

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED SEP 15 1999
DATE ENTERED DEC 8 1980

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Sanbornton Square *Historic District*

AND/OR COMMON

Sanbornton Historic District

2 LOCATION

STREET & NUMBER

Sanbornton Square

— NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Sanbornton *and vicinity*

— VICINITY OF

First

STATE

CODE

COUNTY

CODE

New Hampshire

33

Belknap

001

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Multiple ownership; see continuation sheets for names and addresses

STREET & NUMBER

CITY, TOWN

STATE

— VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Belknap County Registry of Deeds, Belknap County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Laconia

New Hampshire, 03246

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Architectural Survey of Sanbornton, New Hampshire, by Elizabeth Cahn

DATE

August, 1977

— FEDERAL — STATE — COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Sanbornton Historic District Commission

CITY, TOWN

STATE

Sanbornton

New Hampshire, 03269

DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Sanbornton Historic District is located at Sanbornton Square, near the geographical center of the original land area of the township of Sanbornton, New Hampshire. The National Register Historic District coincides with a local historic district established in 1977. The district extends north and south along the central range road of the town, and also includes buildings and sites on a number of east-west roads that converge in this part of town. The terrain within the district is gently rolling, with good agricultural soils that formerly provided extensive pasturage and tillage and made Sanbornton one of the most productive farming towns in New Hampshire during the early nineteenth century. Much of the land near the Square remains unforested and under cultivation, and the area now supports several small vineyards. Because of the nature of its original community planning in the mid-eighteenth century, Sanbornton remains a township with dispersed independent farms. A sizable village that later developed due to the availability of water power for mills was set off, along with some 10,000 acres, as the town of Tilton in 1869. This division left the remaining portion of Sanbornton, in which the historic district lies, relatively undisturbed in its rural economy. For this reason, the density of population in Sanbornton presently stands at about .07 persons per acre or 47 persons per square mile. The Sanbornton Historic District, though the most populous village in the present township, contains only about 45 buildings.

The architecture of the Sanbornton Historic District is predominantly early nineteenth century in date and Federal or Greek Revival in style. With the exception of two or three modern concrete block structures, all buildings in the district are of wood-frame construction, and most of the dwellings are covered with clapboards. The scale of all structures is small; the largest domestic-type building is the Lane Tavern (ca. 1810), while the largest non-domestic structures are the Woodman-Sanborn Academy (ca. 1825), a two-story structure with a three-stage tower in the front of its roof; the Congregational Church (ca. 1834), a one-story building with a two-stage belfry; and the town hall (ca. 1834), a one-story structure with a low square tower. In addition to the houses and public structures in the district which date before the Civil War, there are approximately ten dwellings of more recent date; all of these, with the exception of one post-and-beam dwelling having stone and glass walls, are compatible in style and materials with the clapboarded wood-frame dwellings of the earlier era.

The buildings in the Sanbornton Historic District are clustered near Sanbornton Square. Some extend along the original north-south central range road of the township, while others are spaced along crossroads that converge at the Square. Most buildings are set back from the roads with generous front yards and adjoining fields behind, and most have attached sheds and barns that relate to the agricultural economy that predominated in Sanbornton when the dwellings were built. The combination of large front yards, adjoining fields, and a generally unforested terrain creates an open feeling throughout the district even though Sanbornton Square has only a small public area in front of the academy, Congregational Church and town hall. Despite its name, the Square never possessed a large town green or common.

Sanbornton Square achieved its major importance within the township during the 1820s. At that period, before the manufacturing villages of Franklin, N.H. (incorporated 1828) and Tilton, N.H. (incorporated 1869) were set off with their adjoining territories as separate towns, Sanbornton attained a population of 3,300 (1820), and the Square formed the administrative center of the township. After Sanbornton was par-

8 SIGNIFICANCE

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

SPECIFIC DATES Granted 1748; incorp. 1770 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Sanbornton Historic District is the original center of the township of Sanbornton, New Hampshire. Sanbornton was granted in 1748 by a group of private investors who had purchased an extensive tract of land in central New Hampshire. It was chartered in 1770 by the New Hampshire government. The buildings in the district are characteristic of those of central New Hampshire in the late eighteenth and early nineteenth centuries, and include both public and private structures. Some buildings are especially notable in a New Hampshire context, particularly the Lane Tavern (ca. 1810), the Woodman-Sanborn Academy (ca. 1825), and the Congregational Church (ca. 1834). The district has further importance as the original geographical, political, social and religious center of a township which was the first among some 35 to be granted by the Masonian Proprietors. The Masonian townships were planned as tracts composed of many separate and uniform farmsteads, and departed from New England tradition in not being planned with a strong nucleus or village. Such villages as Sanbornton Square (which comprises the Sanbornton Historic District) thus developed in response to social need rather than as part of a preordained plan; the Square is an important reflection of community life in eighteenth and early nineteenth-century New Hampshire.

Architecture: The buildings of the Sanbornton Historic District represent the evolution of a village center in a rural New Hampshire township. This center achieved its greatest population and importance in the 1820s, and the structures that remain in the district strongly reflect the late Federal style of that era as well as earlier and later architectural fashions. The buildings in the district typify the architectural and social ideals that prevailed in rural New Hampshire during the early nineteenth century: besides a number of houses with attached barns and outbuildings, the district includes a town hall, an academy building, a church, former taverns, a bandstand, and a stone pound for detaining stray animals.

