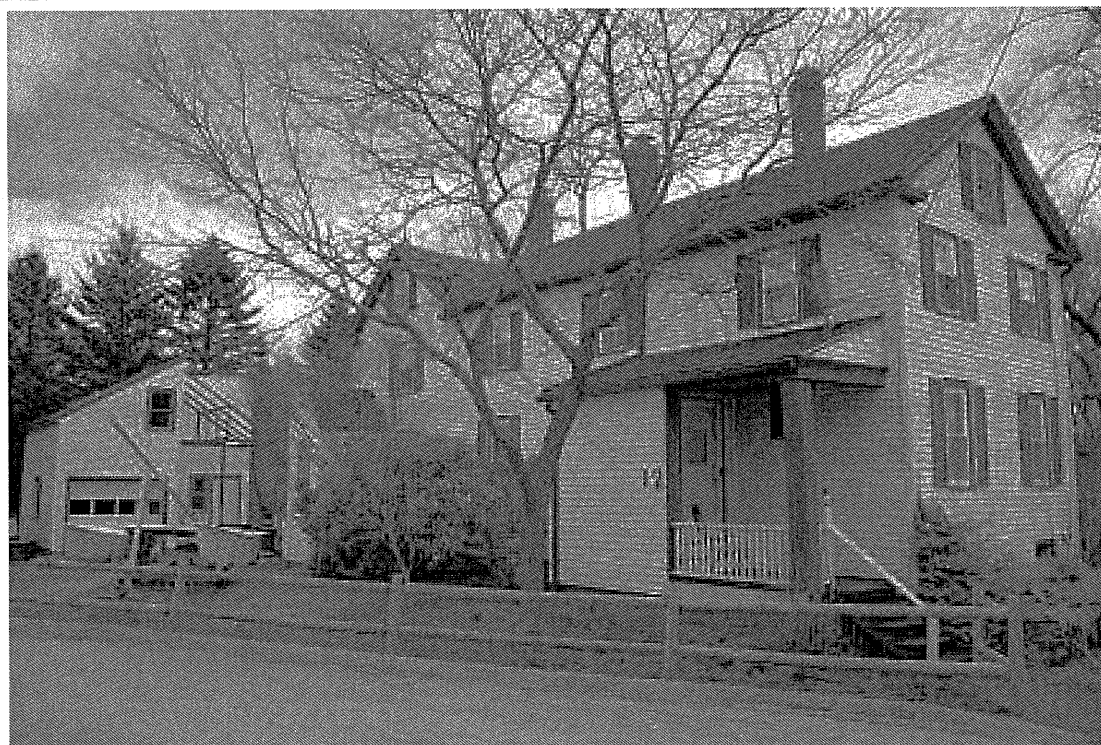


Photo 91) 12 River St., garage at left

Direction: E



Photo 92) 12 River St. end and rear elevations

Direction: NNE

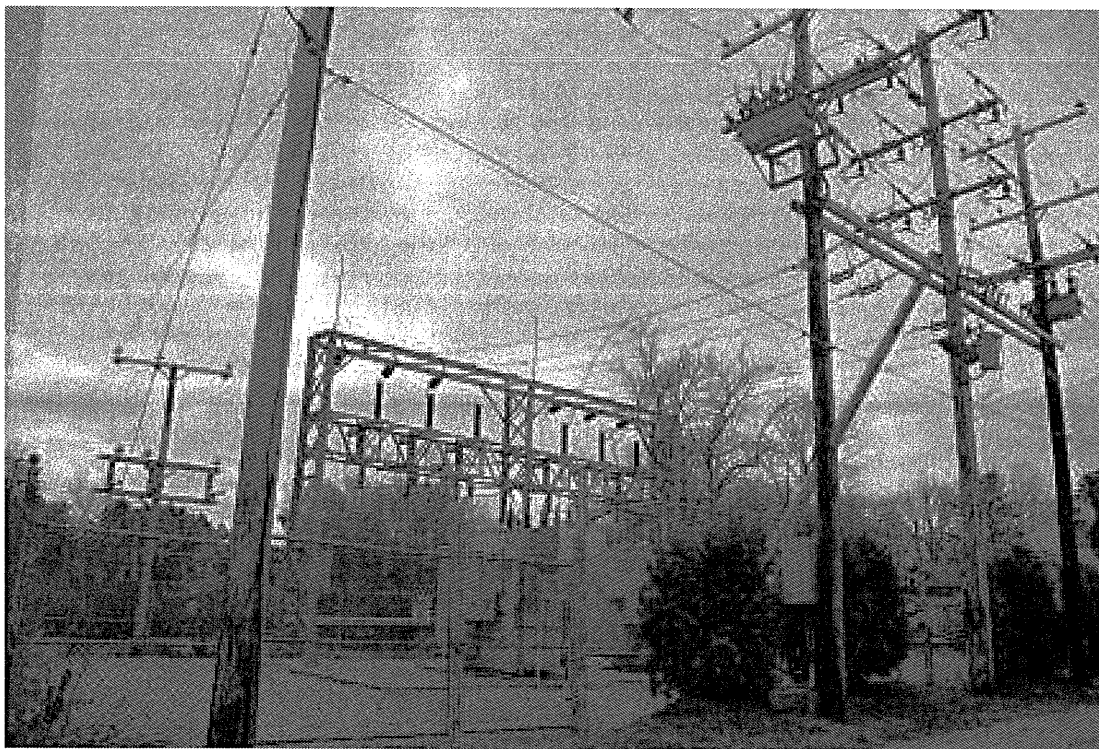


Photo 93) (18) River St., power transfer station

Direction: SSE



Photo 94) River St., 17 River right, 19 River left

Direction: SW



Photo 95) 17 River St.

