

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

For NPS use only

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

received FEB 13 1984

date entered

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

**1. Name**

historic ~~The~~ Sanborn Seminary

and/or common Sanborn Regional High School

**2. Location**

street & number 178 Main Street

N/A not for publication

city, town Kingston

N/A vicinity of

state New Hampshire

code 33

county Rockingham

code 15

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input 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 checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Sanborn Regional School District

street & number 178 Main Street

city, town Kingston

N/A vicinity of

state New Hampshire

**5. Location of Legal Description**

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

street & number Hampton Road

city, town Exeter

state New Hampshire

**6. Representation in Existing Surveys**

title Cultural Resource Survey  
Inventory and Plan.: Kingston, NH has this property been determined eligible?  yes  no

date June, 1980 August, 1983  federal  state  county  local

depository for survey records Rockingham Planning Commission

city, town 1 Water Street, Exeter

state New Hampshire

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## 7. Description

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

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### Describe the present and original (if known) physical appearance

The Sanborn Seminary embodies all the characteristic features of late nineteenth century High Victorian Gothic architecture. The extreme massiveness of the 2½ story building is emphasized by a steeply-pitched hip roof and the strong vertical thrust of its entry tower. The contrast of pressed brick, limestone and colored slates gives the building a lively polychromatic appearance.

The centrally-located tower, which continues above the main roofline, serves as the prime focus of the building's symmetrical design. It is highlighted by a gabled portico supported on clustered collonettes rising to Corinthian capitals. Two pointed-arched windows topped with limestone (labels) hoods dominate the second level. The arched portion of the windows is flanked by engaged columns which visually support a decorative gable projecting from the tower's pyramidal roof. Ornamental cresting embellishes the apex of both. Accenting the symmetry on both sides of the tower, the facade is divided into two bays by brick piers rising from a limestone water table that divides the wall surface from the raised basement. Each bay contains two pointed arched windows on the first story and three on the second, all articulated by limestone corner blocks and keystones. The roofline is defined by blocky, brick corbelling and a bracketed cornice. Four symmetrically placed gable dormers project from the roof face.

The side and rear elevations exhibit similar polychromatic embellishment and have matching fenestration. The brick piers, cornice and a limestone sillcourse encircling the building at the second story level echo the architectural motifs of the facade. Three symmetrically placed gable dormers punctuate the roof face with the larger center dormer creating a focus. Contributing to the building's attractive polychromy, all the roof surfaces display an ornamental banded pattern composed of contrasting colored slates, a common hallmark of High Victorian Gothic architecture.

The Seminary is dramatically sited at the axis of a macadam roadway which is lined by formal columns of mature maple trees (planted by a committee of townspeople in 1884<sup>3</sup>). Although many buildings have been added to the campus in recent years, the area directly surrounding the Seminary retains a high degree of integrity. The gates and fencing associated with the site are handsome and well preserved. "The fences are of hammered granite and iron -- the castings furnished by Mr. Carman of Exeter."<sup>4</sup>

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<sup>3</sup>Exeter Newsletter, May 30, 1884

<sup>4</sup>Exeter Newsletter, May 30, 1884

## 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1883

**Builder/Architect** Architect-Unknown; Builder-Oliver L. Giddings

### Statement of Significance (in one paragraph)

The Sanborn Seminary, built 1883, in Kingston, New Hampshire, is an outstanding polychromatic brick and limestone edifice which has completely retained its integrity of design, setting, materials, and workmanship. It is architecturally significant to New Hampshire as the only school in the state built in the High Victorian Gothic style, and is in fact the finest example of this style in the state's building stock. Relatively few examples of the High Victorian Gothic style were built in New Hampshire, and the grand scale, massing, detail and materials used in the Sanborn Seminary most fully articulate the tenets of this exuberant style.

The architect of the Sanborn Seminary is unknown, but the builder, Oliver L. Giddings, of Exeter, New Hampshire (b.1836 - d.1890) is known to have built many monumental structures throughout New England. Among them are the Baptist Church, Exeter, N.H., designed by Peabody and Stearns; Masonic Block and First Baptist Church, Haverhill, MA.; Rice Public Library, Kittery, ME.; Stone Hall, Music Hall and Simpson's Hall at Wellesley College; the Burlingame and Merrill Blocks and three buildings at Phillips Exeter Academy in Exeter, NH; as well as buildings in Philadelphia, PA., and St. Johns, New Brunswick, Canada.

