

191

United States Department of the Interior
National Park Service

FEB 14 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name East Andover Village Center Historic District
other names/site number _____

2. Location

street & number Route 11, Chase Hill Road not for publication N/A
city, town Andover vicinity N/A
state New Hampshire code NH county Merrimack code NH 013 zip code 03231

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>3</u>	_____ buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>1</u>	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>4</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Richard Wallace
Signature of certifying official
NEW HAMPSHIRE

FEB 9 1989
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Alan Byers

3/16/89

[Signature]
Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Funerary / cemeteryReligion / religious structureEducation / schoolRecreation and Culture / auditorium

Current Functions (enter categories from instructions)

Funerary / cemeteryReligion / religious structureEducation / schoolSocial / meeting hall**7. Description**

Architectural Classification

(enter categories from instructions)

Other: vernacularGreek Revival

Materials (enter categories from instructions)

foundation Stonewalls Weatherboardroof Asphalt

other _____

Describe present and historic physical appearance.

The East Andover Village Center Historic District is a small group of three public buildings, a church, a grange hall (formerly an academy and a public hall), and a schoolhouse, and one public site, a cemetery, located in East Andover village in the town of Andover. East Andover village is a former manufacturing and commercial center that developed around the outlet of Highland Lake, into Sucker Brook, which flows north through the village. Today, the major road through the village is Route 11, which runs roughly north to south through the village, east of and parallel to Sucker Brook and the long channel that forms Highland Lake's outlet. Roughly perpendicular to Route 11 are two east-west roads that intersect Route 11 at the same point on a small ridge that projects into the Sucker Brook-Highland Lake valley from Chase Hill which forms the east slope of the valley. Maple Street runs west from the Route 11 intersection downhill (across the Boston and Maine railroad tracks) to the lake outlet, and beyond through the village. Chase Hill Road runs east from the intersection along the side of the small ridge and up Chase Hill. The ridgetop is a prominent feature in the village's topography. And it was on the highly visible ridgetop that the public buildings were placed, to the north of Chase Hill Road and to the east of Route 11. These two roads, both paved, serve as the south and west boundaries of the Historic District. Route 11, an important state highway, is wider than Chase Hill Road, which is a town highway serving part of the village and rural areas in the hills to the east of the village.

The District's buildings are all served by Chase Hill Road. The most prominent building, the Andover Congregational Church (#2), stands very close to Route 11, but faces south across its lawn towards Chase Hill Road. The Highland Lake Grange Hall (#3) is set nearer to Chase Hill Road than the church, but faces west towards the church lawn and Route 11. The easternmost building, the East Andover Schoolhouse (#4), faces Chase Hill Road across a deep lawn, being set further back than the Grange Hall, almost as far back from Chase Hill Road as the Church. The Old North Church Cemetery (#1) stretches along Route 11 to the north of the Church. The result is a roughly L-shaped district, straddling the ridgetop. Within the district, the slopes are generally gentle, save for some steep banks along portions of the roadsides. Most of the land slopes gently downhill from east to west. It also slopes downhill from the axis of the ridgetop, which runs from the Schoolhouse northwesterly through the south end of

 See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 1

the Cemetery. From the ridgetop axis, the land slopes downhill southerly towards Chase Hill Road. Only in the north end of the cemetery does much of the land slope to the north. The buildings, placed on or near the ridgetop, are visible from much of the village, although perhaps less so today than in the 19th century and the early 20th century, when the area was more open with fewer trees. The Historic District itself remains largely open, having wide grassed lawns and fields with scattered trees, save for rows of trees along Chase Hill Road, the cemetery fence, and a stone retaining wall that marks the boundary between the church and schoolhouse lots. (Again, the District grounds were more open with fewer trees in the 19th century and early 20th century.) The District's buildings are placed at comfortable distances from each other, so that each building has enough open space around it to set it off. Indeed, most of the District's area is devoted to open space, the cemetery, the broad church lawn, and the wide lawns and fields of the schoolhouse lot.

The three buildings do differ in date and style. The Congregational Church (#2), built in 1796 but extensively remodeled in 1840, is an impressive Greek Revival building. Highland Lake Grange Hall (#3), built in 1850 and somewhat modified in 1893-94 and in 1905, is basically a 19th century vernacular building, with some traces of the Federal and Greek Revival styles. The East Andover Schoolhouse (#4), built in 1903, is an early 20th century vernacular building. The buildings are unified by their material, all being wooden buildings, sheathed primarily with clapboards, and by their color, as they are all painted white. There are also similarities between pairs of buildings. The Church is a large, two and a half story building with a tall tower, but the Grange Hall and the Schoolhouse are both one and one and a half story buildings of similar height and size. The Church is also unique in its decoration, the Grange Hall and the Schoolhouse being rather restrained in their ornament. The Church and the Grange Hall do have similar forms, each having a gable roofed main block, with a smaller gable roofed entry pavilion or porch on the main gable end, which is topped by a two stage belfry tower. And the buildings are all distinguished by the high quality of their design and workmanship.

Most of the Historic District appears today as it did in the 19th century and the early 20th century. The Cemetery, established in the early years of the 19th century, was essentially filled up by the end of the century. The church exterior has changed little since its remodeling in 1840. The Grange Hall, although it acquired a front porch in 1905 and was expanded to the rear in 1893-94, basically appears much as it did when built in 1850. The one major 20th century change, besides the front porch of the Grange Hall, was the replacement of the old District 10

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 2

schoolhouse, which stood just south of the Grange Hall until 1903, when the present Schoolhouse was built and the old schoolhouse was moved away to become a dwelling. Since 1905, little has changed in the District beyond the growth of trees, the paving of the drives, and a small inconspicuous addition to the Schoolhouse. All of the buildings (and the Cemetery) are in good condition, with well preserved exteriors. The Historic District therefore retains its basic integrity of location, design, setting, materials, workmanship, feeling, and association.

#1 OLD NORTH CHURCH CEMETERY ROUTE 11 1805 SITE CONTRIBUTING

The land of the Old North Church Cemetery was given to the Town of Andover by Charles Hilton, in a deed dated March 5, 1805, which reserved some space for his family and the Tucker family.¹ (This reservation may indicate that the cemetery was already in use, as Charles Hilton's mother, who died in 1794, and Samuel Tucker, who died in 1802, are buried in the graveyard.²) The cemetery was essentially filled during the 19th century, as by 1863, another cemetery had to be established in East Andover.³ The fence around the cemetery has no doubt been replaced periodically, the present metal pipe fence probably dating from the early 20th century. In 1987, the metal pipe fence along the road frontage was removed and the present stone retaining wall was built.⁴

The Old North Church Cemetery is a small cemetery, less than half an acre in size. The cemetery, which runs along Route 11, is basically four sided in shape, with a small projection at the southeast corner, and a front (westerly) boundary that curves to follow Route 11. The Route 11 frontage is now marked by a three foot high, battered retaining wall built of granite blocks laid in mortar. The land is generally level at the south end of the cemetery, but slopes downhill to the north and northeast from about the center of the cemetery. The grave markers are mostly placed in north-south rows, with the monuments facing westerly towards the highway. The monuments are primarily 19th century in date. Most of the grave markers are marble and slate slabs, which vary greatly in their ornament. The most elaborate early slab is that of Jacob B. Moore, who died in 1813. The

1. Ralph G. Chaffee, "A Layman Looks at the Meetinghouses and Churches at East Andover, 1772-1975", 1975 (manuscript, William Adams Bachelder Library, East Andover, N.H.), p. 20; John R. Eastman, HISTORY OF THE TOWN OF ANDOVER, NEW HAMPSHIRE, 1751-1906 (Concord, N.H.:1910) p.324

2. Eastman, pp. 344 and 348

3. Eastman, pp. 324, 325, and 340

4. interview of Dennis Fenton by David Ruell

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 3

cemetery also contains some more ornate late 19th century monuments, including some richly carved monuments, five tall shafts topped by carved urns, one large and one small obelisk, and a tall column standing on a plinth and topped by a carved urn. Four family plots are surrounded by low granite retaining walls, and two family plots are set apart by granite fence posts, although the chains that connected the posts are often missing. The cemetery is mostly grassed, save for a narrow strip along the top of the new retaining wall, which is partly covered by wood chips. A number of trees, mostly cedars, are scattered among the monuments. And rows of trees grow along the rear and side boundaries. On the sides and rear (the north, east, and south), the cemetery boundary is marked by a metal pipe fence.

#2 ANDOVER CONGREGATIONAL CHURCH ROUTE 11 AND CHASE HILL ROAD 1796
(REMODELED 1840) BUILDING CONTRIBUTING

The Andover Congregational Church was built as the Andover town meetinghouse, replacing the first meetinghouse, which was erected in 1773 and destroyed in 1795.⁵ The oak frame of the second meetinghouse, now the Congregational Church, was raised on May 3, 1796,⁶ on a foundation of granite blocks cut from a boulder found near Highland Lake.⁷ The first sermon is said to have been preached in the building on July 3, 1796,⁸ but the meetinghouse was not dedicated until January 5, 1797.⁹ The builders are not identified in the town histories, but the names of the five building committee members do survive. The building's cost of \$2200 was presumably paid for by the sale of pews.¹⁰ No view or complete description of the meetinghouse is known, but the plan is published in the 1910 town history.¹¹ It appears to have been a standard late 18th century meetinghouse, a two story, gable roofed building, with the main entry in the south lateral facade and stair towers (with their own entries) serving the second story galleries, on the east and west gable ends.¹² The meetinghouse was used for town meetings and, at first, for the services of the Congregational town minister. But, after the resignation of the town minister in 1809, other sects used the meetinghouse for their

5. Eastman, pp. 64 and 67

6. Eastman, p. 73

7. Chaffee, "A Layman", p.17; Eastman, p.76

8. N.J. Bachelder, "History of Andover", in D.H.Hurd, ed. HISTORY OF MERRIMACK AND BELKNAP COUNTIES, NEW HAMPSHIRE (Philadelphia:1885),p.331

9. Eastman, p. 73

10. Eastman, p. 73. The members of the building committee were William Blake, Joseph Philbrick, Peter Weare, John Rowe, and Jonathan Cilley.

