

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	AUG 1 1978
DATE ENTERED	SEP 20 1978

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

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

1 NAME

HISTORIC Eagle Hotel

AND/OR COMMON
Eagle Hotel

2 LOCATION

STREET & NUMBER
110 North Main Street

CITY, TOWN
Concord

___ NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
Second

STATE
New Hampshire 03301

VICINITY OF
CODE
33

COUNTY
Merrimack

CODE
013

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME
Eagle Investment Trust

STREET & NUMBER
P. O. Box 15

CITY, TOWN
Goffstown

STATE
New Hampshire 03045

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Merrimack County Registry of Deeds, Merrimack County Court House

STREET & NUMBER
163 North Main Street

CITY, TOWN
Concord

STATE
New Hampshire 03301

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
State House Complex
New Hampshire Historic Preservation Plan

DATE
1970

___ FEDERAL STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS
NH State Historic Preservation Office
Department of Resources and Economic Development

CITY, TOWN
Box 856, Concord

STATE
New Hampshire 03301

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Description of the Site

The Eagle Hotel occupies a site of approximately one-third of an acre in size, on the easterly side of North Main Street in downtown Concord, New Hampshire. Directly opposite the New Hampshire State House, the site is bounded on the west by North Main Street, on the south by Eagle Avenue, and to the east and north by public alleyways.

Description of the Building

Major portions of the present structure date back to 1851 when the Eagle Hotel was reconstructed on the site of the original Eagle Coffee House, built in 1827, enlarged in 1832 and destroyed by fire in August 1851. Laid out in an ell configuration, the structure was rebuilt as a four and one-half story brick building with a Moorish-arched balcony embellishing the front center portions of the second and third stories. All windows had granite cornices and were trimmed with wooden blinds. Commercial establishments occupied the northerly and southerly extremes of the ground floor with the hotel entrance in the center beneath the balconies. Structural awnings attached to the building and supported by posts covered the sidewalk in front of the stores. A side-gable pitched roof, having three dormers facing North Main Street, was added after 1853.

The building was enlarged in 1872, and major renovations took place around 1890, the most important being the removal of the gable roof and the construction of a flat roofed, fifth floor. A decorative cornice was added along the front of the roof line. The fifth story windows consisted of two narrower sashes in the same vertical line as the larger, single sashes in the middle three stories. The balconies were replaced with a wrought iron balcony immediately over the main entrance, which itself was transformed into a series of four Romanesque arches. The structural awnings were removed from the store fronts and canvas awnings were applied uniformly to all fenestration. It was also at this time that the ell running easterly from North Main Street was expanded to include the one and two story appendages on the southeast side, used as stables and later as a motor car garage.

At the present, the appearance of the structure appears to be very similar to 1890 photographs of the hotel. The wrought iron balcony has been removed as have all awnings and blinds and the facade has been painted white. The building is considered to be structurally sound.

The Eagle Hotel's exterior alterations are graphically portrayed in the photographs 4-8, which show the modernizing attempts to enlarge room capacity and to "keep up with the times", as follows:

Photo 4 Illustration from Concord City Directory, 1853
Shows the Eagle as it was reconstructed after the fire of 1851 with flat roof and Moorish-arched central balconies.

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CONTINUATION SHEET Eagle Hotel ITEM NUMBER 7 PAGE 1

- Photo 5 Advertising card, circa 1855
Appearance is similar to that of 1853, but a side-gable pitched roof has been added, and the exterior blinds removed.
- Photo 6 Photograph, August 1886
Facade is essentially that of 1855, except that awnings have been added and the Moorish arches have been removed, reducing the second-floor balcony and eliminating the third-floor balcony.
- Photo 7 Postal Card, circa 1925
Shows the results of the 1890 renovations and includes the statue of President Franklin Pierce (opposite, in the State House yard).
- Photo 8 Postal Card, circa 1940
The elaborate new entrance was later simplified by removing the canopy, opening the arches, and adding a recessed glass-walled entrance (See Photo 10).

Note the changes in transportation illustrated -- from the Concord Coach in the 1850's and the horse-drawn trolley in 1886, to the open roadster in the 1920's -- while the Eagle Hotel's architectural form (except for the addition of the fifth floor in 1890) has changed comparatively little as a solid eminence on Main Street.

