Sanbornton Square

Historic District Survey Update

aka "Sanbornton Historic Preservation District"

By Mae H. Williams

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

Since the Town of Sanbornton was established in 1770, the village of Sanbornton Square has served as the heart of the Town.   The founding and settlement of the town center, development of the town's transportation routes, and changes in the economy are all important stories that lead to a better understanding of the evolution of the village's landscape. Evidence of this past exists in the historic homes, churches, municipal buildings, open farm land that surrounds the village center.

This study provides a modern snapshot of the historical and modern resources within the boundaries of the Sanbornton Square Historic District that was established in 1964 and listed to the National Register of Historic Places in 1980. The survey provides updated photography and descriptions of the buildings within the boundaries and helps to establish the character-defining features of the district as a whole and the structures within the district to aid the Historic District Commission in their understanding of the resources and planning for the future.

The accompanying report presents the broad historic trends that have shaped the physical development of the Town of Sanbornton and discusses how to assess historic integrity in historical properties.

Methods and Purpose

Mae H. Williams prepared this Historic Preservation District Survey of Sanbornton Square Historic District for the Sanbornton Historic District Commission with the aid of a Certified Local Government Grant from the New Hampshire Division of Historical Resources (NHDHR).

The consultant began assembling historic information in the fall of 2019. The approximate boundaries of both the Sanbornton Square National Register Historic District and the local zoning Sanbornton Square Preservation District were overlaid upon the Sanbornton Tax maps to determine which tax parcels fall within the boundaries. Though almost identical in scale, it was discovered that the local zoning ordinance covers a slightly larger area than the National Register Historic District. Therefore, some parcels are subject to oversight by the Sanbornton Historic District Commission but are not listed to the National Register district. A database of the properties within the zoning district (which includes all of the National Register District) was then assembled, and data on each parcel was collected using Sanbornton tax records, historic maps, and historic records when available. A pedestrian survey was then undertaken for all parcels within the boundary.

The report combines information gathered from historic record research relating to the development of the region, including research into both primary and secondary sources at the New Hampshire State Library, New Hampshire Division of Historical Resources, Sanbornton Public Library, and Sanbornton Tax Assessment Records.

Objectives of the Report

The purpose of the updated survey of the Sanbornton Historic District is to provide up-to-date information on each of the ninety-one tax parcels within the current locally-regulated historic district and to formalize the historic district boundaries. This updated information was then assembled into an easy to read report with the objective of the report serving as a source of information for property-owners and members of the

Historic District Commission. The project was conducted in two major phases: the information-gathering stage and the documentation stage. During the information-gathering stage, the consultant worked closely with NHDHR and the Town of Sanbornton to establish an interim understanding of the district, its significance, and how to evaluate the historic integrity of the properties therein. With this information in hand, individual parcels could then be further evaluated to see if they contribute to the Sanbornton Square National Register district. Archival information relating to the history of Sanbornton was reviewed, including older historic resource surveys, town histories, and historic maps. A pedestrian survey was also conducted, and each property and open space within the district was photographed from a public right-of-way. This information was then collected and a tabular database, accompanying report, and map of the Sanbornton Square Historic District were created.

Throughout this report, references to individual properties may be followed by a series of up to three identifiers. For instance, a reference to the Sanbornton Congregational Church will be followed by (SAN0004/21 Meetinghouse Hill Rd/26-44). SAN0004 is the number assigned to the property by the New Hampshire Division of Historical Resources (NHDHR). 21 Meetinghouse Hill Rd is the current street address of the property. 26-44 refers to the Town of Sanbornton tax map 26, lot 44. As not all properties mentioned in this report have been reviewed by NHDHR, not all will include a SAN number.

BRIEF HISTORY OF SANBORNTON SQUARE HISTORIC DISTRICT

The history of Sanbornton has been documented through many books, pamphlets and historic resources surveys. These sources are listed under the HISTORIC DOCUMENTS AND STUDIES section near the end of this report.