11. Eastman, p.74

12. Eastman, p.74; Chaffee, "A Layman. . . ." , pp. 17 and 19

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 4

services.¹³ In the 1830's, the meetinghouse was shared by the Free Will Baptist church and the Christian Church, both organized in 1830.¹⁴ But, in 1839, the Free Will Baptists built their own church in East Andover and retired from the meetinghouse.¹⁵ The meetinghouse was then in disrepair, having received few or no repairs since its construction.¹⁶ It was described as early as 1822 as "now decaying".¹⁷ Under the auspices of the Christian Church, the remaining religious group in the meetinghouse, a movement soon began to convert the meetinghouse to a proper church.¹⁸ At the annual town meeting on March 10, 1840, it was voted that "the Town relinquish their claim to the East Meetinghouse provided that the proprietors or some religious society will repair the same".¹⁹ At a meeting of the meetinghouse proprietors on March 16, 1840, it was voted to "repair" the meetinghouse, the vote being the owners of thirty and two-thirds pews in favor of the repairs, and the owners of eighteen and one third pews against repair. The committee for repairing the building was Capt. Caleb Marston, James Marston, Sr., and Capt. William Graves, with Willard Emery serving as the financial agent. The "repairs", which cost \$2,146.42 and were paid for by the resale of the pews, were completed in the same year, and the church was rededicated on December 3, 1840.²⁰ Although described as "repairs", the work was actually a total rebuilding of the structure. One local historian stated that probably only the oak frame and some granite foundation blocks of the 18th century meetinghouse still survive in the 19th century church.²¹ The foundation was rebuilt as the church was given a quarter turn, so that its gable end faced south. A pavilion and tower were added to the new south facade. The walls were resheathed and trimmed with new ornament. And the interior was renovated.²² The result was an entirely new Greek Revival church. But, unfortunately, we cannot identify the designer or builders of this remodeling. The Christian Church declined in the mid 19th century, and, since 1869, the building has housed a Congregational church.²³ But, the Congregationalists

13. Eastman, pp.12,76,77 and 89; Chaffee,"A Layman...." pp. 21-22
 14. Eastman, pp. 96 and 102
 15. Eastman, p. 96
 16. Chaffee, "A Layman....", p.23
 17. Jacob Bailey Moore, A TOPOGRAPHICAL AND HISTORICAL SKETCH OF THE TOWN OF ANDOVER, IN THE COUNTY OF HILLSBOROUGH AND STATE OF NEW HAMPSHIRE (Concord:1822) p. 9
 18. Chaffee, "A Layman....", p. 24
 19. "Andover Town Records, Volume 4" (manuscript, Andover Town Offices, Andover, N.H.),pp. 195 and 201
 20. Eastman, pp. 102-103, 459-460. The bell in the new belfry was paid for separately, its \$242.75 cost being raised by subscription.Eastman,pp. 103-104.
 21. Chaffee, "A Layman....", p.2
 22. Chaffee, "A Layman....", p.24
 23. Chaffee, "A Layman....", pp. 27,29, and 30

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 5

have made few changes. The present window sash in the east and west side windows were apparently installed in 1886.²⁴ The exterior chimney on the north gable end may have been built in the 19th century, or it may date from the installation of a furnace and the excavation of the basement in June 1921, which probably also included the installation of a northern bulkhead and a few western basement windows.²⁵ A small restroom was added in the late 1950's or early 1960's, necessitating a small restroom window in the east facade.²⁶ The main entry acquired a light and about 1969, wrought metal railings.²⁷ A fire alarm for the East Andover Fire Department was installed in the belfry.²⁸ But, these late 19th century and early 20th century changes have all been relatively minor, and have left the church virtually as it appeared in 1840.

The Andover Congregational Church is a Greek Revival style wooden church. The tall, large, one and a half story, gable roofed main block has a shallow, gable roofed entry pavilion centered on its main (south) gable end. The pavilion, although two stories high, is shorter and narrower than the main block. Rising from the roofs of both the pavilion and the main block is the two stage church tower, topped by an octagonal spire.

The main block and the pavilion share a number of features, including foundations of smooth granite blocks, and deep sillboards. Both have very wide paneled corner pilasters topped by heavy moulded capitals, but having no bases. (On the rear north gable end of the main block, the pilasters are omitted, the corners being ornamented by narrower cornerboards.) The main block and the pavilion also share a heavy box cornice with mouldings, deep frieze, and architrave that is pedimented on both southern gables. (The architrave and frieze are omitted on the raking cornices of both pediments. And on the rear north gable of the main block, the cornice is omitted entirely, as the gable is trimmed by close verges with short returns of the lateral cornices, the latter without architrave and frieze.) The horizontal cornices of the southern pediments of the main block and the pavilion are set at the same height, so that they are continuous. Finally, both the main block and the pavilion are covered by asphalt shingled gable roofs.

24. Chaffee, "A Layman....", pp 35-36

25. Chaffee, "A Layman....", p.36; interview of Irene Jewett by David Ruell

26. interviews of Irene Jewett and Marie Rising by David Ruell

27. interview of Irene Jewett by David Ruell

28. interview of Howard Weineart by David Ruell

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 6

The pavilion is sheathed with flush boarding on its entire front (south) gable end, which faces Chase Hill Road, but is sheathed with clapboards on the side (east and west) walls. The south gable end is divided into three bays by four wide paneled pilasters with heavily moulded capitals (including the two corner pilasters). The central bay, containing the main entry, is wider than the two side bays containing windows. The main entry is double four panel doors, which fill almost the entire space between the tall pilasters. The double doors share a granite sill and a plain outer frame topped by a simple but deep lintel, on which is now mounted an electric light on a simple metal bracket. Between the two doors is a narrow jamb with a moulded face. The main entry is served by two granite steps and a granite landing, which are flanked by modern wrought metal railings. Above the doors, the central bay is windowless, as is the flush boarded tympanum of the pediment covering the south gable. The narrow side bays each contain a tall twenty over twenty sash window with wide sill, plain lintel, and tall louvered shutters. (The tall windows actually light both stories of the pavilion, but there is no division in the windows to mark this internal division.) The pavilion's narrow clapboarded side walls are windowless.

The windowless south gable end of the main block is sheathed with clapboards, beneath the pedimented cornice. Each narrow section of wall flanking the pavilion is framed by a wide paneled pilaster at the outer corner and by a cornerboard at the inner corner shared with the pavilion. The pedimented south gable, largely covered by the pavilion gable and the tower base, is sheathed with flush boarding. The other three facades of the main block are sheathed with clapboards. The east and west lateral facades are almost identical, each having three tall and large sash windows which light the church auditorium. The upper sash of all six large windows have twenty paves, while the lower sash have twenty rectangular panes above a narrow band of panes, composed of two central panes of stained glass with memorial inscriptions, flanked on each side by two bullseyes of yellow glass, and, in each lower corner, a quite small clear pane. The tall and large windows all have simple sills, wide frames with outer mouldings, and louvered shutters, the latter for the upper sash only. The two lateral facades do differ in some minor features. The three bay west facade has three basement windows in its granite foundation, one now boarded up, the other two each having four panes covered by a metal grille. The east facade now has a fourth bay to the south of the three original windows, containing a small short window lighting the restroom. The plain framed restroom window is a sliding window with two sash having large single panes. The rear north gable end has but one window, a plain framed sixteen over twelve sash window high in the gable. The rear gable

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 7

end also has a tall exterior brick chimney with a capped flue, and, near the west corner, a very low basement bulkhead. The bulkhead has a low concrete base and a hinged board door with wooden frame.

Returning to the south end of the church we find the two stage square tower astride the roof ridges of the pavilion and the main block. The front (south) wall of the first stage is set almost flush with the south wall of the pavilion. The lower portion of the first stage is sheathed with flush boarding and trimmed by cornerboards beneath horizontal boards which encircle the tower just above the apex of the pavilion's gable. Above these horizontal boards, the first stage is sheathed with clapboards on the east, west and north, and with horizontal boards, visually separated by grooved joints, on the main south front. Above the horizontal boards that encircle the tower, the corners are trimmed by paneled corner pilasters with moulded capitals, which are of the same design as the pilasters of the pavilion and the main block, but reduced in scale. The first stage has just one opening, a small plain framed six over six sash window on the rear north side. Crowning the first stage is a box cornice with mouldings, frieze, and architrave, again of the same design as the cornices of the pavilion and main block, but shorter and reduced in scale.

The square open belfry stage is slightly smaller than the first stage, and is surrounded by a railing. The railing has square corner posts topped by mouldings and tall wooden pyramidal pinnacles each with its own horizontal moulding near its apex. The railings themselves have plain lower rails, moulded upper rails, and decoratively sawn slats, whose profiles are suggestive of classic balusters. The belfry itself is framed by paneled corner pilasters, and a box cornice with architrave and frieze, of the same design as the first stage's corner pilasters and cornice, but slightly reduced in scale. Each face of the belfry contains a large rectangular opening which occupies almost all of that facade not covered by the corner pilasters and box cornices, leaving just narrow flush boarded strips on the sides and top of the opening. Through the openings can be seen the bell and its framework, and a fire alarm horn for the East Andover Fire Department. The belfry roof is surrounded by a railing of the same design, complete with the same corner posts and pinnacles, rails and sawn slats, as the railing surrounding the belfry itself, but shorter and proportionately reduced in scale. Rising from the center of the belfry roof is the tall octagonal spire, which has flush boarded sides and a moulded cap topped by a large turned knob. On the knob stands an arrow shaped metal weathervane.