Direction: NW

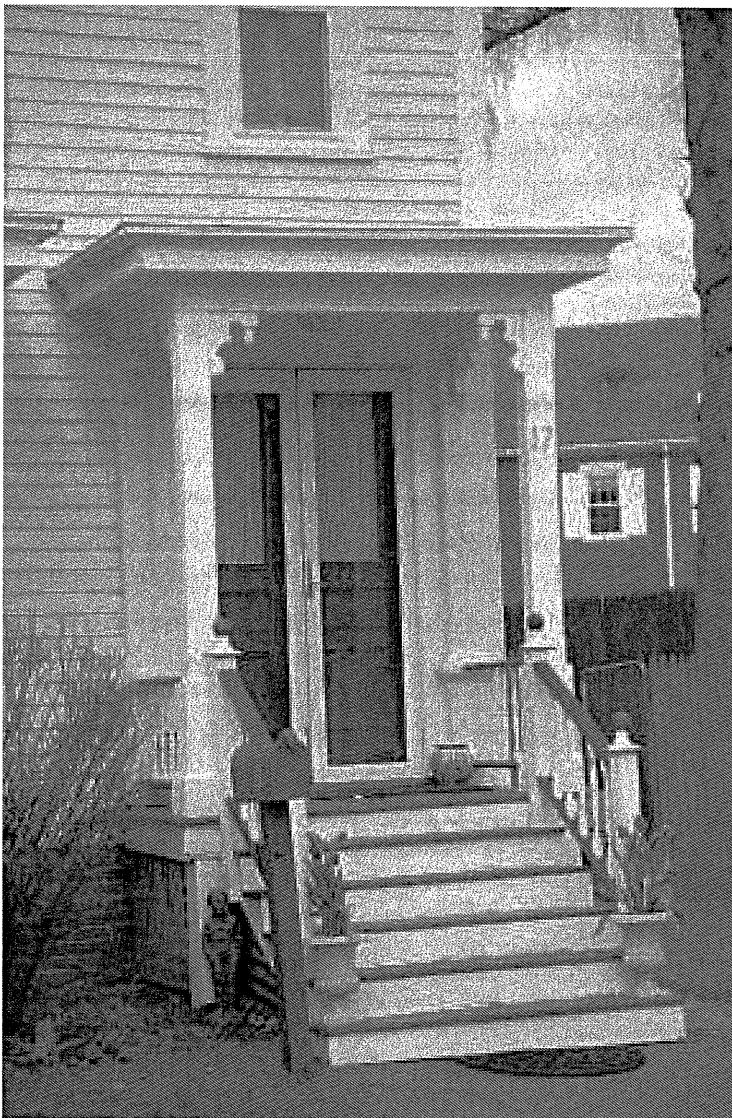


Photo 96) 17 River St. entry detail

Direction: NW



Photo 97) 19 River St.