Many of the buildings in the district reflect the skills of Sanbornton's early nineteenth-century craftsmen, who flourished when the town was one of the most prosperous in central New Hampshire. Records indicate that Sanbornton supported at least fourteen joiners and cabinetmakers before 1825. One of these was John Johnson (1741-1825), who came to town from Epping, N.H., in 1775. Johnson was active as a joiner in town throughout the remainder of his life, and almost certainly trained his son Bradbury in the same craft. Bradbury Johnson (1766-1820) grew up in Sanbornton and later worked as a prominent builder-architect in Exeter and Portsmouth, N.H.; Saco, Maine; and New York City. Another builder-architect from Sanbornton was William Durgin (1750-1822), who planned and built several churches and many other buildings in Sanbornton and in different parts of New Hampshire during the early 1800s.

The buildings that these men and others like them constructed in Sanbornton are typical rural interpretations of the Federal style. A number of the houses have doorways, louvered gable fans and interior and exterior trim that reflect this style. Notable among Sanbornton Square's non-domestic structures in the Federal style is the Woodman-Sanborn Academy building (ca. 1825), which has a beautifully-proportioned three-stage belltower capped by an octagonal

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Cahn, Elizabeth. "Architectural Survey of Sanbornton, New Hampshire." August, 1977.
 Coombs, Mildred L. Houses of Sanbornton Square.
 Patten, Helen Philbrook. "Clement Durgin," The Granite Monthly 36, No. 5 (May, 1904).
 Runnels, M.T. History of Sanbornton, New Hampshire. 2 vols. Boston: Alfred Mudge & Son, 1882.
 Sanbornton, New Hampshire, Town of. Zoning Ordinance, May, 1977, p. 30.
 Work Projects Administration. Hands That Built New Hampshire, Brattleboro, Vt., Daye, 1940.

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY approx. 680 acres
 UTM REFERENCES (continued)

UTM NOT VERIFIED

A	1,9	28,65,7,5	48,2,87,0,0	B	1,9	29,81,2,5	48,2,47,5,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,9	29,80,0,0	48,1,96,7,5	D	1,9	28,76,5,0	48,1,61,5,0

VERBAL BOUNDARY DESCRIPTION

The Sanbornton Historic District is that area surrounding Sanbornton Square, bounded on the east by Parsonage Brook, on the north by the boundary line of the Forest Conservation area, on the west by Interstate Route 93, and on the south by the town line between Sanbornton, New Hampshire, and Tilton, New Hampshire.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Mildred Coombs
 ORGANIZATION
Sanbornton, New Hampshire, Historic District Commission
 STREET & NUMBER
Sanbornton Square
 CITY OR TOWN
Sanbornton

DATE
August, 1978
 TELEPHONE
 STATE
New Hampshire, 03269

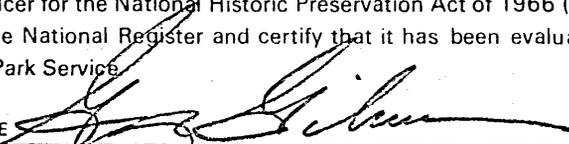
12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Commissioner, Dept. of Resources & Economic Development DATE August 5, 1980
NH State Historic Preservation Officer