The church stands near the northerly uphill end of a lot that stretches

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 8

along Route 11 from Chase Hill Road to the Cemetery (#1). The lot is generally level around the church and between the church and a steep grassed bank on the southerly edge of the cemetery. The land slopes gently uphill from the church to a field stone retaining wall that runs between the cemetery and the Grange Hall (#3). The land slopes gently downhill from the church towards Chase Hill Road, but along Chase Hill Road and along Route 11 south of the church are found steep grassed banks. There is only a narrow grassed strip (about four feet wide) between the west side of the church and the pavement of Route 11. The lot is mostly grassed. A small paved area is found in front of the church steps. A paved drive from a paved drive on the schoolhouse lot passes along the easterly edge of the church lot in front of the Grange Hall as it heads north towards the church. To the west of the paved drive, the church lot is used for parking, so the grass is often sparse and sometimes missing entirely. A row of trees grows along the already mentioned stone retaining wall on the easterly boundary of the lot. Two sizable maple trees and a pole for a spotlight illuminating the church stand on the Chase Hill Road frontage. Along Route 11 are found three small evergreen trees to the south of the church. A painted wooden church sign, with scrolled top and bottom, mounted on two wooden posts, also stands next to Route 11 south of the church.

#3 HIGHLAND LAKE GRANGE HALL CHASE HILL ROAD 1850 BUILDING
CONTRIBUTING

The impetus for the establishment of the Highland Lake Institute, whose building is now the Highland Lake Grange Hall, is said to have come from the Mountain Club, an East Andover literary group that both needed a meeting place and recognized the need for secondary education in the village.²⁹ As a result of the group's discussion, a subscription paper, dated March 23, 1850, was circulated. The subscribers pledged themselves to buy five dollar shares to pay "for the erection of a building at East Andover of suitable size, furnished for an Academy and other purposes".³⁰ On May 28, 1850, Joseph Osgood, a local businessman, donated a small lot just north of the District 10 schoolhouse for the academy building.³¹ The East Andover High School Association was soon organized and promptly reached its goal of founding a local academy. The building was "immediately erected"³², at a cost of approximately seven hundred dollars.³³ And, the academy,
29. Ralph G. Chaffee, "Highland Lake Grange Hall", 1974 (manuscript, William Adams Bachelder Library, East Andover, N.H.), p.1

30. Eastman, p. 159

31. Chaffee, "Highland Lake", p.2; Eastman, p. 159

32. Eastman, p. 159

33. Merrimac Journal (Franklin), January 26, 1894

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 9

called the Highland Lake Institute³⁴, opened on August 21, 1850, with some eighty-six students.³⁵ Despite its promising beginning, the Institute had a short life. The initial enthusiasm waned within a few years. And, in 1855, the academy was abandoned.³⁶ The building then apparently looked much as it does today, a one and a half story, gable roofed structure with a two stage belfry above the western gable end. The octagonal belfry had no bell, but it did have a railing, square in plan like the belfry base, surrounding it. The entry was a door in the south facade near the west corner, with no doors being found in the west gable end.³⁷ The building continued to be used for some short lived private schools, singing schools, meetings, and entertainments.³⁸ The control of the building came into dispute, eventually being the subject of a lawsuit in the 1870's, when Charles A. Durgin, who had purchased 77 of the 102 shares in the building, painted the building and made some repairs, but whose proposed use of the hall was challenged in court by another shareholder.³⁹ The dispute resulted in a stalemate that continued until 1893, when Smith D. Sanborn, who had acquired Durgin's shares, led a movement to renovate the building. On November 13, 1893, a citizens meeting was held, at which it was decided to contact the shareholders and to solicit funds for the repair and improvement of the building. Sanborn and the other shareholders agreed to surrender their shares; and, in a matter of days, six hundred dollars was pledged for the project.⁴⁰ A new group, the Union Hall Associates, was organized and chartered by the Secretary of State. The Union Hall Associates held their first meeting on December 28, 1893.⁴¹ By then, work had already begun on an addition to the building. The founders wanted to associate the school with the lake, then named Loon Pond, but did not like that name, so they renamed the pond and then gave the new name to their school. Ralph G. Chaffee, "East Andover and Its People", 1974 (manuscript, William Adams Bachelder Library, East Andover, N.H.) p. 17

35. Eastman, p.159-160; Chaffee, "Highland Lake....", p.2

36. Eastman, p. 160; Chaffee, "Highland Lake....", p.3

37. For early views of the building, see a photograph on p.188 in M.J. Hersey "Andover" Granite Monthly (October 1896), vol. 21; and Photograph #4 in "Andover Photos" (collection, William Adams Bachelder Library, East Andover)

38. Chaffee, "Highland Lake....", pp. 5-7

39. Chaffee, "Highland Lake....", pp. 8-9; Merrimac Journal, October 16, 1874; Deed, Book 193, Page 35, Merrimack County Registry of Deeds, Concord, N.H.

40. Chaffee, "Highland Lake....", p.10; Merrimac Journal, November 3 and 17, 1893; January 5, 1894; Franklin Transcript, November 17, 1893; June 22, 1894

41. Chaffee, "Highland Lake....", p.10; Merrimac Journal, December 22, 1893; January 5, 1894; Franklin Transcript, June 22, 1894; "Records, Union Hall Associates" (manuscript, Andover Historical Society, Andover, N.H.) pp. 8-18, and 21

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet East Andover Village Center Historic District

Section number 7 Page 10

building, as its foundation was reported as in place by December 22.⁴² The new rear addition for a stage and other rooms was built on land given by the owner of the adjoining property.⁴³ The twenty-foot long addition was designed to continue the walls and the roof of the original building. And the other renovations appear to have been limited to the interior.⁴⁴ Local carpenters John B. Wadleigh and John C. Leavitt were the chief workmen.⁴⁵ The renovation was completed in the spring; and the building was dedicated as Union Hall on June 14, 1894.⁴⁶ Besides the rear addition, the only other important exterior change made by the Union Hall Associates was the addition of the new main entry with entry porch on the west gable end. At its annual meeting in December of 1904, the organization "voted that the directors be instructed to attend to plans for putting on piazza and changing entrance to the hall".⁴⁷ In August of 1905, J.B. Wadleigh was reported to be making "the repairs at Union Hall"⁴⁸, which must have been the voted improvements. Union Hall served as a public hall for the community, used for entertainments, meetings and suppers for some four decades. But, by the 1930's, the revenue from such uses no longer paid for the building's upkeep.⁴⁹ So, in the fall of 1938, the Union Hall Associates sold the building for one dollar to the Highland Lake Grange⁵⁰, which had been meeting there since 1894.⁵¹ The Grange has made few exterior changes. Two features have been lost to decay, the belfry railing, and the railing of the front entry porch, both probably in the 1940's and 1950's.⁵² Other changes made by the Grange included the construction of a low pyramidal roof on the belfry base, the sheathing of the belfry roof with metal, the replacement of some window sash and the south side door, and the construction of a concrete block chimney.⁵³ Basically, however, the building appears now virtually as it did in 1905.

42. Merrimac Journal December 22, 1893

43. Deed, Book 309, Page 172, Merrimack County Registry of Deeds, Concord, N.H.

44. Chaffee, "Highland Lake....", p.10; Franklin Transcript June 22, 1894

45. Merrimac Journal January 26, 1894

46. Franklin Transcript May 4 and 25, June 8 and 22, 1894; Merrimac Journal April 13, May 4, June 1 & 22, 1894

47. "Records, Union Hall Associates", p. 36

48. Journal-Transcript (Franklin) August 3, 1905

49. Chaffee, "Highland Lake....", p. 12

50. "Records, Union Hall Associates", p.78; Deed, Book 561, Page 406, Merrimack County Registry of Deeds, Concord, N.H.

51. Merrimac Journal May 4, July 6, 1894; Chaffee, "Highland Lake", p.11

52. interviews of Albert Hoyt and Marie Rising by David Ruell

53. interviews of Albert Hoyt, Marie Rising, and Maynard Heath by David Ruell. The exact dates of these changes have proven elusive, but all were made in the mid 20th century.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 11

Basically a vernacular wooden building, the Highland Lake Grange Hall does show the influence of the Greek Revival style in its cornice, and of the Federal style in its belfry. The one and a half story, gable roofed main block has a one story, gable roofed entry porch, sheltering the main entry in its west gable end, and a two stage belfry tower astride the roof ridge above the western gable end. The original portion of the long main block has a cut granite block foundation, although the lower fieldstone foundation that supports the granite blocks is exposed on parts of the south and west sides. The eastern twenty feet of the main block have a fieldstone foundation, virtually the only exterior indication of the 1893-94 addition, which in all other respects matched the original building and continued the walls and roof of the old academy. The main block has clapboarded walls and wide cornerboards. The box cornice is ornamented with simple mouldings, frieze, architrave, and returns. (The architrave is omitted on the raking cornices of both gables.) The asphalt shingled gable roof is interrupted by a concrete block chimney, towards the rear on the north slope, as well as by the already noted belfry tower.

The main facade, the west gable end facing Route 11, is three bays wide, with the building's main entry in the central bay. The double four panel doors have a simple plain frame, as do the two over two sash windows in the two side bays. The two two over two sash windows in the gable have simple drip mouldings on their lintels. (The main entry and the first story windows are sheltered by the wide entry porch, which is three bays wide and one bay deep. The latticework base screens the wooden posts supporting the porch. The board floor is reached by a lower granite step and three board steps, with latticework sides and metal pipe railings, in the central bay. The four front posts and two engaged posts on the main block wall, that support the porch roof, are all ornamented with the same turnings, sawn brackets, and moulded caps. The beaded board porch ceiling has a ceiling moulding and a central light fixture. The asphalt shingled gable roof is trimmed by a pedimented box cornice with simple mouldings and frieze. A painted wall sign identifying the grange hall is mounted on the clapboarded, pedimented west gable.) The north and south lateral facades of the main block are quite similar, each having four windows which correspond to the windows on the opposite facade. The windows of the lateral and rear (east) facades all have simple drip mouldings on their lintels. The southern windows all have two over two sash, as do three of the northern windows. But, the easternmost north window still retains its six over six sash. Beneath the easternmost window on the south facade is a short plain framed basement door that serves a crawlspace under the building. The easternmost bay of the five bay south facade contains the side door, a modern paneled door with large single pane built-in window, in a plain frame ornamented only by a simple drip moulding on the lintel. The side door is served by

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 12

concrete steps and by an electric light on a plain metal bracket. East of the windows on the four bay north facade is found a pair of modern gas tanks and their connector. The rear (east) gable end still has six over six sash in its three windows, one first story window and two gable windows.