Direction: NW



Photo 98) River St. opposite River St. Ext. 20, 22 and 24-26 River

Direction: SE

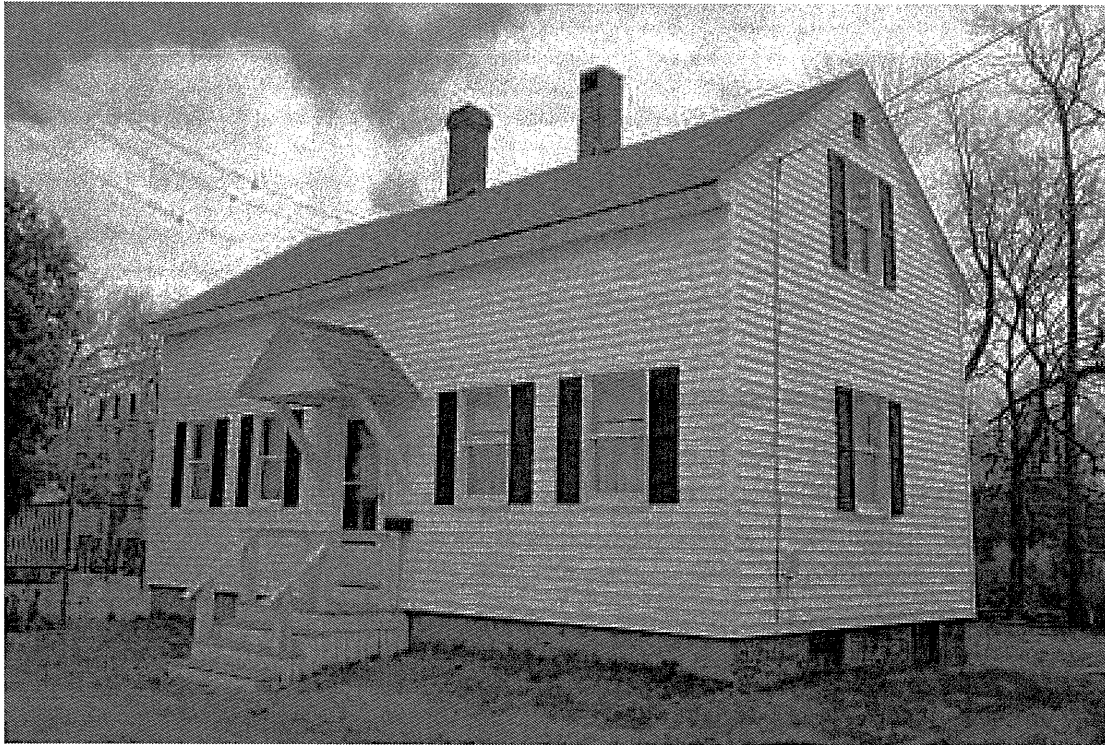


Photo 99) 20 River St.

Direction: NE



Photo 100) 22 River St.

Direction: E



Photo 101) 22 River St. garage

Direction: E



Photo 102) 22 and 24-26 River St.

Direction: NE

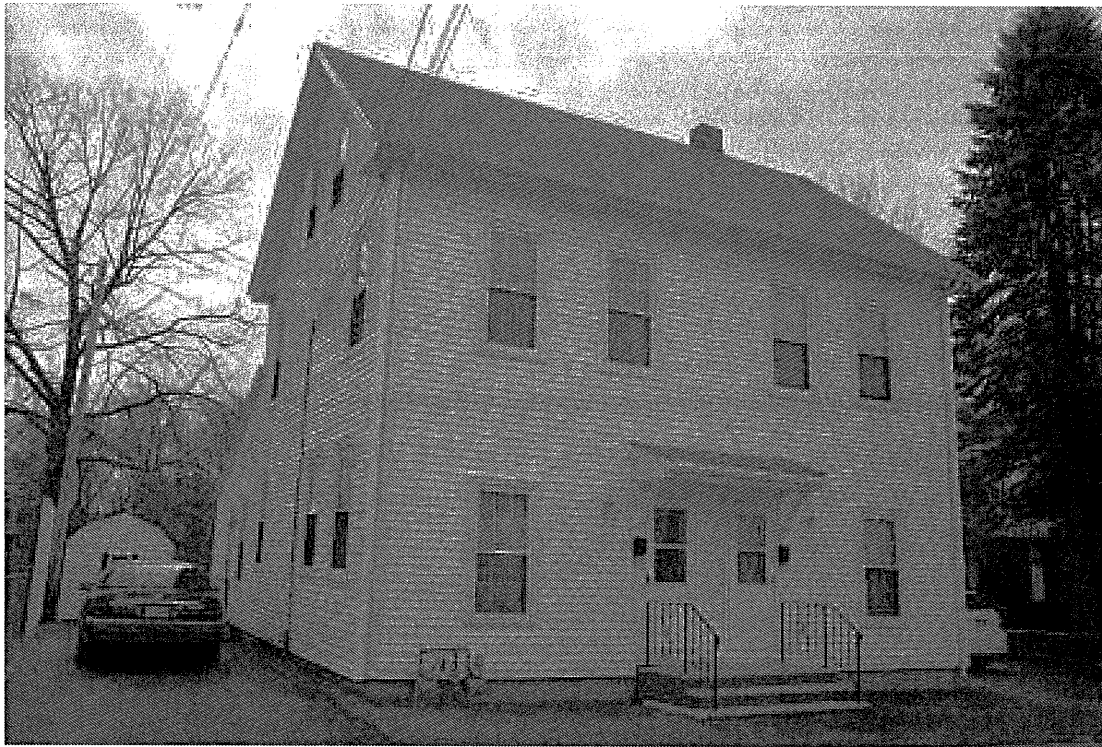


Photo 103) 24-26 River St.