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



DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 12/8/80

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED DEC 8 1980

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

Abbott, Edward
301 South Second Street
Buckroe Beach, VA 23664

Cianci, Edward J. & Lois L.
Box 22
Sanbornton, NH

Abbott, Paul C. & Anne
RFD 1
Tilton, NH

Clark, Margaret
36 Gales Drive
New Providence, NJ 07974

Abbott, Roger & V.
RFD 1
Tilton, NH

Comerford, Charles & Sheila
Sanbornton, NH

Akerman, Dennis & Barbara
Box 107
Sanbornton, NH

Comerford & Clark

Alley, Robert & Gloria
Box 83
Sanbornton, NH

Coombs, Mildred
Box 176
Sanbornton, NH

Auger, Alphonse & Beatrice
RFD 1
Tilton, NH

Cotsibas, George & Diane
Sanbornton, NH

Benjamin, Albert & Doris
Box 97
Sanbornton, NH

Cotsibas, Nicholas & Elizabeth
Box 87
Sanbornton, NH

Bingham Estates
c/o Lois Bingham
374 N. St. S.W.
Washington, DC 20024

Currier & Cotsibas
Sanbornton, NH

Bodwell, Robert M. & Claris
Box 93
Sanbornton, NH

Currier, George & Catharine
Box 75
Sanbornton, NH

Cayer, Gerald D. & Cynthia
Sanbornton, NH

Currier, Vienna Estates
Box 101
Sanbornton, NH

Chamberlain, Shirley
Box 336
Tilton, NH

Fiske, Herbert
RFD 1
Tilton, NH

Gauthier, Robert & Rosemary
Box 73
Sanbornton, NH

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

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CONTINUATION SHEET

ITEM NUMBER 4 PAGE 2

Hanson, Mary Jane S.
49 Auburn Road
W. Hartford, CT 06119

Hetherington, William F. & Eleanor K.
& Spead, William A.
RFD 1
Tilton, NH

Hopwood, Thomas G. & Nancy
Rt 12-A
Surry, NH

Horner, George & Rita
General Delivery
Winnisquam, NH

Ingemundsen, Ralph & Anne
Box 18
Sanbornton, NH

Kuhner, Thomas
Sanbornton, NH

Le Bel, Edwin & Kathleen
Sanbornton, NH

Mattlin, Edward & Beth
Sanbornton, NH

Mitiguay, Harry & Harriett
Route 3, Box 30
Harbor Road
Shelburne, VT 05482

Morse, N.
Sanbornton, NH

Morse, Nathan & Eleanor
Sanbornton, NH

Parker, Anne
Sanbornton, NH

Patterson, Lucinda
Sanbornton, NH

Perkins, John & Marilyn
Sanbornton, NH

Powers, William & Barbara
Box 86
Sanbornton, NH

Prescott, Douglas & Evelyn
Perkins Road
Sanbornton, NH

Robillard, Roland
Sanbornton, NH

Rutter, E. Rogers & Mary
Box 103
Sanbornton, NH

Sanborn, Mildred
Sanbornton, NH

Smith, Rachel
Box 6
Sanbornton, NH

Sullivan, William & Gayle
Box 441 Quarters 106-A
U.S. Army War College
Carlisle Barracks, PA 17013

Weiant, Elizabeth
Box 11
Sanbornton, NH

Wiggins, Richard & Ruth
Box 95
Sanbornton, NH

Wiggins, Robert & Ann
Box 128
Sanbornton, NH

Rucker, Jeannette
Sanbornton, NH

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NATIONAL PARK SERVICE

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

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DATE ENTERED	DEC 8 1980

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 3

Wilson, Warren & Martha
Box 104
Sanbornton, NH

Sanbornton Historical Society
Sanbornton, NH

The Congregational Church
United Church of Christ
Sanbornton, NH

Town of Sanbornton:
Central School
Fire Department
Library
Police Department
Town Office
Town Garage

*Donald Kent
105 Regatta Rd
North Weymouth, MA*

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

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

DESCRIPTION, continued:

tioned in 1869 and the southern part of the township was set off as Tilton, the square remained the administrative center of the reduced township of Sanbornton. Most economic activity in the area migrated to Tilton, however, and Sanbornton Square served only a relatively depopulated territory. The inhabitants of Sanbornton declined from 1,200 in 1870 to about 600 in 1920. Today they have increased to 1,800, but the architecture of the historic district is predominantly that of the period before the township was divided and in fact strongly reflects the period of the 1820s, when the town's population was greatest.

Most of the structures in the historic district are residential. Apart from houses, the district contains one former academy building (now a town library), one church, one town hall, two former taverns (one now a historical society headquarters), two former stores, one modern elementary school, one bandstand, one stone town pound, one former blacksmith shop, and one modern fire station. All buildings in the district are in good condition except for one structure (John Lord House, No. 30) which was recently partly damaged by fire. A number of the structures (notably the Lane Tavern, No. 26) are undergoing restoration.

The Sanbornton Historic District is distinctive from its surroundings in that it is the only village of substantial size within a township that is otherwise characterized by separate farms or by very small hamlets. It was originally the center of the township, and for over 200 years has been the seat of government and, to a considerable extent, the focus of trade.

Because the Sanbornton Historic District has been the focus of the community since the mid-eighteenth century, and because a number of structures that once stood in the area have since disappeared, the archaeological potential of the area is high. Among other sites, the historic district includes the location of the original 1770 meeting house (removed ca. 1834) and the original burying ground. The Rev. M. T. Runnels, in his History of Sanbornton, New Hampshire (1882) lists many former activities in Sanbornton Square which would have left archaeological remains, including several stores, potash manufactories, blacksmiths' and tinsmiths' shops, coopers' and joiners' shops, distilleries, printing and bookbinding offices, harness and saddlers' shops, and a slaughter house. Runnels remarked that

it thus appears that . . . [in] the Square village, where now the only place of business is a single blacksmith's shop, there have been in former generations, within the distance of one and a half miles, from north to south, no less than four different situations where hotels or public houses have been kept, at least six places where trading stores have been maintained, and some of them quite extensive; four sites of blacksmith shops, including the one now occupied; four of hat shops, three of saddler and harness shops,

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

DESCRIPTION, continued:

two of printing establishments, together with a proportionable amount of other branches of business which were common in those times, and could be carried out without the aid of water power. . . . A careful enumeration of the dwelling houses and other buildings,-- not including barns and outhouses--standing at present within the territory of Sanbornton Square, as above bounded, makes a sum total of thirty-eight; but within the same space . . . there have been in the past, thirty other buildings, at least, whose sites are now vacant, or are occupied (in a few cases) by buildings entirely dissimilar.¹

Today there are some 45 structures or sites within the district. Those that contribute to the character of the district are as follows (see sketch map):