Returning to the west end of the building, we find the two stage belfry tower, which apparently never held a bell. The low square base is clap-boarded with cornerboards and a box cornice with mouldings and frieze. It is now covered by a pyramidal shaped, asphalt shingled roof, with a simple trap door on the east slope. (The roof is so low pitched that it is not visible from the roads.) Rising from the roof of the base is the smaller open octagonal belfry. The belfry roof is supported by eight plain octagonal posts. The shallow box cornice has mouldings and a deep frieze. Above the opening in each side of the belfry, a shallow semielliptical arch is cut into the board frieze. The ogee shaped octagonal dome is sheathed with metal.

The Grange Hall lot is a little bigger than the building itself. The narrow strips on the sides of the building are simply grassed.

#4 EAST ANDOVER SCHOOLHOUSE CHASE HILL ROAD 1903 BUILDING
CONTRIBUTING

The East Andover Schoolhouse was built to replace the District 10 schoolhouse, which stood just south of the Grange Hall (#3). In the first years of the 20th century, the old schoolhouse was becoming overcrowded and dilapidated. In 1902, some children had to be taught in a room over a village store.⁵⁴ The local newspaper correspondent called the old building "a disgrace to civilization" that "would make a fair barn".⁵⁵ Stating that "a new schoolhouse is a necessity at East Andover"⁵⁶, the Andover school board persuaded the annual school district school meeting on March 14, 1903 to appropriate \$2000 for the purchase of a lot and the construction and equipment of a new school building.⁵⁷ The meeting elected two committees, a five

54. Ralph G. Chaffee, HISTORY OF ANDOVER, NEW HAMPSHIRE, 1900-1965 (Orford, N.H.:1966) p.25

55. Journal-Transcript March 5, 1903

56. ANNUAL REPORT OF THE TOWN OF ANDOVER, N.H. FOR THE YEAR ENDING FEBRUARY 15, 1903 (Franklin Falls, N.H.: 1903), p.31

57. ANNUAL REPORT OF THE TOWN OF ANDOVER, NEW HAMPSHIRE FOR THE YEAR ENDING FEBRUARY 15, 1904 (Franklin Falls, N.H.: 1904) p.41

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 13

person building committee (Carrie E. Carr, George E. Eastman, E.B.Thompson, George H. Haley, and Arthur B. French) and another five person committee to locate the new school.⁵⁸ The question of location was soon settled, with the decision to place the new schoolhouse in the large field to the east of the church, grange hall, and old schoolhouse.⁵⁹ The designer of the schoolhouse is not identified in the newspaper reports of the day nor in the report of the building committee. But, there is a somewhat ambiguous reference in the building committee's financial report to a payment to A.L. Smith of \$5.00 for "work on plans".⁶⁰ The "work" is not explained, but the sum is so low that it seems unlikely that Smith was the architect of the building. He may have simply helped to translate some design drawn up by the committee, or obtained from some other source, into proper plans and specifications. By the beginning of July, the Franklin newspaper could report that the building contract had been awarded to Horace Bailey of Haverhill, Mass., and that work had begun on the basement.⁶¹ The new schoolhouse was ready for use when school opened in September of 1903.⁶² The building served as a public school until the spring of 1962, when an addition for town's elementary students was built onto the high school building in Andover Center and all of Andover's students were consolidated in one building.⁶³ During its nearly seven decades as a public school, surprisingly few changes were made to the building. In 1928, a ten foot long addition was built on the rear wing for a wood and coal shed.⁶⁴ The small addition was designed to blend with the rear wing and to match the older walls and roof. About 1939, some changes were made to the classroom windows in the main block to improve the lighting.⁶⁵ This probably included the addition

58. ANNUAL REPORT ... FOR THE YEAR ENDING FEBRUARY 15, 1904, p.42; Journal-Transcript March 19, 1903

59. Journal-Transcript April 2, 1903. The lot was not actually conveyed to the Andover School District until December 28, 1903, long after the building was constructed and in use. (Deed, Book 356, Page 480, Merrimack County Registry of Deeds, Concord, N.H.)

60. ANNUAL REPORT ... FOR THE YEAR ENDING FEBRUARY 15, 1904, p.42. A.L. Smith has not been identified. There was however, an Albert L. Smith, a carpenter and builder, who lived and worked in the neighboring town of Franklin in this period. (CONCORD CITY AND MERRIMACK COUNTY DIRECTORY FOR 1902-03 (Boston:1902), pp. 479 and 503; CONCORD CITY DIRECTORY AND MERRIMACK COUNTY DIRECTORY FOR 1904-05 (Methuen, Mass: 1904) p.432)

61. Journal-Transcript July 2, September 3, 1903

62. Chaffee, HISTORY, p. 25; Journal-Transcript September 17, 1903

63. Chaffee, HISTORY, pp. 29-30

64. TOWN OF ANDOVER, NEW HAMPSHIRE, ANNUAL REPORT 1927 (Franklin:1928), pp. 68 and 74; ANNUAL REPORT OF THE TOWN OF ANDOVER, NEW HAMPSHIRE, NINETEEN HUNDRED AND TWENTY-EIGHT (Franklin:1929) p. 76

65. ANNUAL REPORT OF THE TOWN OF ANDOVER, NEW HAMPSHIRE, 1938 (Franklin: 1939) pp.51 and 64; interviews of Dennis Fenton and Marie Rising by David Ruell

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 14

of windows in the east and west ends of the main block, namely the insertion of two windows between the two double windows originally found in each end, to create the present wide ranks of six windows, and may have included the removal of the double window once found on the south side of the main block to the west of the pavilion.⁶⁶ In January, 1964, the schoolhouse was sold to the Andover Congregational Church.⁶⁷ It has continued in use as a school building for the church's Sunday School⁶⁸ and, more recently, for a nursery school. The late 1970's saw the replacement of the front steps and the remodeling of the old woodshed in the rear wing into a more useful space, a renovation that included the installation of a new door and three new six over six sash windows.⁶⁹ Basically, however, the building still appears as it did in 1903.

The East Andover Schoolhouse is an early 20th century vernacular wooden school building. The symmetrical building is composed of a one story, hip roofed main block, which stretches east to west roughly parallel to Chase Hill Road, a one and a half story, hip roofed entry pavilion in the center of the main block's south (street) facade, and a one story, hip roofed rear wing in the center of the main block's north (rear) facade. The walls and roofs of the main block and pavilion are of the same height, with matching cornices and roof ridges. The rear wing is a little lower, with both its cornice and roof ridge being lower than those of the main block. Rising from the junction of the roofs of the main block and the pavilion is a small, square decorative belfry, that lacks a bell, but has a pyramidal roof. The main block, pavilion, and rear wing, all have the same basic features, foundations of fieldstone laid in mortar, clapboarded walls with cornerboards, wide box cornices with mouldings and friezes, and asphalt shingled hip roofs.

The pavilion contains two vestibules (one for each of the two classrooms in the main block) and, in the center, a deep recessed entry. In fact, the central entry is as deep as the pavilion itself. The recessed entry, found in the central bay of the three bay south facade, has an outer frame, ornamented only by an outer moulding. A low concrete step and three board steps with plain wooden hand rails serve the recess's board floor. The recess has clapboarded inner walls with cornerboards, and a beaded board ceiling with a central light fixture and simple ceiling moulding. The rear

66. Photographs and postcards (collection of Andover Historical Society, Andover, N.H.); Chaffee, HISTORY...., p.26

67. Deed, Book 962, Page 498, Merrimack County Registry of Deeds, Concord, N.H.

68. Chaffee, HISTORY...., p.25

69. interview of Dennis Fenton by David Ruell

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 7 Page 15

wall of the recess is almost filled by a closely set pair of two over two sash windows with moulded frames. In each side (east and west) wall of the recess is found a four panel door with moulded frame serving a vestibule. The two side bays of the the south facade's first story each contain a two over two sash window with moulded frame. Above the entry is found a wide, hip roofed wall dormer, which has the same clapboarded walls, cornerboards, and box cornice as the pavilion itself. The dormer's asphalt shingled hip roof has east and west side slopes that are continuous with those of the pavilion roof and a ridge that is continuous with the pavilion roof ridge. The wide south (street) front of the dormer contains three small, short, two over two sash windows with moulded frames, like those of the first story windows. The pavilion's east and west side facades are both windowless.

The main block's windows all have two over two sash and the same moulded frames seen on the pavilion windows. The south (street) facade has a double window to the east of the pavilion, but is windowless to the west of the pavilion. The east and west ends each contain a bank of six windows sharing the same moulded frames. (The west end also has a boarded up basement window.) The rear north facade has three windows to the east of the rear wing, but is windowless to the west of the rear wing. On the north slope of the main block roof is found a tall brick chimney with corbeled cap. But, the main feature of the roof is the central decorative belfry. The short square belfry has wooden shingled walls and a box cornice with mouldings and frieze. In each face are found two small semicircular arched louvers, untrimmed save for plain wooden sills. The steep pyramidal roof is sheathed with asphalt shingles and topped by a metal weathervane, featuring an eagle perched on a globe and an arrow.

The rear wing has more varied fenestration than the main block and the pavilion. The southerly three bays of the lateral facades, the three bay west facade and the five bay east facade, are identical, each having a two over two sash window with moulded frame in the southernmost bay and two small, plain framed, six pane windows in the other two bays. The east facade's two northerly bays each contain a plain framed six over six sash window. Another plain framed six over six sash window appears in the center of the two bay north end facade, which also contains the rear door, a modern paneled door with a large square built-in window. On the east slope of the rear wing's hip roof is found another tall brick chimney with corbeled cap.