Direction: SE

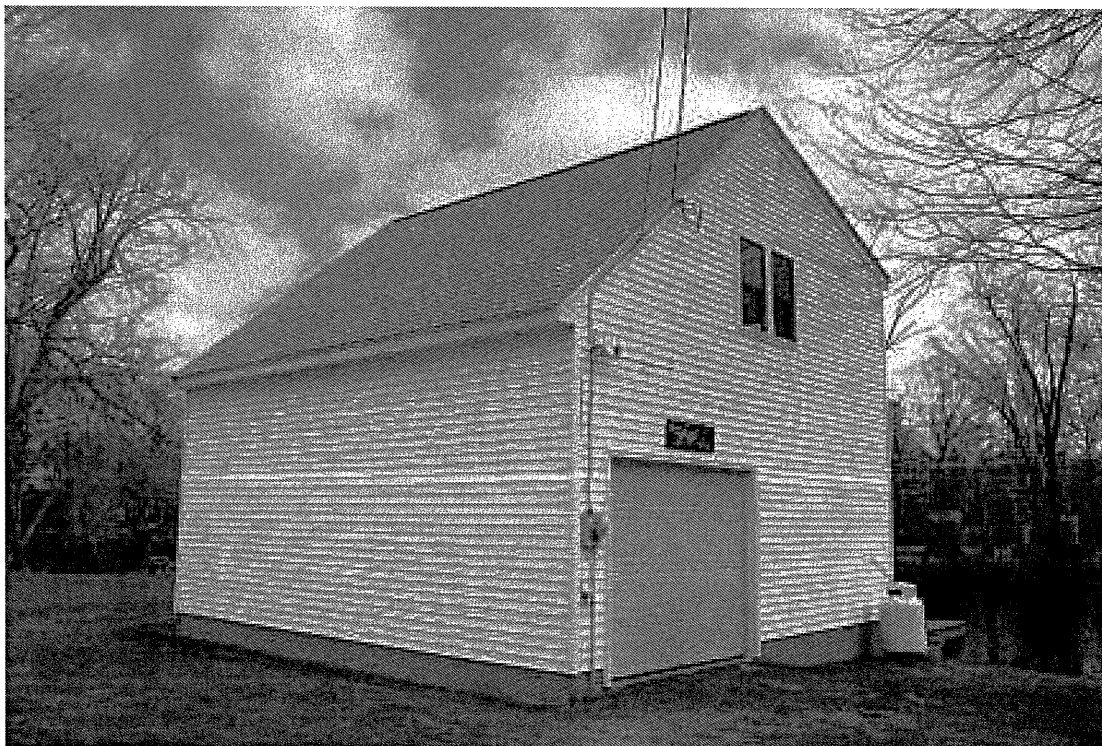


Photo 104) 24 River St. rear

Direction: NE

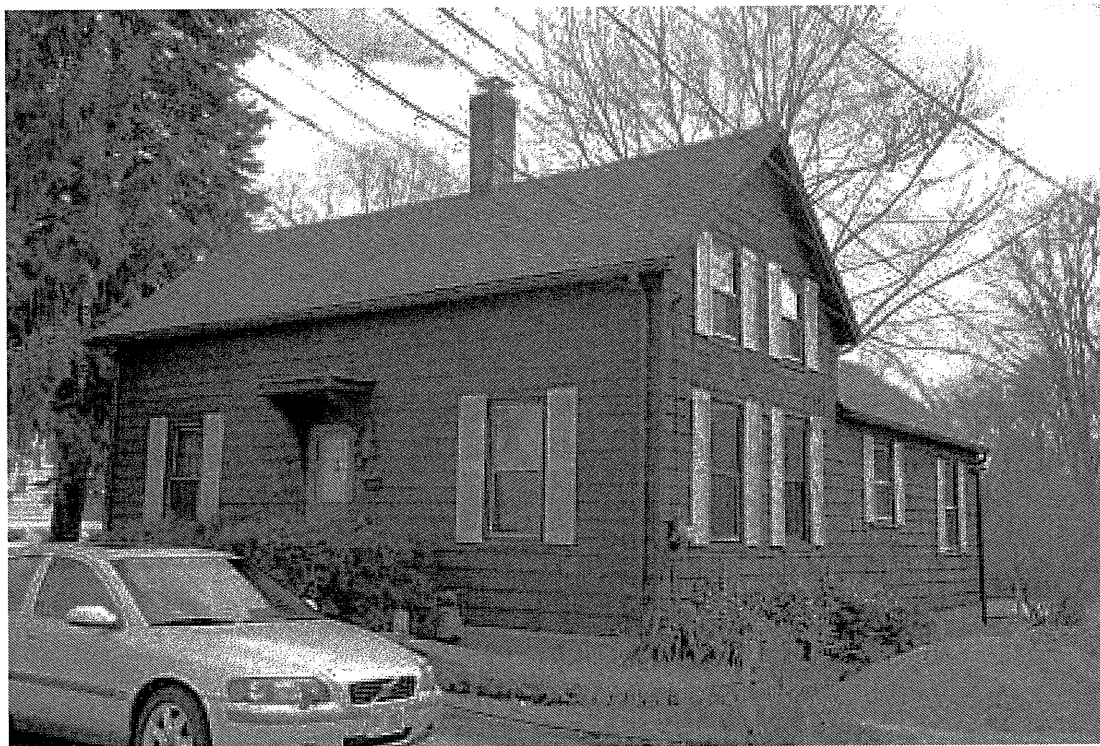


Photo 105) 28 River St.

Direction: ENE



Photo 106) 30 River St.

Direction: SW



Photo 107) 31 River St.

Direction: NW



Photo 108) 34 River St.

Direction: ENE



Photo 109) 36 River St.