1. Simon Lane House: ca. 1790, 1 1/2 stories, clapboarded. A full "Cape Cod" house with an off-center chimney and a wing, with chimney, to the east of the main block. Simple detailing of the early Federal style.
3. Dr. John Carr House: ca. 1790, 1 1/2 stories, clapboarded. A full "Cape Cod" house with a center chimney placed in front of the ridge. Three windows on each side of a central doorway. Modern sashes and some change to fenestration; wing with chimney connected to barn, which has been converted to living space. Dr. John Carr practiced medicine in Sanbornton 1813-1861.
4. Abraham Bodwell House: ca. 1808, 2 1/2 stories, clapboarded. A Federal style house with a low-pitched roof and two chimneys, placed at the gable ends of the structure. Five-bay fenestration; central doorway with sidelights.
5. Joseph Conner House: ca. 1790, 2 1/2 stories, clapboarded. This house has five-bay fenestration, two chimneys, and a low-pitched gable roof with full cornice returns across the gable ends, creating triangular pediments. There is a 2 1/2-story wing attached to a full two-story barn with a gambrel roof. The house has a one-story porch on the south and east elevations. The building once served as a boarding house for students at the nearby Woodman-Sanborn Academy.
8. Wadleigh House: ca. 1798, 1 1/2 stories with high brick basement walls, clapboarded. A doorway with characteristic Federal detailing enters the basement story. The floor above has four-bay fenestration. The house has a central chimney and a wing with a second chimney extending to the west. This house reputedly served as a meeting place for the town selectmen.
11. Eastmen House: ca. 1798, 2 1/2 stories, clapboarded. This imposing house has five-bay fenestration, a central doorway with a triangular pediment, a moulded cornice, and a central chimney. Detailing is in the Federal style.

¹M. T. Runnels, History of Sanbornton, New Hampshire, pp. 227-8.

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DATE ENTERED

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

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 4

DESCRIPTION, continued:

12. Parsonage: ca. 1806, 2 1/2 stories, clapboarded. The house has five-bay fenestration with a one-story porch extending fully across the facade. The roof is low-pitched, and two chimneys rise through the roof adjacent to the rear (east) wall of the house. There is a 1 1/2-story wing with a chimney and a barn attached to the wing.
13. Daniel Sanborn House: ca. 1780, 2 1/2 stories, clapboarded. This house has late Georgian features with some Federal characteristics and many traces of a remodelling which took place in 1877. The building has five-bay fenestration, a simple central doorway, and 6/6 sashes. Attached to the house is a 1 1/2-story wing and a barn set at right angles to the house. Door and window casings are simple flat boards. This house was enlarged as a tavern and then again remodelled in 1877.
14. Beniah Sanborn House: ca. 1780, 1 1/2 stories, clapboarded. This house began as a full "Cape Cod" dwelling, but alterations in the late nineteenth century raised the roof and extended the gable end at the south one bay to form an overhang that shelters a porch on the southern end of the dwelling. The building has five-bay fenestration and two chimneys set behind the ridge.
15. Woodman-Sanborn Academy: ca. 1825, 2 1/2 stories, clapboarded. The building is oriented with a gable end facing the road and serving as a facade; above this rises a three-stage tower having a plain square lower stage, a square open balustraded belfry, and an octagonal lantern with a low dome and central spire. The building is divided into two stories and is used as the Sanbornton town library. It is one of relatively few academy buildings that survive in central New Hampshire from the early years of the nineteenth century. Detailing is Federal in style.
- 15a. Sanbornton Congregational Church: ca. 1834, 1 1/2 stories, clapboarded. The building is oriented with a gable end facing the road and serving as a facade. The main block of the church is three bays deep. Its facade has a slightly projecting gable-roofed pavilion with two doors on the first story and two windows above. In the pediment of the pavilion is a semicircular louvered fan, while on each side of the projection is a single large window with a louvered pointed fan above. The windows on the sides of the structure have identical detailing. Above the entrance rises a two-stage tower which rests partly on the roof of the pavilion and partly on the roof of the main block. The square lower stage of this tower has small pointed louvered fans in each elevation, while the upper stage or belfry has louvered openings, also pointed. The Gothic character of the detailing of the building is emphasized by pointed pinnacles at each corner of the two stages of the tower, as well as by flat pinnacles applied to the facade at the upper corners of the casings of the two front doorways.
16. Sanbornton Town Hall: ca. 1834, 1 1/2 stories, clapboarded. The building is oriented with its gable end facing the road and serving as a facade. The structure is three bays wide and five bays deep. The facade has a central doorway with sidelights and applied Gothic pinnacles at the two upper corners of the casing; on each side of the

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

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 5

DESCRIPTION, continued:

doorway is a window. The cornice of the gable end of the building returns across the front of the structure and creates a triangular pediment in the tympanum of which is a semielliptical louvered fan. Centered on the ridge, near the front, is a one-stage tower with no openings; it has an encircling balustrade around its flat roof and pinnacles at each corner which reflect similar ornaments on the adjacent Congregational Church.