The large schoolhouse lot has a somewhat irregular westerly boundary, as the southeast corner of the cemetery and the Grange Hall lot are cut out of the schoolhouse lot. The lot spans the top of the ridge, with the school-

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet East Andover Village Center Historic District

Section number 7 Page 16

house standing on the highest point near the eastern boundary. From the schoolhouse, the land slopes southerly towards Chase Hill Road and also westerly towards the Grange Hall, the Congregational Church and the Cemetery. The slope is generally gentle, save along much of the Chase Hill Road frontage, which is marked by a steep grassed bank. The schoolhouse lot is mostly an open field, although there are some trees, notably large maples on the Chase Hill Road lawn, two trees (a birch and a cherry) which stand close to the schoolhouse, and rows of trees along the stone retaining wall between the church and schoolhouse lots, along the cemetery fence, and along Chase Hill Road. South of the Grange Hall is the driveway entry from Chase Hill Road. The wide paved driveway splits south of the Grange Hall into two branches, one going west of the Grange Hall and northerly towards the Congregational Church, the other heading easterly up the slope to end in front of the schoolhouse. Modern playground equipment now stands in the field to the west of the schoolhouse.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Community Planning and Development

Architecture

Period of Significance

1805-1905

Significant Dates

1840

1850

1903

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Bailey, Horace (builder-#4)

unknown (#2,#3)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The East Andover Village Center Historic District is significant under Criterion C in the area of community planning and development as one of the finest examples of a village center in the Lakes Region of New Hampshire. The village center, a group of public buildings and sites, is found in some twenty-five villages throughout this region of central New Hampshire. The East Andover Village Center Historic District, with its late 18th century meetinghouse remodeled as a mid 19th century church, its 19th century cemetery, its mid 19th century academy building remodeled as a public hall at the turn of the century, and its early 20th century schoolhouse, is an excellent example of the village center in its most developed state. The East Andover Village Center Historic District is also significant under Criterion C in the area of architecture for the high architectural quality of its three buildings. Its excellent Greek Revival church, intriguing 19th century vernacular academy building/public hall, and its fine early 20th century vernacular schoolhouse make the District one of the most architecturally interesting groups of public buildings in the Lakes Region. The Historic District acquired its present appearance between 1805, when the Old North Church Cemetery (#1) was formally established, and 1905, when the last major architectural change, the addition of the main entry and porch on the Highland Lake Grange Hall (#3), was made. (Two of the components of the Historic District, the Old North Church Cemetery, a cemetery, and the Andover Congregational Church (#2), a religious building that was once moved, would not normally qualify for the National Register. Both the cemetery and the church are, however, integral parts of the District. They are, in fact, its oldest components. The cemetery has been part of the District since the early 19th century, the church (in its present form) since the mid 19th century. The church has always been the most important building, functionally and architecturally, in the District. The church was moved in 1840, when it was given a quarter turn so that the gable end faced south. But, its significance in both community planning and architecture dates from after this slight relocation. The relocation had no effect on its architectural significance, so it can qualify under Criteria Exception B. It can also qualify under Criteria Exception A, as its primary significance is found in its architecture and its role in the community plan of the village center.)

See continuation sheet

9. Major Bibliographical References

East Andover-General

"Andover Photos" (collection of photographs, William Adams Batchelder Library, East Andover, N.H.)

N.J. Batchelder, "History of Andover", in D.H. Hurd, ed. HISTORY OF MERRIMACK AND BELKNAP COUNTIES, NEW HAMPSHIRE (Philadelphia: J.W. Lewis & Co., 1885) pp. 328-339

Ralph G. Chaffee, "A Layman Looks at the Meetinghouses and Churches at East Andover, 1772-1975", 1975 (manuscript, William Adams Batchelder Library, East Andover, N.H.)

Ralph G. Chaffee, "East Andover and Its People", 1974 (manuscript, William Adams Batchelder Library, East Andover, N.H.)

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository:
William Adams Batchelder Library
East Andover, N.H.

10. Geographical Data

Acreeage of property 2.2 acres

UTM References

A 19 277720 4815300
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

The boundary of the East Andover Village Center Historic District is described as follows: beginning at the northwest corner of the Old North Church Cemetery (on the east side of Route 11), the boundary proceeds southerly along the east curb of Route 11 approximately 470 feet to the

See continuation sheet

Boundary Justification

The boundary of the East Andover Village Center Historic District was drawn to include the three older public buildings and the one public site, the cemetery, of the East Andover village center. The boundary was drawn to exclude one public building of less than fifty years age, as

See continuation sheet

11. Form Prepared By

name/title David L. Ruell
 organization Lakes Region Planning Commission date October 2, 1988
 street & number Main Street telephone 603-279-8171
 city or town Meredith state New Hampshire zip code 03253

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

East Andover Village Center Historic District

Section number 8 Page 1

In the Lakes Region, there developed, beginning in the late 18th century, but primarily in the 19th century and early 20th century, some twenty-five village centers, groupings of two or more public buildings. The village centers seem to have developed not for purely pragmatic reasons, as there was little need to concentrate these public buildings and sites to more conveniently carry out their functions. The primary reason for the creation of such village centers was to give coherence to the community plan and to give some structure to the distribution of the village's buildings by the concentration of the important civic buildings and sites. The East Andover village center is of particular interest among the twenty-five village centers as being more developed than most of them. The East Andover village center, with its three buildings and one site, has more components than most such village centers, as twenty of the twenty-five village centers have just two or three components. The East Andover village center also has a broader representation of the various types of public facilities, as all but three of the Lakes Region's other village centers have fewer such types. East Andover is unique among the village centers in its layout. Most village centers have rather simple plans, with buildings set side by side along a street or facing each other across a street. The East Andover village center is L-shaped in plan, laid out along two roads. But, the most interesting part of the plan is the cross-axial relationship of the two corner buildings, the Andover Congregational Church (#2) and the Highland Lake Grange Hall (#3), which are set facing the church lawn, so that their main axes, intersecting on the lawn, are perpendicular to each other.

Architecturally, the three buildings in the East Andover Village Center Historic District are quite significant, particularly when compared to similar village centers in the Lakes Region. The Congregational Church, built in 1796 as a standard 18th century meetinghouse, but completely remodeled in 1840 as a Greek Revival church, is a superb example of that style, probably of statewide importance, but certainly among the best churches in the Lakes Region and the equal of the finest churches in the Lakes Region's other village centers. The Grange Hall is a pleasing vernacular building, erected in 1850 as an academy, with the school building's signature belfry, but modified somewhat as a public hall at the turn of the century by the addition of a rear extension, a main entry, and a front porch. This pleasant building ranks high among the public halls of the Lakes Region and easily outdistances the other public halls (all grange halls) in the village centers of the region. The schoolhouse, built in 1903, is a rather sophisticated village schoolhouse, with an unusual plan and form, that raises it above the other small schoolhouses found in the region's village centers. This group of fine buildings makes the East Andover village center far more interesting architecturally than most of the other village centers in the Lakes Region.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 2

The historic context for the East Andover Village Center Historic District is the Development of Village Centers in the Lakes Region, 1773-1938. Village Centers are groups of public buildings (and occasionally, a cemetery or a common) that serve as the centers (or, at least, sub-centers) of their villages. Some twenty-five such village centers of at least fifty years age have been identified in the Lakes Region. They include East Andover, Andover Center, Danbury, and Northfield in Merrimack County; Hebron, Alexandria, and Ashland in Grafton County; two subcenters in New Hampton village, Sanbornton Square, Meredith, Gilford, Gilmanton Corner, Gilmanton Iron Works, Smith Meeting House (in Gilmanton), Barnstead Parade, and Center Barnstead in Belknap County; Moultonboro, Tamworth, South Tamworth, Freedom, Center Ossipee, Leighton's Corner (in Ossipee, Wolfeboro, and Sanbornville (in Wakefield) in Carroll County. The majority of the twenty-five village centers are relatively small groups of public buildings. Fifteen of the village centers include just two public buildings; five more have just three component buildings and sites. Two of the five villages with more than three components, in New Hampton village and Andover Center, reach their high numbers by combining the extensive campuses of secondary schools with one other public building. The three village centers that show the most variety of building and site types are found in Hebron, with its church, cemetery, common, school, town offices, and grange hall; in Alexandria, with its church, common, town hall, and library; and in East Andover with its church, cemetery, schoolhouse, and grange hall (formerly an academy).

The development of village centers was not inevitable in the Lakes Region. Many attractive and picturesque villages do not have such groups of public buildings. To cite an important example, the village of Center 1. For the purpose of making as broad a comparison as possible, we have included two groups of public buildings, Leighton's Corner and Smith Meeting House, that are without villages, being simply clusters of public buildings serving a rural area. For more information on the buildings in these village centers, see Chaffee, HISTORY....; Bernard F. Shattuck, A LITTLE HISTORY OF A SMALL TOWN, ALEXANDRIA, NEW HAMPSHIRE (1982); Helen S. Matthews, MOULTONBOROUGH TO THE 20TH CENTURY (Meredith:1963); Marjory G. Harkness, THE TAMWORTH NARRATIVE (Freeport, Me.: 1958); Dorothy P. Chapman, ONE HUNDRED TWENTY-FIVE YEARS OF FREEDOM, 1832-1957 (1957); Gail H. Bickford, HERE IS FREEDOM (North Conway:1975); ed. Kathy O'Meara, REMEMBER WHEN... (Wolfeboro:1976); Elizabeth B. MacRury, FOOTSTEPS OF PRIDE TO THE PAST (Wakefield:1987), the National Register nominations for the Hebron Village Historic District, St. Mark's Church (Ashland), the Ashland Town Hall, the Sanbornton Square Historic District, Gilmanton Academy, Centre Congregational Church (Gilmanton), and Brewster Memorial Hall (Wolfeboro); and the historic resource inventories for Danbury, Northfield, New Hampton, Gilford, Barnstead, Ossipee, the (cont.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 3

Sandwich is among the finest 19th century villages in New Hampshire,² but it has no concentration of public buildings. The town hall, three churches, two schools, a Masonic hall, and public library, are scattered through the village with no apparent attempt to relate any public building to another public facility, save in the single case of the oldest church, which is associated with the village cemetery. The siting of each public building or facility was, after all, the decision of a separate entity, a church, the town government, the local school district, an academy, a cemetery association, or the local grange. There was certainly no expectation that such independent groups would agree to coordinate the siting of their buildings. So, it is significant that local cooperation did produce so many village centers, modest as they might be, among the thirty-two towns of the Lakes Region. There was, after all, no functional reason to closely associate public facilities. There are three village centers, including East Andover, in which churches were built next to cemeteries and two village centers in which schools are found adjacent to public libraries. But, even in these cases, the functional connection is tenuous. These public buildings and sites could operate just as well if they were separated by a few buildings. The primary motives for the concentration of public buildings in the village centers seem clearly to have been aesthetic pleasure and civic pride, particularly the latter. Placed together, the village's public buildings, often the village's most architecturally important buildings, would make a stronger impression on the viewer, than if they were scattered among the residences and other private structures that make up the majority of a village's buildings. In a real sense, the concentration of public buildings and sites helped to give a village a true center, a focus to its plan, and therefore, a certain structure to the layout of its buildings. However modest such a grouping might be, the village center is nevertheless a place of significance to both residents and visitors, a place that can be readily recognized as important to the village and its inhabitants. And symbolically, the concentration of public buildings and sites does suggest the unity of the community and its civic life. So, there were strong emotional and sentimental, if not pragmatic, reasons, for the creation of village centers.

