HISTORIC PRESERVATION ASSISTANCE PROJECT  
Strafford Rockingham Regional Council  
1 Water Street, Exeter, New Hampshire  
Phone: (603) 778-0885

<table>
<thead>
<tr>
<th>TOWN: Kingston</th>
<th>COUNTY: Rockingham</th>
</tr>
</thead>
<tbody>
<tr>
<td>SURVEY NUMBER: 242</td>
<td></td>
</tr>
<tr>
<td>COMMON NAME: Bartlett Insurance</td>
<td></td>
</tr>
<tr>
<td>HISTORIC NAME: Franklin Hotel</td>
<td></td>
</tr>
<tr>
<td>LOCATION: East side of Main St., .13 miles N of inter., of Main &amp; Bartlett.</td>
<td></td>
</tr>
<tr>
<td>OWNER: William Bartlett</td>
<td></td>
</tr>
<tr>
<td>ADDRESS: Kingston, NH.</td>
<td></td>
</tr>
<tr>
<td>MAP &amp; PARCEL #: U-9/2</td>
<td></td>
</tr>
<tr>
<td>DATE: 1760 &amp; c. 1810</td>
<td></td>
</tr>
<tr>
<td>SOURCE: Assessor's Office, Kingston</td>
<td></td>
</tr>
<tr>
<td>STYLE: Federal, Georgian Cape</td>
<td></td>
</tr>
</tbody>
</table>

**UTM:** Z 19/E 332375 /N 4755325
**USGS QUAD:** Kingston Quad 7.5' series
**FUNCTIONAL TYPE:** Stage coach tavern
**PRESENT USE:** Commercial
**ARCHITECT/BUILDER:** John Calef Sr.
**CONDITION:** Exc. Good x Fair Poor Ruins
**INTEGRITY:** Original Site X Moved (When: )
**MAJOR ALTERATIONS & DATE:** Roofline modified c. 1967
**LEVEL/SIGNIFICANCE:** Natl State Local x

**GENERAL DESCRIPTION:** Structural System
1. FOUNDATION: Stone X Brick _ Concrete _ Concrete Block
2. WALL STRUCTURE: Wood Frame _ Post & Beam X Balloon Frame _ Other_
   Load Bearing Masonry _ Stone _ Brick _ Concrete Block _ Other_
   Metal _ Iron _ Steel _ Other_
   Other_
3. WALL COVERING: Clapboard _ Wood Shingle _ Board & Batten _ Shiplap _ Aluminum _
   Novelty _ Stucco _ Stone _ Brick _ Sheet Metal _ Asphalt Shingles _ Vinyl _
   Asphalt Sheeting _ Composite Board _ Other_
4. ROOF SHEATHING: Wood Shingle _ Asphalt Shingle X Standing Seam Tim _ Slate _
   Pressed Metal _ Sheet Metal _ Rolled Asphalt _ Other_
5. ENGINEERING STRUCTURE: 
6. OTHER: 

# of Stories _ # of Bays _ Approx. Dimensions _ 35' x 25' Fed. 35' x 30' Cape_
Roof Style: Gable _ Hip _ Gambrel _ Flat _ Shed _ Mansard _ Jerkinhead _
Monitor _ Sawtooth _ Other _ in Cape on Cane_
Appendages: Porches _ Towers _ Dormers _ Bay Windows _ Ells _ Chimneys _ on Fed _
Wings _ Cupolas _ Sheds _ Garage _ Other _
Entry Location: Center x Sidehall _ Other _

**MAP (Indicate North in circle):**

**PHOTO**

**Description of View:** Front-west Side-south

**Photographer:** Scott Novak
**Negative with:** S.R.R.C.
**Negative File Number:** K-80-2-c/9A-10
ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:
The Bartlett Insurance property combines a Federal style house to the north with a Georgian Cape style house to the south. Both structures have been altered by later remodeling.

The 7½-story central chimney Georgian Cape has a center entry with a six-panel door flanked by simple pilasters and topped by a paneled transom. All windows are six-over-six with shutters. The medium-pitch roof has close raking eaves and a boxed cornice in the lateral eaves. On the east slope of the roof is a shed-roofed dormer and, on the west slope are two gable-roofed dormers. The main block rests on a granite slab foundation. To the east is a 1-story, flat-roofed ell with clapboard siding and six-over-six windows.

The 2-story, 5x2-bay Federal style house attached on the north has a multi-panelled, two-light door with sidelights extending half its height and a transom light. Sheltering the entrance is a 1-story, shed-roofed porch supported by round tapering posts. The low-pitch roof has been altered (previously this was a 3-story structure with twin chimneys) and now displays close raking eaves and a boxed cornice along the lateral eaves. The main block rests on a granite slab foundation. To the east is a shed-roofed ell.

RELATED STRUCTURES AND CONTEXT:

BOUNDARY AND ACREAGE DESCRIPTION: 1.75 acres bounded to the N-Balcke, S-Cemetery Lane, E-Cemetery, W-Main Street.

REFERENCES: Kingston Historic Advisory Committee; interviews with members, spring 1980
1856 Map -- Franklin Hotel
1892 Map -- Frost's Hotel

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):
The elegant Franklin Hotel was originally the only 3-story Federal structure in Kingston. It was built by John Calef, Sr., and was run as an inn until c. 1967, when the 3rd floor was removed. In its day, it was a very handsome building (see page 45 of Town History). Since the 3rd floor and most of the architectural details are gone, it is now a very plain building. Though its architectural significance has been several compromised, it is still a critical building in the district for its historic associations. In c. 1900, there was a barber shop on the 3rd floor; in the 1920's, it was Emerson Real Estate; c. 1950 it was a restaurant.

MAP DATA 1856—Franklin Hotel 1892—Frost's Hotel

SURROUNDING ENVIRONMENT: Open Land_ Woodland_ Scattered Bldgs_ Moderately Built Up_ X Densely Built Up_ Residential_ Commercial_ Industrial_ Agricultural_ Roadside Strip Development_ Other_ 

Recorded By: Herb Bubert Scott Novak 

Date: 12-18-79