- 16a. Sanbornton bandstand: ca. 1870, one-story, octagonal, with open sides and lattice-work below the floor. This structure is reminiscent of the stick style.
19. Blaisdell House: ca. 1801, 2 1/2 story, clapboarded. This house has a five-bay facade with a central doorway which has Federal detailing with a flat entablature and a rectangular transom sash. Other sashes on the house are 12/12. The house has a low-pitched roof and a central chimney. Attached to the dwelling are a wing and a barn. This was the home of John Blaisdell, a local inventor who developed a form of extension table and an elevator refrigerator in the late nineteenth century.
22. Dr. Thomas Hill House: ca. 1820, 1 1/2 story, clapboarded. This house is a full "Cape Cod" type, with a large central chimney and a five-bay facade. Sash are 12/8. Exterior detailing is simple but reflects the Federal style. Thomas Hill, M.D., and James Abbott, M.D., lived here and practiced medicine.
23. Capt. Joshua Lane House: ca. 1811, 1 1/2 story, clapboarded. This house is a high 1 1/2-story dwelling with a modern shed dormer in the rear slope of the roof and with a single-flue chimney rising through the ridge at each end of the structure. Sash are 9/6. The house was remodelled in the late nineteenth century with a porch having a gable roof and simulated louvers in the tympanum of the gable; similar "fans," semicircular in shape, were applied over each of the four front windows. This was the home of a blacksmith, and his shop, now converted to a garage, stands adjacent to the south.
25. Jonathan M. Taylor House: ca. 1844, 2 1/2 story, clapboarded. This house has a gable end facing the road and treated as the facade. The cornice returns across the gable end, creating a full triangular pediment in the tympanum of which is a louvered fan. The house was originally three bays wide, but a shed-roofed extension was added on the north, probably late in the nineteenth century, and the entrance doorway, covered by a hood with bandsawed detail, is placed in this added bay. The main body of the house is three bays deep, but attached to the rear (east) is a 2 1/2-story wing with its ridge parallel to that of the house. Behind this is a 1 1/2-story wing with added porch and, behind that, a 2 1/2-story shed or small barn.
26. Lane Tavern: ca. 1810, 2 1/2 story, clapboarded. This building, one of the largest

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

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 6

DESCRIPTION, continued:

domestic-type buildings in the District, is oriented with a gable end facing the road and treated as a facade. This facade is five bays wide, and has a central doorway with a louvered fan above the door. The cornice of the building returns across the facade to form a triangular pediment. This has three windows in its tympanum, that in the center being capped with a pointed louvered fan. The building has a side doorway on the south elevation, and three chimneys set against the outside walls on the north, south and west.

28. Sunshine Cottage: ca. 1857, 2 1/2 story, clapboarded. The western gable end of this house faces the road, but the five-bay facade is in the long elevation that faces south. This was the home of the Rev. M. T. Runnels, author of the History of Sanbornton, New Hampshire (1882). Runnels' book includes an engraving of the house as it appeared at that time; it bore much the same first-story detailing as at present, but was only one story high. The second story, including the windows in the north and south elevations, was added at a later date.
29. Ames Baker House: ca. 1825, 2 1/2 story, clapboarded. The western gable end of this houses faces the road and is treated as the facade. The horizontal cornice returns across this facade, creating a closed triangular pediment which has a semielliptical fan set into its tympanum. The house has a central chimney. On the facade is an added bay window and a simple porch of Italianate design.
30. John Lord House: ca. 1780, 1 1/2 story, clapboarded. This is a full "Cape Cod" dwelling of low proportions. It has a large central chimney. It formerly had an attached wing and a large barn, but these have recently been destroyed by fire, which also damaged part of the rear of the dwelling. The building has a five-bay facade and is three bays deep; window sashes are 9/6.
31. Joseph Kimball House: ca. 1775, 1 1/2 story, clapboarded. This is a former "Cape Cod" dwelling which has had its roof raised through remodelling. The building has a five-bay facade and two chimneys placed irregularly. On the north is an attached shed; north of this is a large barn. The shed has its own entrance and chimney.
33. Chace Taylor Cottage: ca. 1776, 1 1/2 stories (original building), clapboarded and shingled. This house began as a "Cape Cod" dwelling, but was altered as the studio of local portrait painter Walter Ingalls in the nineteenth century and has undergone further change since. The studio section of the house is a two-story hipped-roofed block with a sheet metal roof. Originally clapboarded, this block is now covered with ornamental wooden shingles. The house has an attached gambrel-roofed stable or barn.
34. Matthew Perkins House: 1 1/2 stories, clapboarded. A wing to the west has two stories due to the declivity of the site. The building is covered with a hipped roof and

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

DESCRIPTION, continued:

has a central chimney. The building is said to date from the early 1800s and to have been the law office of Matthew Perkins.

The Sanbornton Historic District also includes the following structures: (see sketch map):

2. Elizabeth Weiant House: 1 1/2 stories, clapboarded. Modern.
6. Everett Patterson House: 1 1/2 story "ranch" house. Modern.
7. Clement Orr House: 1 1/2 story post-and-beam house with walls covered with wood shingles. Three chimneys, brick foundation. Modern.
9. Warren Wilson House: 1 1/2 story "ranch" house with three-bay garage facing the road, large fireplace chimney. Modern.
10. Torrey Cottage: 1 1/2 story clapboarded cottage with small chimney and porch on the north and a wing on the south. Detached gambrel-roofed garage with chimney. Modern.
17. George Ward Sanborn House: 1 1/2 story dwelling with gable end treated as the facade and with decorative stickwork in the gable. Attached wing to the west with a gambrel-roofed dormer in its southern roof. Late 19th century.
18. Robert Wiggins House: 1 1/2 story gambrel roofed dwelling with a center chimney, covered with wood shingles and clapboards. Reproduction of an eighteenth century type. Modern.
20. Hazen Flanders House: 1 1/2 stories, clapboarded. Gable in the front slope of the roof with a porch on the first floor below the gable. The dwelling has a door and window on the northern part of its facade which serve a room used as the present Sanbornton Post Office. Probably late nineteenth century.
21. Holman Smith House: 1 1/2 stories, clapboarded. This small dwelling has a gable end facing the road and treated as the facade. A porch extends across this elevation and shelters a central doorway and two windows. A single window is placed in the front gable end. The house has an attached wing with a single-flue chimney. Probably late nineteenth century.
24. Henry Flanders House: 2 story with low-pitched hipped roof, clapboarded. Three bay facade, two bays deep, with one-story rear wing. Probably late nineteenth century.
- 25a. Blacksmith shop associated with No. 23, the Capt. Joshua Lane House. 1 1/2 story gable roofed structure with a long elevation facing the road. Now used as a garage.