8 SIGNIFICANCE

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

SPECIFIC DATES 1827 - William Richardson BUILDER/ARCHITECT
1890 - A. B. Cutting, Architect, Worcester, Massachusetts; Kimball, Forest
and Danforth, local contractors and builders

For a century and a half, the Eagle Hotel at 110 North Main Street, across from the State House has been an intrinsic part of the history and distinctive architecture of the capital city of New Hampshire.

The building is so situated that it forms an imposing part of the square framed by the State House complex. For years the Eagle Hotel, so conveniently located, was a hostel for those engaged in commerce, industry, and the political process, and was a center for business and social exchange. Legislators and travelers alike found "Concord's Palatial Hotel - The Eagle"¹ to be well arranged and appointed, as the Abbott-Downing "Concord coaches" drew up to the curb to transport distinguished guests from all parts of the country.

As a familiar landmark to Concord and other citizens of the Granite State, as well as to visitors touring New Hampshire, for many generations this building has added a distinctive character to the historic area of Main Street. The Eagle Hotel fits harmoniously with the remaining examples of handsome, prosperous, artistically detailed 19th century mercantile buildings in the center of New Hampshire's capital.

Moreover, the Eagle Hotel's location associates it irrevocably and nostalgically with the traditions and the political life of the State House. There is a long-standing relationship between these two sturdy, symmetrical buildings that overlook each other and the people who have traveled between them for generations. Such a historical and substantial relationship represents enduring human qualities. "The landmarks of any place are its public buildings"² and as such the Eagle Hotel, by its public use through the years and association with the State House, merits preservation and continued use.

Loss of this building (rumors of razing it since 1960 again are prevalent) would seriously alter Concord's State House area to impair the historic appearance of the capital city's "city proper" Main Street.

-
1. "Concord Evening Monitor, September 20, 1890, p.1
 2. "Abraham Lincoln in New Hampshire", Elwin L. Page, p. 31, Houghton Mifflin Co., 1929

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Amsden, Grace Page, "A Capital for New Hampshire", 3 vol., 1950, located NH Historical Society, manuscript

George, Frances Monroe, "The Eagle Hotel, 1827-1960," notebook of clippings and compiled data, located NH Historical Society.

Interviews with George Gilman, Commissioner, NH Dept. of Resources & Economic Development; Linda Wilson, Director, NH State Historic Preservation Office; John F. Page, Director NH Historical Society; Randall Raymond and Douglas Woodward, Director and Assistant Director

10 GEOGRAPHICAL DATA

of Concord City Planning Board; Mrs. George Wallace, Chairman, NH Heritage Comm., NH Federation of Women's Clubs

ACREAGE OF NOMINATED PROPERTY .3 acre

UTM REFERENCES

A	1,9	2,9,3	9,2,0	4,7	8,6	7,2,0	B				
	ZONE	EASTING		NORTHING				ZONE	EASTING	NORTHING	
C							D				

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Mrs. Robertson Page, Chairman of Special Projects Committee

ORGANIZATION

Woman's Club of Concord

DATE

March 10, 1977

STREET & NUMBER

6 Cambridge Street

TELEPHONE

603-224-0862

CITY OR TOWN

Concord

STATE

New Hampshire 03301

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

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

DATE AUG 22 1977

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

R. B. Rettig

DATE 9/20/78

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

W. W. ...

DATE Sept 18, 1978

KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET Eagle Hotel ITEM NUMBER 8 PAGE 2

In "A Capital for New Hampshire", Grace Page Amsden records, "With growth in business and increase in stage travel a public house was needed and in 1827, William Richardson undertook the enterprise, choosing for a site the south end of the Stickney farm. There, directly opposite the State House, he built a two-story structure of wood which was painted white with green blinds. Appropriately enough, it was named for the proud bird perched upon the State House dome -- the Eagle Coffee House."³.

Enlarged in 1832, with an ell added for the Grecian Hall, the Eagle Coffee House was destroyed by fire August 25, 1851, then rebuilt on the same site as the Eagle Hotel. Nathaniel White enlarged and renovated "The Eagle" in 1872; with extensive remodeling undertaken in 1890 by the Eagle Hotel Company as the new owners. In a page 1 account of the "alterations and improvements" the "Concord Evening Monitor" on January 31, 1890, stated in part:

"The addition of a story to the main house has been taken advantage of by the architect to improve the appearance of the Main Street front. Trimmings of granite will be used liberally, and according to designs which ensure artistic results. The name of the hotel in granite will have a conspicuous place in the handsome ornamentation...."