The Sanborn Seminary cost approximately \$55,000 to build. It was a gift of Major Edward Stevens Sanborn, b.1819, d.1885, who also endowed it with \$175,000 "...as a token of his regard for his native town and his appreciation of the importance of education."<sup>1</sup>

The Major is a colorful character in Kingston history, as a son of one of the original and prominent town families, who strayed to the city of Boston where he earned a fortune as the proprietor of several brothels. The founding of the Sanborn Seminary was a great philanthropic gesture representative of the era of the great American fortunes of Carnegie, Ford and Rockefeller. Due to the controversial nature of his wealth, his will was contested after his death in 1885, and the Seminary did not open until the fall of 1888 when it was settled.

<sup>1</sup>Inscription on base of bust of Major E.S. Sanborn, Main Hall, Sanborn Seminary

# 9. Major Bibliographical References

(see continuation sheet)

# 10. Geographical Data

Acreeage of nominated property 3 ±

Quadrangle name Kingston, NH

Quadrangle scale 1:24000

UTM References

A 

1	9	3	32	3	8	0	4	7	5	5	9	0	0
Zone		Easting			Northing								

B 

Zone		Easting			Northing								

C 

Zone		Easting			Northing								

D 

Zone		Easting			Northing								

E 

Zone		Easting			Northing								

F 

Zone		Easting			Northing								

G 

Zone		Easting			Northing								

H 

Zone		Easting			Northing								

Verbal boundary description and justification

(see continuation sheet)

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

state N/A code county code

state N/A code county code

# 11. Form Prepared By

name/title Lynne E. Monroe and Christine Scott

organization Rockingham Planning Commission

date September, 1983

street & number One Water Street

telephone (603) 778-0885

city or town Exeter

state New Hampshire

# 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 

title Commissioner, Dept. of resources and Economic Development  
New Hampshire State Historic Preservation Officer

date JAN 26 1984

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

Entered in the  
National Register

date

3/15/84

  
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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Continuation sheet #1 BIBLIOGRAPHY

Item number 9

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BIBLIOGRAPHY

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Continuation sheet #2 GEOGRAPHICAL DATA

Item number 10

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Verbal Boundary Description:

The parcel of land being nominated contains approximately 3 acres in the southernmost section of Parcel 17 of Map R 34 in the tax records of the Town of Kingston. Starting at the southeast corner of the parcel on the west side of Main Street, the southern boundary line proceeds 700 feet west, coterminus with the boundary line of Parcel 17 to its intersection with the east side of Church Street. At this point, the boundary line turns north and follows the eastern property line of Parcel 17 for 200 feet. It then turns east and proceeds for 790 feet until it intersects again with the eastern boundary line of Parcel 17. Turning south, the boundary line runs 200 feet along the west side of Main Street until it intersects again with its point of origin at the southeast corner of Parcel 17.

Boundary Justification:

The property associated with the Sanborn Seminary is approximately 3 acres in the southernmost section of Parcel 17, Map R 34, Kingston Tax Maps. The entire of Parcel 17 contains approximately 10 acres, two-thirds of which contain the more recent buildings added to the campus. These buildings were added primarily during the 1960's and are of no architectural significance. One exception, Colcord Hall, a wooden Colonial Revival dormitory, c.1910, is not being nominated at this time by the request of the Town of Kingston. The 3-acre parcel being nominated retains the integrity of site of the original seminary. It contains the two grand approaches to the Seminary-- the gates and original fencing and the column of mature swamp maple trees. These historic landscape features are found only in this section of Parcel 17, and are necessary to maintaining the integrity of the structure. No other built features occur in this section. Groundcover is grass and there is some light tree growth which screens the Seminary from neighboring structures. The road approaching the Seminary was paved with asphalt at an unknown date.

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Continuation sheet #3 SKETCH MAP

Item number

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