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

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 8

DESCRIPTION, continued:

27. The Square Spot: 1 1/2 story, clapboarded. The gable end faces the road and is treated as the facade with a porch, supported by turned wooden posts, extending across this elevation. Beneath the porch is a two-leaf central door flanked by two 2/2 store windows. A single window is placed in the gable. There is a rear wing of 1 story, with a chimney. Although now used as a dwelling, this structure was formerly a store; it apparently dates from about 1900.
32. Douglass Prescott House: 2 1/2 story, gable roofed. This is a contemporary post-and-beam dwelling with stone siding and vertical wood sheathing; the east gable end, facing the road and treated as the facade, is mostly glass. Modern.
35. Site of Ward Cottage.
36. Ted Abbott House: 1 1/2 story dwelling with center chimney and wings on the north and west. Clapboarded.
37. Joseph Bouffard House: 1 1/2 story "ranch" house with two-bay garage facing the road. Covered with vertical plywood siding. Modern.
38. Edward Cianci House: 1 1/2 story gambrel roofed dwelling, clapboarded. Six-bay facade. Modern.
39. George Cotsibas House: 1 1/2 story, gable roofed, clapboarded. Four-bay fenestration. Modern reproduction of a "Cape Cod" dwelling.
40. Ralph Barris House: 1 1/2 story, clapboarded. Modern "ranch" house.
41. Paul Abbott House: 1 1/2 story, shingled walls. A modern house with a central chimney and attached garage.
42. Donald Kent House: 1 1/2 story with central chimney. Wings on northeast and southwest. Attached barn with solar collectors on roof. Modern.
43. Elementary School: Modern brick structure.
44. Town shed.
- 16b. Sanbornton Fire Department: 1 story, concrete block structure.
- School Bus Shed (opposite No. 26, Lane Tavern): 1 story concrete block structure.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

SIGNIFICANCE, architecture, continued:

lantern and dome. Another building with characteristic Federal interior and exterior detailing is the Lane Tavern (ca. 1810), now the headquarters of the Sanbornton Historical Society. The Tavern has a fine Federal front doorway with fanlight and sidelights, and a louvered Gothic fan over the central gable window. Its interior trim embodies the refinement and delicacy associated with the style.

The Sanbornton Town Hall and Congregational Church reflect the evolution of the Federal style into later romantic revival styles; they are among the best buildings of their eclectic type in the upper Merrimack Valley of New Hampshire. Both combine detailing derived from the Federal style with basic plans that reflect the Greek Revival and with detailing that is strongly Gothic.

Other buildings in Sanbornton Square derive from later styles. Several houses show Greek Revival and Italianate influence. The bandstand reflects the general feeling of the stick style. The eighteenth-century Chace Taylor House, remodelled in the nineteenth century as the studio of local portrait painter Walter Ingalls, was eventually transformed into an interesting example of the shingle style. Most of the relatively few twentieth-century houses within the district are colonial revival in style and thus blend sympathetically with the older buildings at the Square. The good state of repair in which the structures of the Square are maintained further contributes to the coherence of the district, as does the restoration of several buildings carried out in recent years by several private owners and by the Sanbornton Historical Society. The latter has been engaged since 1968 in returning the Lane Tavern to its condition and appearance of the early nineteenth century. The few architectural intrusions in the district, notably a concrete block fire station and a concrete block school bus building, have relatively minor impact on the overall integrity of the area.

Community Planning: Sanbornton Square is an outgrowth of a concept of town planning that developed in New Hampshire between 1720 and 1750 and became standardized in land grants made after 1748 by a group of private landowners whose speculative enterprise was centered in Portsmouth, the provincial capital. In 1746 these men, known as the Masonian Proprietors, purchased the proprietary claim to New Hampshire lands that had descended to the heirs of Capt. John Mason, the original grantee of New Hampshire in the early seventeenth century. Mason's heirs claimed ownership of all lands in New Hampshire within an arc drawn with a radius of 60 miles from the sea. This huge tract embraced some 200,000 acres and included the territory that would shortly become Sanbornton.

The Masonian Proprietors began to grant townships within this territory in December, 1748, having already received a petition from 60 men for the grant that would become Sanbornton. This grant, confirmed in Portsmouth on December 31, 1748, was the first township grant made by the Masonian Proprietors. It set a precedent in planning for most of the subsequent townships (of which there were some 35) granted by these men.

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 3

SIGNIFICANCE, Community Planning, continued:

In the Masonian townships, square or rectangular lots of perfectly regular size were laid out in straight rows or "ranges," separated from adjacent ranges by "range roads." No provision was made for a village, although a general desire among settlers for a central place in which to conduct public business and trade usually resulted in the eventual development of one or more village centers in each Masonian township. Lots averaged 100 acres in size and grantees of a township, like those in Sanbornton, often received two such lots in different parts of the grant. To encourage the speedy development of each township and to permit it to qualify eventually for a town charter (Sanbornton's charter was granted in 1770), the Masonian Proprietors required that each grantee build a small house within a year on one of his lots, that a meeting house be built, and that a minister be settled. In keeping with the impartiality and regularity that characterized Masonian town plans, one of the "ministerial lots" in each township was typically placed at or near the geographical center and a six- or ten-acre plot was carved out of this for a meeting house, burying ground, training field and other "public" uses. This provision was the origin of Sanbornton Square.