Direction: NE

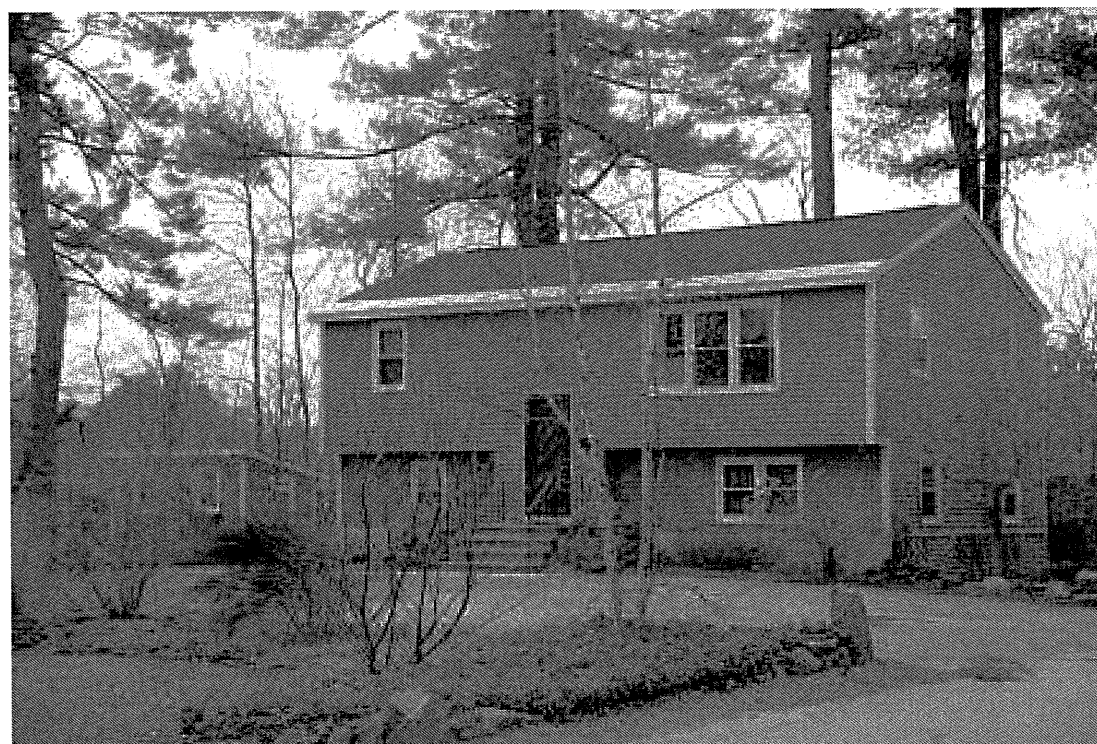
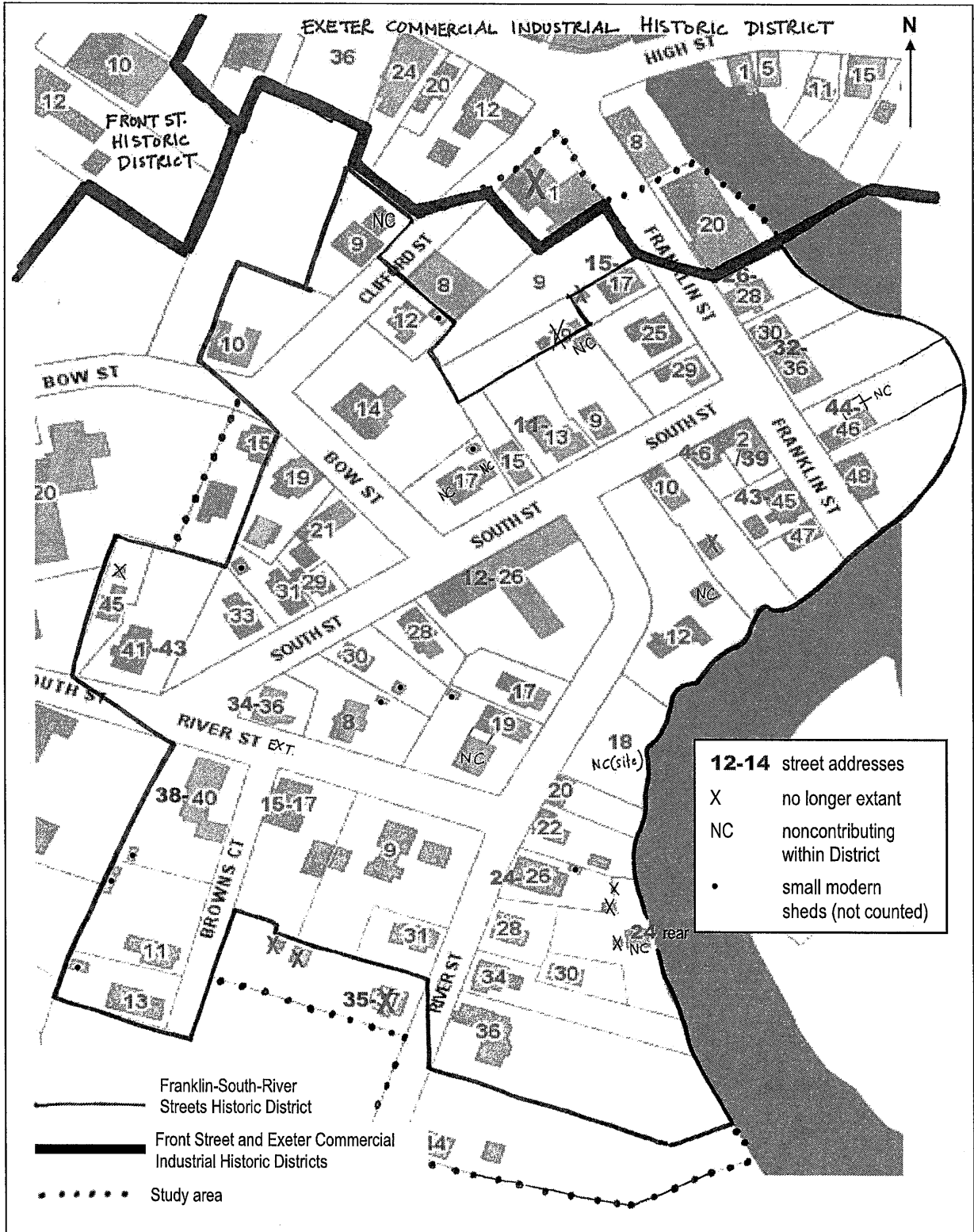


Photo 110) 44 River St.