- Although a few of the region's village centers, including East Andover, acquired their first components in the late 18th century, when their
- 1.(cont.) libraries of the Lakes Region, and the churches of Belknap County, (the latter all manuscripts at the Lakes Region Planning Commission, Meredith, N.H.).
 2. For more information on Center Sandwich, see the National Register nomination for the Center Sandwich Historic District.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 4

town meetinghouses were erected, the development of clusters of public buildings had to await the development of different public building types. In the 18th century, a single building, the town meetinghouse, served most public functions, as the meeting place of the town government and as the town's only religious building. With the separation of church and state in the early 19th century and the proliferation of religious sects, beginning in the late 18th century, came the construction of separate church buildings and town halls. These are, in fact, the two most popular building types in the Lakes Region's village centers, twenty-one of them having churches, and twelve having town halls. The development of education, principally in the 19th century, saw the erection of district schoolhouses and academy buildings. And, some ten village centers have educational buildings. The late 19th century and early 20th century added two more public building types to the village centers, public libraries and grange halls. Seven village centers have library buildings, and five have grange halls. (The two site types, the cemetery and the common, both 18th century in origin, are less common, as only three village centers have cemeteries, while four have commons.) Most of the Lakes Region's twenty-five village centers appeared in the 19th century, although some were created in the 20th century, when a new public building was built beside a 19th century public building. (The development of village centers has also continued into the late 20th century, as the concept of grouping public buildings remains a popular idea, as can be seen in the planned village center, built in the 1940's in the new village of Hill³, and in the relatively recent construction of a town building and a post office between the library and a church in Centre Harbor village to create a row of four public buildings.)

The history of the East Andover Village Center Historic District, which evolved from the late 18th century to the early 20th century, illustrates the development of the Lakes Region's village centers. The township of Andover was granted to a group of petitioners by the Masonian Proprietors in 1751.⁴ The grant required the division of the town into eighty-one shares, each with two lots. The town proprietors therefore hired surveyor William Brown Clough to develop a plan to divide the town. The result was a simple geometric plan, dividing the township into four long rows of rectangular lots, served by straight highways that ran between the lots from north to south and from east to west. Near the center of the township (which then extended east to the Pemigewasset

3. For Hill village, see Dan Stiles, THE STORY OF HILL, NEW HAMPSHIRE (Concord:1942) and Mildred T. Morrill et al, HILL, THE OLD AND THE NEW, 1754-1976 (c.1976).

4. Eastman, pp. 2-8

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 5

River to include part of the present city of Franklin), a "Center Square" was reserved for the village center. The Center Square was located about a half mile west of Highland Lake. But, this geometric design made little sense on the ground. The designated straight roads were largely ignored, and replaced by more practical highways that conformed to the terrain. And the Center Square was never developed as a village center.⁵ Settlement of the town was delayed by the French and Indian War, the first settler not arriving until 1761.⁶ 1761 also saw the town proprietors decide to establish a sawmill at the outlet of Highland Lakes, then known as Loon Pond, and to build a road from the Pemigewasset River west to the sawmill and then on to the Center Square.⁷ The road was under construction in 1762.⁸ The sawmill was built in 1766 and was followed by the first grist mill, also at the outlet of Loon Pond, in 1770.⁹ The area around the town's first mills, well served by a major road, soon became a center of business and developed over time as the village of East Andover. Here, the first store in Andover was opened,¹⁰ and the town's first physician established himself.¹¹

In 1772, the area was clearly regarded as a town center, when the proprietors voted to build the town's first meetinghouse and instructed the builders to place the building "as near the mills which are now built in said Township as they shall think most convenient they Procuring Land whereon to set said house".¹² The first meetinghouse, built in 1773, was a small building, one story high, twenty feet by thirty feet in size, and costing only sixty-four dollars.¹³ The meetinghouse was apparently placed on what is now the lawn of the Congregational Church, near the Grange Hall.¹⁴ The first meetinghouse, the town's first church and first town building, although short lived, established the small knoll east of the outlet of Highland Lake as a center of Andover's religious and civic affairs. There was, however, some question in the late 18th century whether the site would continue as such a center. For the small meetinghouse was quickly outgrown by the town. Andover's population, at its

5. Eastman, pp. 475-482

6. Eastman, p. 9

7. Eastman, pp. 20-21

8. Eastman, p. 200

9. Eastman, pp. 263-265

10. Eastman, p. 162

11. Eastman, p. 367

12. Eastman, p. 64

13. Eastman, p. 64; Chaffee, "A Layman....", pp. 5 and 10

14. Chaffee, "A Layman.....", p. 10

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 6

first census in 1773, the year the meetinghouse was built, was only 135 persons. The population grew to 410 in 1786, to 645 in 1790, and to 1143 in 1800.¹⁵ By 1781, the small primitive meetinghouse was so obviously inadequate that the town meeting elected a committee to chose a site for a new meetinghouse.¹⁶ However, the location of the meetinghouse was such a controversial question that the dispute over the site continued for nearly fifteen years. The East Andover site was a popular choice, but at least two other sites had just as many proponents; and no site could command a majority of support. One town meeting would vote to place the meetinghouse at one location, only to have another town meeting relocate it to another site.¹⁷ By the early 1790's, the voters were growing desperate. A committee of non-residents was chosen to decide upon a location for the meetinghouse, but their recommendation was rejected by the town's voters. In 1793, it was even voted to build two meetinghouses, but that expensive vote was later rescinded.¹⁸ Finally, on one night in 1795, a group of men forced the issue by demolishing the old meetinghouse.¹⁹ Left without a meetinghouse, the town quickly decided to rebuild on the same site in East Andover. There, on or near the site of the old meetinghouse, the frame of the second meetinghouse, now the Andover Congregational Church, was raised on May 3, 1796. The completed building was dedicated on January 5, 1797.²⁰

The placement of the new meetinghouse on the knoll above East Andover village was echoed by the location there of two other community facilities, which firmly established the location as the village's civic center. Both were prompted by gifts of land from Charles Hilton, who owned the knoll and kept a tavern on Chase Hill Road, a little east of the present Historic District.²¹ Hilton gave the land for the local schoolhouse, built in 1794 to the south of the present Grange Hall.²² After the two school districts serving East Andover village were united, a new schoolhouse was built there in 1816. But, the second school building burned in 1823.²³ Its replacement, the third schoolhouse on the site,

15. Eastman, pp. 439-440

16. Eastman, p. 66

17. Eastman, pp. 66-69 and 72

18. Eastman, pp. 72-73

19. Eastman, p.67; Chaffee, "A Layman....", p. 11

20. Eastman, p.73; Chaffee, "A Layman....". p. 16

21. Eastman, p.67

22. Chaffee, "A Layman, pp. 10-11

23. Eastman, pp. 135 and 321

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 7

was much longer lived, remaining in service into the early 20th century.²⁴ Charles Hilton's other gift of land was the cemetery (#1) to the north of the meetinghouse, which he donated to the Town on March 5, 1805.²⁵ The cemetery may already have been in use for a few years before the deed, as a few of the persons buried there, including Charles Hilton's mother, died before 1805.²⁶ The cemetery was developed primarily in the 19th century, its monuments and the death dates on them indicating use throughout the century and into the early 20th century. (The small cemetery's lots must have been mostly allocated by 1863, as a new cemetery was then established at the south end of East Andover village.²⁷)

Through the 19th century and well into the 20th century, East Andover village remained a relatively prosperous community. The saw and grist mills were followed by other industries, carding and fulling mills, a hosiery mill, a tannery, and a potash manufactory, in the 19th century,²⁸ and a box factory and a creamery in the early 20th century.²⁹ The construction of the Northern Railroad through Andover in 1847 gave the village its own railroad station.³⁰ East Andover continued to be a commercial center, the home of a number of stores through the 19th and 20th centuries.³¹ With this modest but real prosperity came a number of changes to the village center.

The meetinghouse (#2) was shared by the Free Will Baptists and the Christians in the 1830's. But, in 1839, the Baptists left the meetinghouse for their own new church.³² The Christians, not to be outdone, decided to rebuild the old fashioned and somewhat dilapidated meetinghouse as a modern, up to date church.³³ The Town agreed in March 1840 to relinquish its rights in the meetinghouse to any group that would repair the building. East Andover village did thus lose one of its historic functions, as town meetings had been held there for the past sixty-seven years, and were thereafter held in the rival village of Andover Center, where a town hall was eventually erected in 1879.³⁴ But, the loss of town meetings was more than compensated for by the transformation of

24. Chaffee, HISTORY....., p.25

25. Chaffee, "A Layman....", p.20; Eastman, p. 324

26. Eastman, pp. 342,344, and 345

27. Eastman, pp. 324-325, and 340

28. Eastman, pp. 264-265, and 268-270

29. Chaffee, HISTORY....., pp. 87-88, and 91

30. Eastman, pp. 221-222

31. Eastman, pp. 162-163 ; Chaffee, HISTORY....., pp. 106-109

32. Eastman, p. 96

33. Chaffee, "A Layman....", pp. 23-24

34. Eastman, p. 12

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 8

the old meetinghouse into a superb Greek Revival church. In 1840, the building was turned so that the gable end faced south, and it was remodeled in the new style with a fine entry pavilion and a tall tower, boasting the town's first bell.³⁵ This impressive building has remained one of Andover's most important landmarks ever since, and the dominant building in the East Andover village center. (The church exterior has changed very little since the remodeling of 1840.)