The Square was originally laid out very close to the geographical center of the township, but was moved some distance to the west in order to place it on better terrain. Here the town's first meeting house was built in 1775, with a burying ground adjacent. These improvements, providing a focus for community life, encouraged the construction of a number of dwellings nearby; eventually the present Sanbornton Square developed along the range road which extends southward from the old meeting house site. While the original meeting house no longer exists, having been replaced by a more modern Congregational Church and town hall (both ca. 1834), the town's first burying ground remains and constitutes the northernmost feature of the Sanbornton Historic District.

Although the village of Sanbornton Square grew up around the old meeting house and served as a central place for town affairs and business, it was not a preordained nucleus of the type associated with seventeenth-century New England communities. Rather, the Square represents a point close to the geographical center of the original territory granted by the Masonian Proprietors as Sanbornton. As a logical and accessible focus for community functions in a township made up of separate farmsteads arranged along a grid of range roads, the Square remained small yet performed an important role in the life of the country town. The availability of water power elsewhere in Sanbornton eventually resulted in industrial development, urbanization, and finally the splitting-off of other communities from the original territory of Sanbornton. This process left Sanbornton Square as a relatively unchanged town center characteristic of most Masonian townships in New Hampshire. The survival of the Square in Sanbornton, the first of the Masonian townships, renders the district an especially important document of community planning in the state.

FHR-8-300A
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CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 4

Additional Statement of Significance:

Perhaps the most noteworthy aspect of the Sanbornton Historic District is the integrity of its setting. The cross roads area is surrounded by open fields and woodland down around it. The district boundaries are drawn at the visual edged of the area, articulated by wooded hilltops. This comprises a well-defined visual entity which is coextensive with the extent of the historical settlement area of Sanbornton Square.

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GEOGRAPHICAL
CONTINUATION SHEET DATA ITEM NUMBER 10 PAGE 2

UTM REFERENCES

UTM	ZONE	EASTING	NORTHING
E	19	287350	4817050
F	19	287225	4817010
G	19	286700	4818710
H	19	285400	4818275
J	19	283300	4819875
K	19	282350	4821575
L	19	282700	4822710
M	19	281250	4823910

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CONTINUATION SHEET GEOGRAPHIC DATA ITEM NUMBER 10 PAGE 3

UTM's for the Sanbornton Historic District:

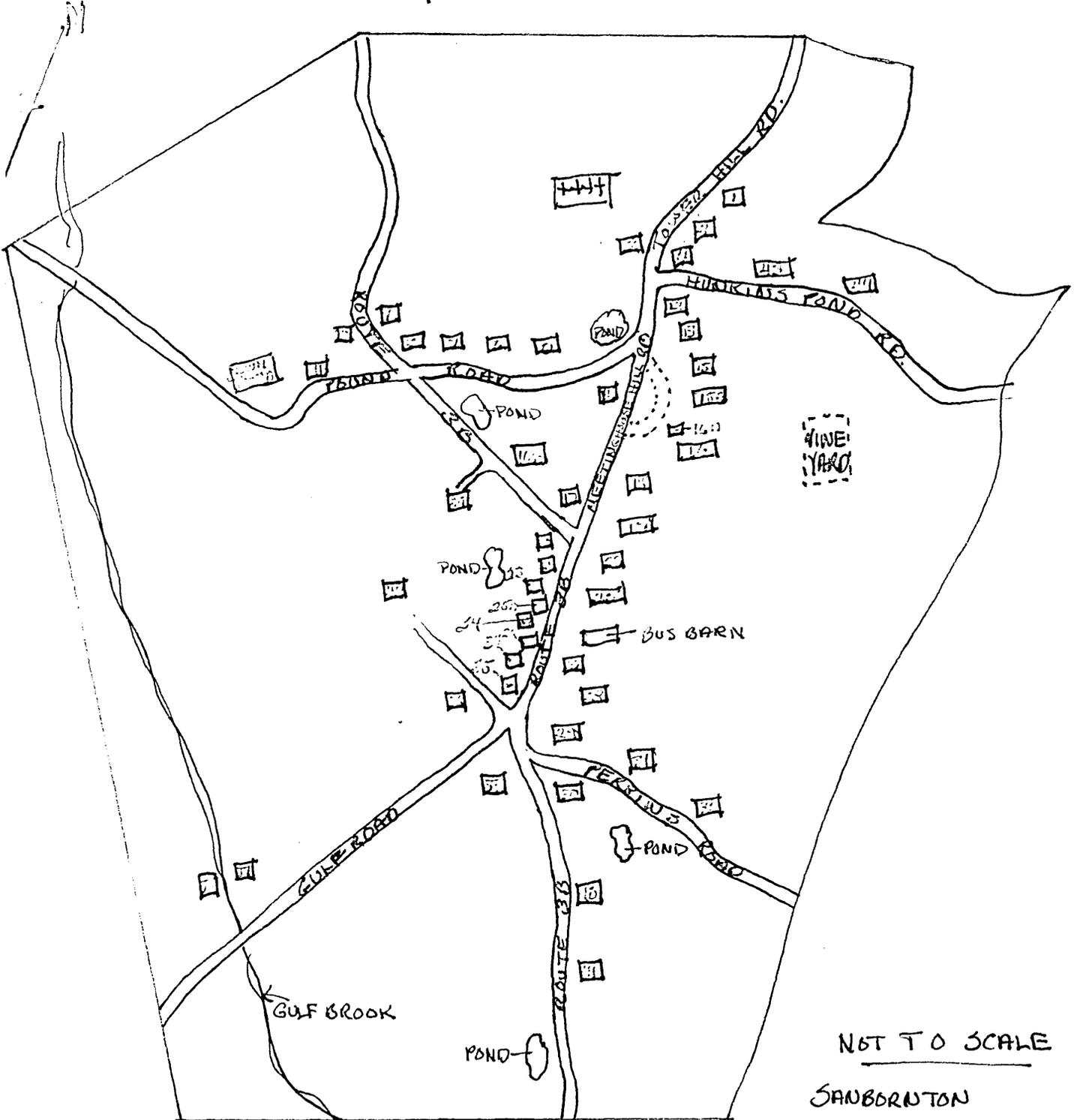
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B	19	290215	4818100
C	19	290185	4819250
D	19	291600	4819275
E	19	291790	4819025
F	19	291890	4817550