Direction: SE

16. Sketch map

Showing detail of study area and Franklin-South-River Streets Historic District as well as edges of Exeter Waterfront Commercial District and Front Street Historic District.



AREA FORM

FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
47 Franklin Street	072-081-0000	ca. 1840	C	2½-story, 3 x 2 Faces side, single family	28
48 Franklin Street	072-080-0000	ca. 1950	C	Ranch, site of Christian Chapel	29
8 Clifford Street	072-123-0000	ca. 1860-1902	Out	Blue Moon/Star Laundry (Advent Chapel) remodeled ca. 2000	30-31
9 Clifford Street	072-008-0000	late 19th	C NC	2½-story, gable front, with addition Large modern garage	32-33
12 Clifford Street	072-124-0000	ca. 1940	C	mid-20th c. cape small shed	34
10 Bow Street	072-007-0000	ca. 1843	C	Brick Federal house, two ells. Duplex, then single family. Now 4 units	35-38
14 Bow Street	072-125-0000	ca. 1845	C	Single family, now offices. Faces side, ell, Large addition 1980s	39-40
15 Bow Street	072-128-0000	ca. 1860, moved 1970s	out out	Duplex, 2½-story, gable front, entry on side Stable (early 1900s) in rear, now apts.	41, 42
19 Bow Street	072-127-0000	ca. 1908	C C	2½ stories, 3 x 2 bays. Two-family mid-20 th Outbuilding (former dwelling) set back	43, 44
21 Bow Street	072-126-0000	ca. 1855	C	1½-story, 3 x 2 bays, center entry on side, attached barn	45
4-6 South Street	072-084-0000	ca. 1875	C	Duplex, 2-story, 4 x 2 bays, double center entry	46, 48
9 South Street	072-121-0000	ca. 1870	C NC	Gable front, 2½ stories Outbuilding	50, 51
10 South Street	072-085-0000	ca. 1880	C	2-story, narrow gable front, side entry, 2-story bay window	47, 52
11-13 South Street	072-120-0000	ca. 1829	C	Federal, 5 x 2 bays, twin end chimneys, ell Two-family from 1837	53, 54
15 South Street	072-119-0000	ca. 1890	C	2-story, narrow gable front side entry,	55
17 South Street	072-118-0000	ca. 1975	NC NC	Modern gambrel Garage	56, 57

AREA FORM

FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

Address	Map-Parcel	Date	C/NC	Description	Photo Nos.
17 River Street	072-116-0000	ca. 1880	C	Late 19th century single family, 2½-story side-hall with cross gable. Victorian details	94-96
18 River Street	072-087-0000	1926/ late 20 th	NC site	Electric Substation	93
19 River Street	072-115-0000	ca. 1880	C	Late 19th century, 2½-story side-hall, Stick Style, Large new addition/building, garage and residence. Garden shed in rear	94, 97
20 River Street	072-089-0000	ca. 1890	C	Small late 19th century, 1½-story, high posted, 5 bays, center entry. New siding and windows.	98, 99
22 River Street	ca. 1870	1857- 1884	C C	Late 19th century, single-family, 2½-story, entrance on side. 2 x 1 bay with ell. Garage	98, 100- 101
24 River Street rear	072-093-0000	1997	NC	Boathouse, set back on riverbank.	104
24-26 River Street	072-091-0000	ca. 1880	C	Duplex, 2½-story, 4 x 3 bays, double center entries, vinyl siding and windows.	98, 102- 103
28 River Street	072-092-0000	ca. 1865	C	Small late 19th century, single-family, 1½-story, 3 bays, center entry.	105
30 River Street	072-094-0000	ca. 1890	C	Set back, small house, remodeled	106
31 River Street	072-100-0000	ca. 1860	C	2+ story, 1-room-deep, center entry, large front addition	107
34 River Street	072-095-0000	ca. 1890	C	Late 19th century, 2½ stories, 2 x 2 bays, gable front, entry on side. Duplex, now single family,	108
36 River Street	072-096-0000	ca. 1890	C	1½-story side-hall with large side addition Single-family	109
35-37 River Street	072-099-0000	--	out	House demolished. Owned by PEA.	--
44 River Street	072-098-0000	ca. 1980	out	Modern split level Garage	110

AREA FORM

FRANKLIN-SOUTH-RIVER STREETS HISTORIC DISTRICT

front door, possibly where a hayloft door was previously. There was formerly a one-story extension along the southeast elevation (Sanborn 1911, 1943). The building is raised up on a concrete foundation.