In 1850, the church and the schoolhouse were joined by a third building, the Highland Lake Institute (#3). The building was erected to provide a public hall and to house an academy.³⁶ The establishment of the academy, intended to meet the local need for secondary education, may have been inspired by the founding of the school, now known as Proctor Academy, in the rival village of Andover Center in 1848.³⁷ Although the Andover Center school still thrives, the East Andover academy was rather short lived, being abandoned in 1855.³⁸ But, the building erected in 1850 to house the Institute, on a donated lot, just north of the schoolhouse, remained to serve as a public hall for the community.³⁹ In late 1893, the building was taken over by the Union Hall Associates,⁴⁰ who improved its usefulness as a public hall by repairs and by two significant changes. An addition was built on the rear gable end of the hall to provide a stage, in the winter of 1893-94 and the following spring.⁴¹ And, in 1905, the modest side entry was replaced by a wide main entry, with an entry porch, in the main west gable end.⁴² Since 1905, the exterior of the Hall has changed relatively little, although the building was sold to the local Grange in 1938.⁴³

The last building built in the Historic District was the Schoolhouse (#4), erected in 1903. It replaced the earlier schoolhouse of the 1820's. By the early 20th century, the older building was overcrowded and deteriorating.⁴⁴ A large adjoining field was purchased to provide a spacious

35. Chaffee, "A Layman....", pp.23-24

36. Chaffee, "Highland Lake....", pp. 1-2

37. Eastman, pp. 141-142

38. Eastman, p. 160

39. Chaffee, "Highland Lake....", p. 2

40. Chaffee, "Highland Lake....", p. 10

41. Chaffee, "Highland Lake....", p. 11

42. "Records, Union Hall Associates", p. 36; Journal-Transcript, August 3, 1905

43. Chaffee, "Highland Lake....", p.12

44. Chaffee, HISTORY....., p.25

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 9

schoolhouse lot.⁴⁵ There, on the top of the knoll to the east of the church and the hall, the new schoolhouse was built in the summer of 1903 by contractor Horace Bailey.⁴⁶ After the new school opened in September of 1903, the old school was hauled away in December to be converted to a house.⁴⁷ The new school building served the children of East Andover for nearly six decades, until 1962, when a new consolidated elementary school was opened in Andover Center.⁴⁸ Later purchased by the Andover Congregational Church, it has continued to function as a school, for Sunday school classes, and as a nursery school. Few changes were made to the building's exterior after its construction. The most significant exterior alterations were some changes to the fenestration⁴⁹, and a small addition to the rear wing for a woodshed.⁵⁰

As can be seen from this narrative, the evolution of the Historic District, to its present state, took approximately a century, beginning with the foundation of the cemetery in 1805, continuing through the filling of the cemetery in the 19th century, the remodeling of the church in 1840, the construction of the grange hall in 1850 and the schoolhouse in 1903, and ending with the last major renovation, to the grange hall, in 1905. The period of significance for the Historic District is therefore the one hundred years from 1805 to 1905.

The importance of the Chase Hill Road area as a village center continues to this day, as was demonstrated by the construction in 1956-57 of the William Adams Bachelder Library, on the south side of Chase Hill Road, opposite the schoolhouse.⁵¹ (The library is one of Andover's two public libraries, the other being located in Andover Center.) The library is too modern to be included in the Historic District, but its location does suggest the still strong appeal of the area as a site for East Andover's public buildings.

45. Journal-Transcript, April 2, 1903; Deed, Book 356, Page 480, Merrimack County Registry of Deeds, Concord, N.H.

46. Chaffee, HISTORY...., p.25; Journal-Transcript, July 2, September 3, 1903

47. Chaffee, HISTORY...., p.25

48. Chaffee, HISTORY...., p.29-30

49. ANNUAL REPORT ..., 1938, pp. 51 and 64; interviews of Dennis Fenton and Marie Rising by David Ruell

50. TOWN OF ANDOVER,..., ANNUAL REPORT 1927, pp. 68 and 74; ANNUAL REPORT... NINETEEN HUNDRED AND TWENTY-EIGHT, p.76

51. David Ruell, PUBLIC LIBRARIES IN THE LAKES REGION, AN ARCHITECTURAL SURVEY (Meredith: 1986), pp.7-9

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 10

Today, the East Andover Village Center Historic District contains a church, a cemetery, a grange hall (formerly an academy and public hall), and a schoolhouse. As has been noted above, it is unusual among the Lakes Region's village centers in the number of component buildings and sites, with only four rivals with comparable numbers, in Hebron, Alexandria, Andover Center, and New Hampton. The Andover Center and New Hampton groups include the campuses of private secondary schools, and actually have only two or three types of facilities, a library and school buildings in New Hampton, a common, church, and school buildings in Andover Center. Alexandria, with its common, church, library, and town hall, has the same number of components as East Andover. Only Hebron's village center, with its church, common, cemetery, grange hall (now a library), school (formerly an academy), and town offices, has a greater variety of public facilities. The East Andover village center is therefore one of the most fully developed village centers in the Lakes Region.

In the arrangement of its three buildings and one site, the East Andover village center is also unusual. In almost half of the Lakes Region's village centers (twelve of the twenty-five), the buildings are simply lined up side by side, almost invariably facing the street. In six village centers, the buildings face each other across the street. Two village centers combine the two types with buildings side by side and facing each other across the street, as in Center Barnstead, where the library faces the town hall and a church standing beside each other on the other side of the street. In Hebron, Alexandria, and Andover Center, the common is the center of the plan, with the public buildings and other private buildings facing the central open space. The two public buildings of Gilmanton Corner, the Centre Congregational Church and the Gilmanton Academy, were placed in a cross-axial relationship. The academy faces the street across a broad lawn. The church is set parallel to the street, facing the academy lawn, so that the axes of the two buildings are basically perpendicular to each other. This somewhat more sophisticated cross-axial relationship was repeated in East Andover, where the church faces Chase Hill Road across its lawn and the Grange Hall faces Route 11 across the same lawn on an axis perpendicular to the church axis. The cemetery and the schoolhouse face their respective roads more directly. But, the L-shaped arrangement of the four components, with the cross axial relationship of the two corner buildings, does give the East Andover village center a plan unique in the region, a layout that does add to the visual interest of the group.

The East Andover village center's three buildings are unified by their wooden construction, clapboard siding, and white paint. And there are certain similarities between adjoining buildings. The schoolhouse and the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 11

grange hall are the same height and scale. The grange hall and the church, although different in scale, do have similar forms, with gable roofed main blocks, gable roofed entry pavilion and entry porch, and belfry towers above their main gable ends. These similarities of the buildings to each other do help to tie the buildings together as a cohesive group, although the differences of style and decoration do give each building its own individuality.

In the area of architecture, the individual buildings of the East Andover village center rank highly among the comparable buildings in the Lakes Region's twenty-five village centers. The Congregational Church is the finest building in the East Andover district. It is a superb example of the Greek Revival style, notable for its fine state of preservation; its well designed, nicely proportioned and symmetrical form, with its wide entry pavilion and tall tower with open belfry and spire; its excellent ornament, including the paneled pilasters and heavy cornices, and the tower railings, all with appropriately scaled proportions; and the generous scale of the various elements, such as the tall windows and the monumental pilasters. We cannot identify the church's designer, but we can recognize the building's superior quality. The church is of sufficient architectural interest to merit an entry in Bryant Tolles' *NEW HAMPSHIRE ARCHITECTURE*, the only guidebook to the state's architecture.⁵² It ranks among the best Greek Revival churches in the Lakes Region, and certainly among the best churches in the twenty-one village centers that include churches. The other village centers do include some architecturally important churches, such as the Sanbornton Congregational Church, the New Hampton Community Church, St. Mark's Church in Ashland, and the Centre Congregational Church at Gilmanton Corner. But, the East Andover church can hold its own with these buildings and easily outranks the lesser churches that form the majority of the twenty-one churches. The Highland Lake Grange Hall is a vernacular building with a unique history, built to serve both as an academy and a public hall, but abandoning the former function within a few years. It has a form that we associate with the small academy, a gable roofed building, with a two stage belfry tower astide the roof ridge above the main gable end. The later additions of the rear extension in 1893-94, and the porch and main entry in 1905 are more typical of the public halls of the region, which tend to be relatively plain vernacular buildings. The Grange Hall is a pleasant building with an undeniable charm and some real dignity. But, the ranking of the building among the Lakes Region's village centers depends on what category the building is assigned to. It does not rank high among secondary school buildings included in the village centers,
⁵². Bryant Tolles, Jr., *NEW HAMPSHIRE ARCHITECTURE* (Hanover, N.H.: 1979) pp. 189-190

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 8 Page 12

for it cannot compete with the larger and finer two story academy buildings of Sanbornton, Hebron, and Gilmanton Corner, the architect designed Union School of Northfield, or the extensive campuses of the New Hampton School and Proctor Academy in Andover Center. But when compared to the smaller group of public halls in such village centers, the Grange Hall rises to the top, as it is clearly a more architecturally interesting building than the grange halls of New Hampton, Leighton's Corner, South Tamworth, and Hebron. The East Andover Schoolhouse (#4) is a rather sophisticated small schoolhouse, quite different in its design from the ordinary district schoolhouses of the Lakes Region, which were typically small, plain, gable roofed, rectangular buildings. The East Andover school, with its cruciform plan, hip roofs, entry pavilion with recessed entry and wide wall dormer, and the crowning touch of an attractive belfry, must be placed among the most architecturally important small schoolhouses in the Lakes Region. Among the village centers in the Lakes Region, it may not equal the already mentioned secondary schools, or the elaborate Carpenter School in Wolfeboro; but it certainly outranks the other small wooden schoolhouses, such as those in Center Ossipee or at Smith Meeting House in Gilmanton. Considering all three structures, we must give the East Andover village center a high rank among groups of similar public buildings in the Lakes Region.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 9 Page 1

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#3 (Highland Lake Grange Hall)

Ralph G. Chaffee, "Highland Lake Grange Hall", 1974 (manuscript, William Adams Bachelder Library, East Andover, N.H.)