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CONTINUATION SHEET *Site Sketch map* ITEM NUMBER PAGE 1



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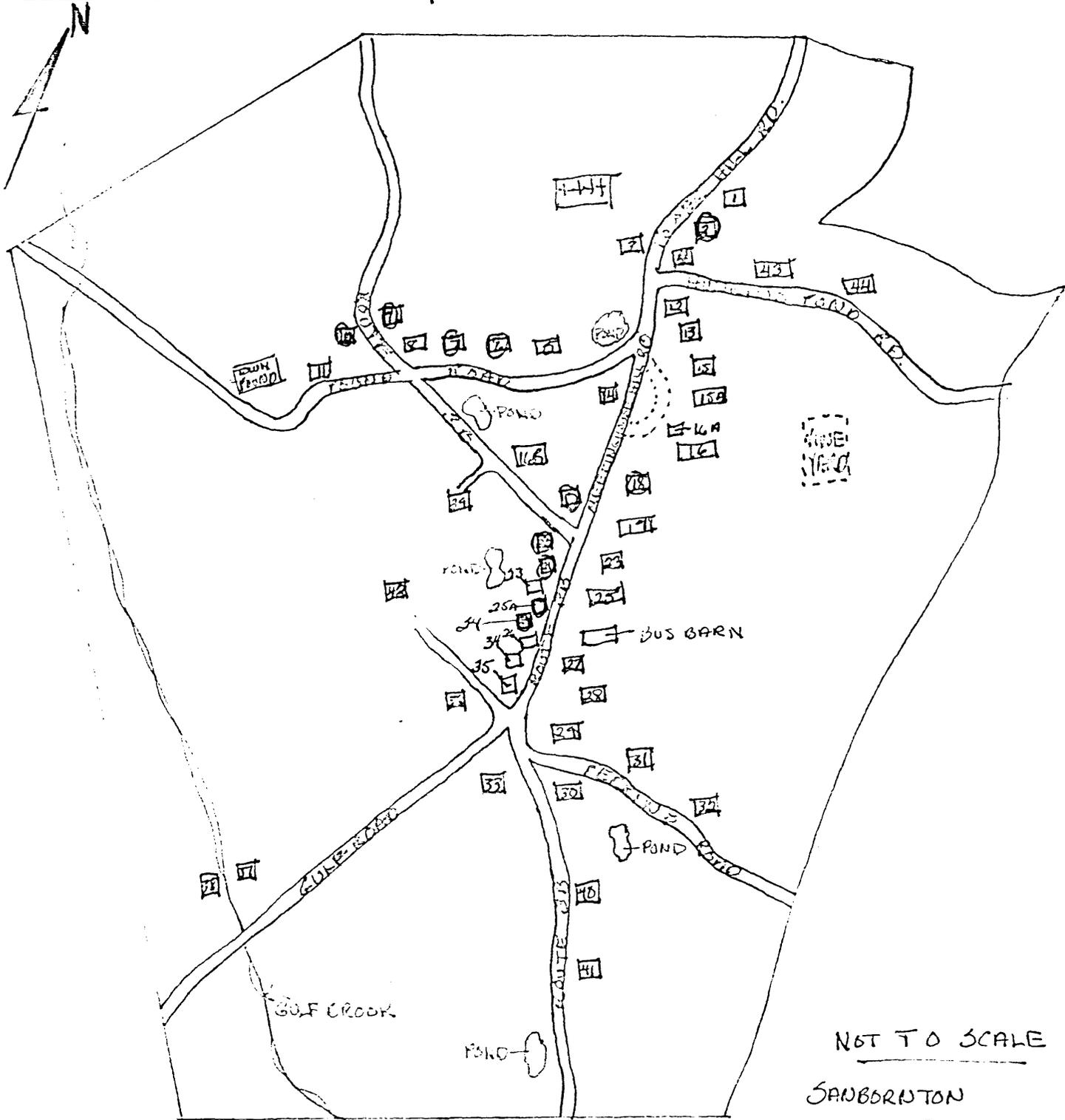
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CONTINUATION SHEET *Site Sketch map* ITEM NUMBER PAGE 1



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