19 Bow 072-127-0000 ca. 1908 Contributing building Photo 43

One of the later houses erected in the neighborhood is this 2½-story, 3 x 2 bay house with side gable roof. It has a center entry flanked by pairs of windows under a full-width front porch. Twin brick stove chimneys rise from the ridge. Built as a single-family, the interior was converted to a duplex in the mid-twentieth century. The foundation is brick. The walls are sheathed in mid-twentieth century asbestos shingles. The porch features original turned posts and balusters. The front steps have been rebuilt. There is a single front door. All windows are 1/1 replacements.

The existing 2½-story house was built between 1904 and 1913 on the site of an older 1½-story house, apparently moved back on the lot (Sanborn 1904, 1913; Chace 1857; Hurd 1892). Nathalie Kreger or Krieger was the owner from 1908 and occupied the existing house through the 1920s (Deed 631:105). Her father Jacob Barsinski moved in with her. The family was German (Prussian) (Directory 1911, 1927; Census 1920, 1930). John Linscott (Zielinski), a Polish millwright in the cotton mill, was the owner from 1938 (Deed 941:500; Census 1940). Mrs. Analda Linscott divided the house into two units in the 1950s (Directory 1949, 1960). The current owner is Bonnie Linscott.

Outbuilding ca. 1850/1910 Contributing building Photo 44

In the back of this narrow lot is a small 1½-story building. Now an outbuilding, it was formerly a small dwelling, possibly moved back when the present 19 Bow Street was erected (Sanborn 1913, 1924). It has a gable roof and shed addition along one side. The walls are clapboarded and there are 6/6 windows. A large opening has been cut through the front gable end and the interior is gutted. The building had chimneys in the center of the ridge (Bing maps birds-eye) that were recently removed.

21 Bow 072-126-0000 ca. 1855 Contributing Building Photos 35, 45

Occupying a large lot on the corner of Bow and South streets is a small 1½-story house oriented gable end to the street, with the front door centered on the south side elevation facing South Street. The 3 x 2 bay main block has a granite foundation and a brick chimney near the center of the ridge. The walls are vinyl sided. The windows have 1/1 sash. The front entry is accessed by a newly built deck. A narrow one-story ell projects from the west corner and connects to a small outbuilding. It is also vinyl sided and has a modern pass door and no barn door. This is a small mid-nineteenth century house type

The single-family house was built after Freese Dearborn, Esq. sold Nathaniel Thurston a piece of land in 1852 (Deed 346:429; Chace 1857). Nathaniel K. Thurston (1813-1891) was a butcher from Massachusetts. He and wife Sarah Ann York had four children (Census 1850, 1860). In 1890, day-laborer Herman Kruger purchased the property, which included a second house at 29 South Street (Deed 523:279; Hurd 1892). Herman and Amelia Kruger from Germany had a son and seven daughters. After Kruger died in 1907, the widow was the owner into the 1930s (Directory 1911, 1927). Miss Edith Kruger lived here in the mid-twentieth century (Directory 1960).

SOUTH STREET

4-6 South 072-084-0000 ca. 1875 Contributing Building Photos 48-49

This duplex was built between 1874 and 1884 (Sanford & Everts 1874; Wellge 1884). The two-story 3 x 2 bay house has a low-pitched gable roof and paired center entries on the lateral facade. There is a central brick stove chimney. The doors are replacements. The windows have 2/2 and 2/1 sash. The gable door hood and scroll brackets are like those on 39 Franklin/2 South next door. The original

appears to be granite covered with concrete. The walls are wood shingled. The windows have molded wooden trim and contain replacement sash. The eaves have molded cornice and no returns. A small 1+ story ell projects from the rear elevation. The driveway and right of way to 30 River Street pass south of the house. Built before 1874, the house was owned by Nelson Currier who was a soap maker probably working on the property (Sanford & Everts 1874; Census 1870). In the 1880s, it was sold to another soap maker William Ridley who built additional houses and lived next door (Hurd 1892). In the early 1900s, William J. Wetherell lived here before moving to 9 River Street Ext. (Directory 1911). Alfred and Minnie Marston and their extended family rented here in the 1920s before buying 41-43 South. He worked for the electric company (Census 1920; Directory 1927). John and Ella Broderick acquired this house and it is now owned by their daughter.

30 River 072-094-0000 ca. 1890 Contributing Building Photo 106

Set back behind 28 and 34 River Street is a small 1½-story dwelling. The original appearance is unknown. The house is oriented gable end to the street, with the entry on the side. Remodeled in the mid to late twentieth century, the house has a foundation of poured concrete. The walls are sheathed in wood shingles. The windows are pairs of small modern 1/1 sash. An enclosed porch with the same siding and windows spans the southeast elevation. The decks and stairs are new. An ell was removed (Sanborn 1943). Two large gable dormers break the northeast roof slope. There is new small garden shed in the rear. The driveway passes between 28 and 34 River Street. This was initially part of the Ridley property (Wellge 1884; Hurd 1892). In the early 1900s, through the 1920s, the Berry or Barry family lived here. They were second generation Irish, employed as laborers and in the shoe factory (Census 1900; Directory 1904, 1911, 1927). The Broderick family owned this property and the adjacent buildings (Plan 1976 #6043). It was then acquired by the owner of 24-26 River Street.