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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

East Andover Village Center Historic District

Section number 9 Page 2

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Merrimac Journal (Franklin) October 16, 1874; November 3 and 17, December 18, and 22, 1893; January 5 and 26, April 13, May 4, 18, and 25, June 1 and 22, July 6, 1894

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interview of Albert Hoyt by David Ruell, September 13, 1988

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet East Andover Village Center Historic District

Section number 9 Page 3

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Marjory G. Harkness THE TAMWORTH NARRATIVE (Freeport, Me.: Bond Wheelwright, 1958)

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Elizabeth B. MacRury FOOTSTEPS OF PRIDE TO THE PAST (Wakefield, N.H.: the author, 1987)

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number 10 Page 1

Verbal Boundary Description

intersection of Route 11 and Chase Hill Road, then proceeds easterly on the north curb of Chase Hill Road approximately 320 feet to the southeast corner of the East Andover Schoolhouse lot, then proceeds northerly on the east boundary of the schoolhouse lot approximately 215 feet to the northeast corner of the lot, then proceeds westerly approximately 231 feet on the north boundary of the schoolhouse lot to the cemetery fence, then proceeds northerly on the east boundary of the Old North Church cemetery approximately 168 feet to the cemetery's northeast corner, and finally proceeds westerly on the north boundary of the cemetery approximately 67 feet to the point of beginning. The boundary is shown as a heavy black line (highlighted in yellow) on the attached map entitled "East Andover Village Center Historic District, Andover, N.H."

Boundary Justification

well as the neighboring residential properties. The District boundary follows the present legal boundaries of the District's properties, all of which are the historic lots associated with the buildings and the cemetery since their construction or establishment. The District is bounded by residences, open fields, and a public library built in 1956-57.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet East Andover Village Center Historic District

Section number _____ Page _____

Owners List

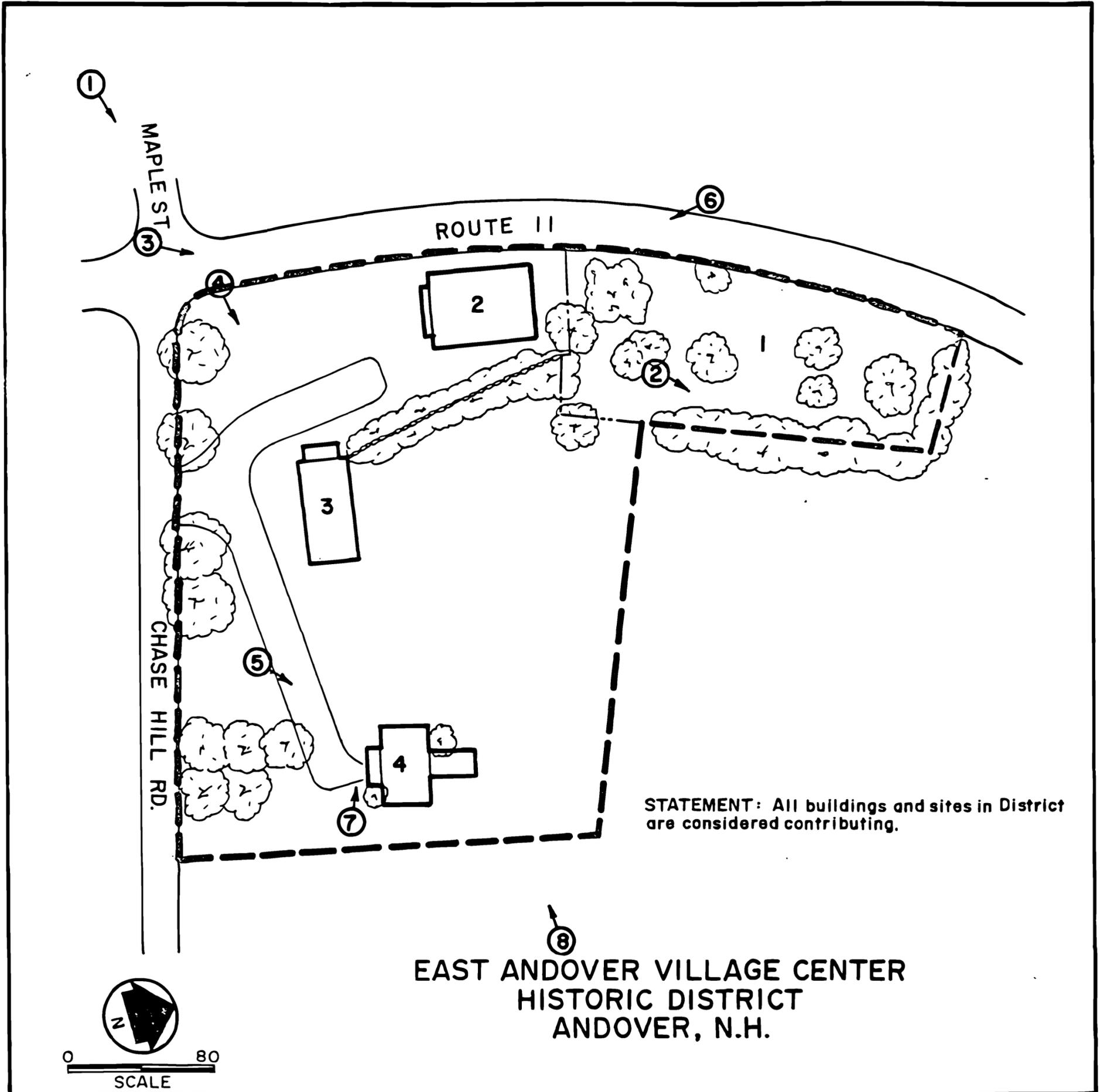
- | | |
|----------------------------------|---|
| #1 Old North Church Cemetery | Town of Andover
P.O. Box 61
Andover, N.H. 03216 |
| #2 Andover Congregational Church | Andover Congregational Church
P.O. Box 158
Andover, N.H. 03216 |
| #3 Highland Lake Grange Hall | Highland Lake Grange
c/o Maynard Heath
R.F.D. 1, Box 256
Andover, N.H. 03216 |
| #4 East Andover Schoolhouse | Andover Congregational Church
P.O. Box 158
Andover, N.H. 03216 |

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

East Andover Village Center Historic District

Section number _____ Page _____



STATEMENT: All buildings and sites in District are considered contributing.

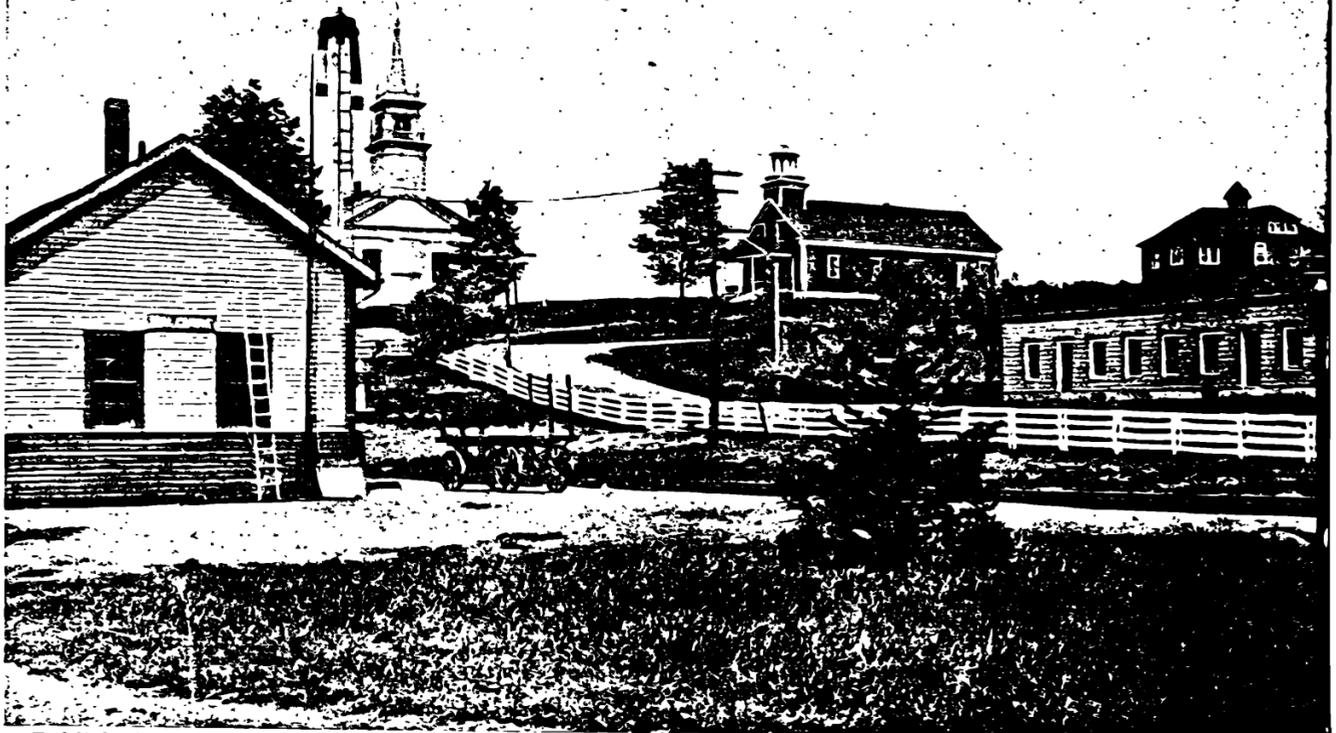
**EAST ANDOVER VILLAGE CENTER
HISTORIC DISTRICT
ANDOVER, N.H.**

Postcards

Probably
early 20th
century.



Published
between
1914 and 1917
when Gardner
Brothers were
in business.



Published by Gardner Bros. Public Buildings and Creamery, East Andover, N. H.

After 1903,
probably early
20th century.



Ragged Mt., Grange Hall, Church and Schoolhouse, East Andover, N. H.



This photograph was taken before the construction of the present schoolhouse and shows the old schoolhouse to the right of the Grange Hall. Apparently taken between 1893 and 1903.