All changes in ownership or appearance of "The Eagle" and various other events have been well documented through the years by the "Concord Monitor" and other newspapers. Detailed accounts reflect a proprietary pride in whatever was happening at the Eagle Hotel, with a continuous focus for New Hampshire citizens on the current political and social events of state and national importance occurring at "The Eagle"....A sumptuous banquet menu was printed in full for President Benjamin Harrison's visit on August 15, 1889. Then again the next year on October 23, 1890, the "Concord Evening Monitor's" headline featured "DEDICATION OF GENERAL JOHN STARK STATUE/Banquet at The Eagle", with listing of the menu's viands.

3. Manuscript, 3 vols., Chapter XXXIII, p. 16, New Hampshire Historical Society, 1950

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CONTINUATION SHEET Eagle Hotel ITEM NUMBER 8 PAGE 3

Many of the nation's leading citizens have enjoyed the Eagle Hotel's hospitality and elegant facilities. "The Manchester (N.H.) Union Leader" on August 29, 1959 featured other presidential visits to The Eagle, here briefly listed:

President Andrew Jackson, Friday, June 28, 1833, "He was escorted to his lodging at the Eagle Coffee House by eight brilliant independent companies under command of Colonel Stephen Peabody."⁴.

President James K. Polk, July 1, 1847, accompanied by Secretary of State James Buchanan

President U. S. Grant, August 25, 1869

President Rutherford B. Hayes, August 22, 1877, his wife, Vice President Wheeler, and several distinguished gentlemen of his cabinet, met by Governor Prescott and others, escorted to the Eagle Hotel by local military companies, the fire department in a procession in charge of General J. N. Patterson. A banquet of many courses was served at 2:10 pm.

General Franklin Pierce spent his last night in Concord at the Eagle Hotel, occupying rooms since known as Room One and Room Two, before leaving for his inauguration as President. A pen and ink sketch appearing in the "Illustrated News", New York, February 26, 1853, shows General Pierce leaving Concord (see Photograph #9). The accompanying article states in part:

"This sketch comprises, besides the new Eagle Hotel, several of the most prominent buildings on Main Street, in Concord, in the immediate vicinity of the State House....The stand is well known to travelers for the last fifty years....The old Eagle was a favorite resort for travelers, especially for pleasure pilgrims to the White Mountains during the summer season. Recently the new house has acquired a great popularity with pilgrim politicians from all parts of the Union. It has been the chief bazaar in the 'modern Mecca'".

⁴"Concord Evening Monitor", August 3, 1889, p.1

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CONTINUATION SHEET Eagle Hotel ITEM NUMBER 8 PAGE 4

Other personages who have come to New Hampshire and been guests at the Eagle Hotel can be listed in part, ⁵ as follows:

General Sam Houston
Levi P. Morton
Senator Jefferson Davis
A. D. Bache
Major General John E. Wool
Charles E. Lindbergh
Chief Justice and Mrs. Charles Evans Hughes
Eleanor Roosevelt
Wendell Willkie
Governor Thomas E. Dewey
Governor Harold Stassen
Senator Estes Kefauver
Senator Robert Taft
Secretary of State Christain Herter
Vice President Richard Nixon

Many other political figures, including New Hampshire's Senators, Congressmen, and Governors have been entertained at the Eagle.

Quotes from the column "Sights, Sounds and People" printed in the "Manchester (N.H.) Union Leader" and written by Mary Senior Brown, a member of the General Court of New Hampshire, speak eloquently of the Eagle Hotel's significance as a historic landmark to the people of New Hampshire and travelers as well.

August 8, 1959: "Among the hosteleries of early stage coach days, none is better known in this section than the Eagle Hotel, generally referred to as The Eagle.

For over 132 years it has stood facing the State House across the Plaza on the opposite side of Main Street in Concord. This old landmark has become as well known to politicians in New Hampshire and travelers from all parts of the nation as the Capitol itself.

Built in 1827, the first building was called the Eagle Coffee House. It is probably that it took its name from the huge gold painted wooden eagle which was raised to the top of the State House dome in 1818....