31 River 072-100-0000 ca. 1860 Contributing Building Photo 107

This 2½-story, 2 x 1 bay house has a large new front addition with gable roof. It obscures the fenestration pattern, but the overall form of the house is clear. The vinyl siding and 1/1 windows are new. Older 2/2 windows light the attic. The small lot is bounded by 9 River Street Extension on the north and west. A building was shown here unlabeled on the 1857 map. The house was owned by the Bowley family before 1874 (Chace 1857; Sanford and Everts 1874). The long-time owners were Oliver and Parmelia Bowley (Hurd 1892). He was a wheelwright and carriage woodworker (Census 1850, 1870). Blacksmith Albert A. Bowley inherited the house (Hurd 1892; Census 1900; Directory 1904). From ca. 1930, the owners were John and Ella Broderick. He was a plumber and also worked at the Portsmouth navy yard. His family owned the property across the street (34 River) and he kept the "Riverside Boathouse" (rear of 24) (Census 1930, 1940; Directory 1949). John A. Broderick Jr. lived here until his death in 2010.

34 River 072-095-0000 ca. 1890 Contributing Building Photo 108

This late-nineteenth-century house is now a single-family, but was historically a duplex (32-34 River) divided down the middle (Sanborn 1904, 1943). The 2½-story, 2 x 2 bay, gable front house has its entrance on the southern side. The entry porch was rebuilt and enclosed with vinyl sided walls and sliding windows. A second entry and porch were removed from the opposite elevation (Sanborn 1904). The walls of the house are supported by a brick foundation and sheathed in vinyl siding. The trim of the walls and projecting eaves and gable end returns are covered in vinyl or aluminum. The windows are 1/1 replacements. One brick stove chimney rises from the ridge. The original one-story ell has been extended and remodeled.

This was one of several houses owned by William Ridley (Hurd 1892). In 1901 it was purchased by Stanislav (Stephen) and Josephine Biadaz (Deed 580:140). (Americanized as Broderick in 1900

Franklin-South Street area, but have suffered considerable loss of integrity. Construction on Hall Place near the EMC factory began in the 1830s-40s.

The area most closely related historically, is adjacent Court Street built in the 1830s-40s with houses of the Federal-Greek Revival styles and in the Italianate period of the 1850s. Although from a similar period, Court Street houses tend to be larger and more architecturally distinguished than those on nearby side streets. Historic maps help to identify potentially comparable areas. Maple and Elm on the far side of Court also developed in the early 1800s and have some similar vernacular houses. Outer Front Street and Middle Street were built up in the same period. On the northwest edge of downtown, Green Street is an individual side street developed in the early 1800s. The first residential construction near the railroad crossings began in the 1840s and the first grids of residential streets were laid out in the 1850s.

22. Statement of Significance

There are no buildings in the area already listed in the National Register of Historic Places and there has been no previous historic resources survey. The Franklin-South-River Streets Area is adjacent to the Exeter Waterfront Commercial Historic District, a local and National Register district, listed in the NRHP in 1980 (#80000299). The Long Block and the Gilman Garrison on the corner of Franklin and Water streets are located in the district. The Gilman Garrison was individually listed in the National Register in 1976 (#76000131). The Front Street Historic District was listed in the National Register in 1973 (#73000270).

Further individual survey could be completed for properties in the area, particularly those threatened with demolition. The most well-preserved buildings, in terms of exterior materials and details, warrant intensive level survey including: 15-17, 25, 29 and 39 Franklin Street, 26-28 and 30 Franklin Street, 10 and 21 Bow Street, 38-40 South Street and 41-43 South Street, 9 River Street Extension and 17 River Street.

The Franklin-South-River Streets area forms a discrete and distinguishable entity. The majority of components lack individual distinction, but combined they form a unified historic neighborhood. As such, the Franklin-South-River Streets Historic District appears to be eligible for the National Register of Historic Places under Criterion C. It has local-level significant under Criterion A for demonstrating trends and events in Exeter's historical development between the early nineteenth and mid-twentieth century. The significance of the Franklin-South-River Streets Historic District lies in the Areas of Community Planning and Development and European Ethnic Heritage. This is a collection of working class housing with a mix of multi-family dwellings and smaller single-family forms. The district possesses a significant concentration of buildings united historically by plan and physical development. It is a clearly defined entity; a discrete section of housing adjacent to the downtown, separated from other areas by geographic boundaries and changes in density and integrity.

The District is made up entirely of buildings, with no structures or significant objects. The contributing buildings are residential, with one former industrial property. The district contains fifty-five (55) contributing buildings and seven non-contributing buildings and one site. The majority of the non-contributing buildings are outbuildings. The Franklin-South-River Streets Historic District relates to the contexts of carriage and wagon manufacture and machine shops, as well as textile mills and factory shoemaking, for providing worker housing for those industries and the contexts of French-Canadians, Irish and Eastern European immigration to New Hampshire.

The area is significant for its subdivision into house lots in the 1820s. The irregular pattern of streets is typical of Exeter where development occurred incrementally, and short connecting streets and

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