⁵ Manuscript, The Eagle Hotel, 1827-1960, Data compiled by Frances Monroe George, located at New Hampshire Historical Society

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CONTINUATION SHEET Eagle Hotel ITEM NUMBER 8 PAGE 5

In 1829 a coach parade and stagemen's Ball was held in the Grecian Hall by 'Knights of the Whip' and then held each winter."

June 29, 1963: "My first session was in 1959 of the General Court. Those were the days when the Eagle Hotel was still open and several of the legislators lived there during the session....They took much of the hospitable atmosphere off the Main Street in Concord when they sold The Eagle (in fact they also ruined it when they painted it white)...."

After the closing of the hotel, Mrs. Brown wrote in her column on February 25, 1961:

"The Eagle Hotel closed! No, it just can't be possible! I can't imagine going to Concord and not being able to go into The Eagle. It was the first place I stayed overnight when I came to New Hampshire to live. It is almost as much a part of the history of New Hampshire as the State House itself which stands just across the street...."

The October 29, 1959 "Monitor" had announced the Capital Plaza Hotel Corporation as the new owners of The Eagle Hotel. In that same issue Leon Anderson, author of "The State Is My Beat", mentioned in his column:

"....the chicken coop white the new owners have been daubing on the venerable Eagle Hotel. But maybe it will come out all right after all, with 450 handsome blinds planned for the structure. They should decorate the ancient hostelry and continue the building in rank as one of Concord's attractive landmarks".

A "grand reopening" advertised the renowned tradition of service at the Eagle "now completely and lavishly refurbished...." (See photograph #10).

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CONTINUATION SHEET Eagle Hotel ITEM NUMBER 8 PAGE 6

However, even new decor did not offset competition from modern highway motels and on February 18, 1961 the "Manchester (N.H.) Union Leader" appeared with this headline: EAGLE HOTEL FORCED TO CLOSE/File Petition in Bankruptcy. The lead sentence was, "The Eagle Hotel, long a storied landmark in New Hampshire was in darkness last night". A \$290,375 indebtedness forced the closing.

Carl Irving Bell wrote in his March 1, 1961 column in the "Concord Monitor and N.H. Patriot", as follows:

"Will the Eagle Hotel once again fulfill the function of bedroom, den, and dining room to the Legislature?

You can tear down a railroad station without too many pangs because it was built within the span of people now living. But to vacate the old Eagle Coffee House, scene of almost as much history as the State House building across the street seems like cutting down the old family tree.

Disposition of the property of course rests in the bankruptcy proceedings. Many would like to see the old hostelry, so recently refurbished, fill out a second century of service...."

After various accounts of auction and sale, the "Monitor-Patriot" announced, on Monday, May 15, 1961, "The Eagle Hotel, a state landmark which went bankrupt last February will open about June 1 as a convalescent center...."

The last chapter in the life of the Eagle Hotel began with its account published in the "New Hampshire Sunday News" on May 14, 1961, excerpted as follows:

"THE EAGLE" TO BECOME A DELUXE REST HOME
"The Eagle Hotel, long a storied and political landmark in New Hampshire will reopen its doors early in June as America's 'most modern convalescent home'.

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CONTINUATION SHEET Eagle Hotel

ITEM NUMBER 8

PAGE 7

"The 123 year old hostelry, which was closed in February when its former owner went into bankruptcy, has been purchased by Dr. Michael M. Michaels, a Manchester surgeon and Andrew W. Janis, a Queen City businessman....

"The Eagle, considered one of the most modern hotels in the state when it was shut down three months ago would cost an estimated \$3,000,000. to rebuild from the bottom up, Janis said.

"The Eagle has a colorful history that was set down in that portion of Winston Churchill's novel 'Coniston' devoted to 'The Pelican House'."

Unfortunately, success did not materialize in the rest home venture and the last patients moved elsewhere in 1976. Since then, the landmark Eagle Hotel has remained empty and in darkness.

Many people regret the loss of the Eagle Hotel as a convenient place for gatherings with its pleasant dining room, its proximity to the State House and Main Street places of business.

Many people are concerned with the preservation of the Eagle Hotel building even more, because of its historic significance as a part of the Concord skyline and life of the capital city.

To have this building revitalized in some useful way and preserved as part of Concord's vintage architecture is the great hope of people who care about what happens to "The Eagle".

This building has far-reaching symbolic significance, indefinable but very real.

* * * *