Geographical Context

The Belknap County town of Sanbornton is within the Lakes Region and is bounded to the north by New Hampton (incorporated 1777) and Meredith (1768); to the east by Lake Winnisquam, Laconia (1855), and Belmont (1727); to the south by Tilton (1869); and to the west by Franklin (1828), the Pemigewasset River, and Hill (a town initially incorporated as New Chester in 1778 and renamed Hill in 1837). Sanbornton has several small bodies of water, including Hermit Lake (formerly Salmon Brook Pond), Cawley Pond, Hunkins Pond, Mountain Pond, and Giles Pond. The town has a total land area of 47.2 square miles and 2.3 square miles of inland water. There are several villages in Sanbornton, including North Sanbornton, Gaza, Winnisquam, and Sanbornton Square. The former village of Sanbornton Bridge separated from Sanbornton in 1869, when it was incorporated as the Town of Tilton (a small area of land at the southwest of Sanbornton was lost in 1828, when Franklin was incorporated). The loss of the industrial centers at Tilton and Franklin led to the precipitous drop in town population from a height of 3,329 in 1820[1] to just 944 by 1900.[2] In 2010, the population of Sanbornton was listed as 2,966.[3]

The Village of Sanbornton Square is located near the geographical center of the original land area of the township of Sanbornton. This village represents the earliest settlement of the Town and the historic (and present) municipal center. The land surrounding the village is undulating, gradually sloping up to Tower Hill at the north of the district. The Sanbornton Square Historic District extends north and south along the central range road of the town, which was laid out in 1750 to Canterbury (This road is now Sanborn Road/NH Route 132, Meetinghouse Hill Road and Tower Hill Road). The area also includes buildings and sites on a number of east-west roads that converge on this part of town. The fields and woodlots surrounding the Square formerly provided extensive pasturage and tillage for the productive farming town. The most populous village in the present township, Sanbornton Square Historic District contained about 45 buildings in 1980, when it was listed to the National Register of Historic Places.[4] Approximately 20 additional homes have been constructed in the district since it was listed.

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[1] United States of America, Bureau of the Census. "1820 United States Federal Census" (Washington, DC: National Archives and Records Administration), Town of Sanbornton.
[2] 1900 United States Federal Census, Town of Sanbornton.
[3] 2010 United States Federal Census, Town of Sanbornton.
[4] Coombs, "National Register of Historic Places Inventory…", 2.

Founding and Settlement of Sanbornton

European explorers first visited Sanbornton in 1652, when surveyors for the Massachusetts Bay Colony traveled inland in search of the source of the Merrimack River.[5]

On November 3, 1620, the Council of Plymouth at Devon, England had received a grant of all of the territory in America from the fortieth to the forty-eighth parallel from King James. The grant went through several generations of ownership and on January 30, 1746, fifteen lots were bought out by a syndicate of Portsmouth merchants and government officials, referred to as the Masonian Proprietors. After 1740, when the New Hampshire government finally established the present territory of the state, a full governor for the province was appointed.[6] Benning Wentworth (1696-1770) was appointed provincial governor of New Hampshire in 1741. "As a merchant and a scion of the land-speculating Portsmouth oligarchy, Wentworth inherited the incentives and received the power to make land grants on a scale never before seen in New Hampshire."[7] Unfortunately for Wentworth, the Masonian Proprietors (whom included several members of Wentworth's immediate family), quietly purchased the proprietary claim formerly held by Capt. John Mason which included all lands in New Hampshire within a great arc with a radius of sixty miles from the sea.[8] This claim included all of the townships that had been granted by the New Hampshire Government and passed north of the area that would become Sanbornton.

A group of sixty men, 12 of whom were named "Sanborn" (including **John Sanborn**), signed a petition for township on October 28, 1748.[9] The township of Sanborntown was granted by the Masonian Proprietors in Portsmouth on December 31, 1748.[10] This early township grant set the precedent in planning for the subsequent 34 townships granted by the Masonian Proprietors.[11] The Proprietors stipulated that the area be divided into one hundred shares in two straight 'ranges' which were separated by 'range roads.' Each of the sixty incorporators would receive a lot in each range (each lot to be approximately 100-acres). One of the shares would be set aside for the first settled minister and one set aside for the church. "To encourage the speedy development of each township and to permit it to qualify eventually for a town charter…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."[12] One of the two ministerial lots was placed near the geographical center of the town and six acres, conveniently located, was to be set aside for a meetinghouse, school house, training field and burial place.[13] Though no provision was specifically made for the location of a village and central square, the general desire was to develop a village around a centrally-accessible meetinghouse lot. On November 14, 1749, a committee was chosen to go and survey the location

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[5] The explorers veered off of the course of the Merrimack and ended up traveling up the Winnipesaukee River from what is now Franklin to Weirs Beach.

[6] James L. Garvin, "The Range Township in Eighteenth-Century New Hampshire" (*The Dublin Seminar for New England Folklife Annual Proceedings,* Boston University Press, 1980), 61. The provincial governor had formerly been shared with Massachusetts.

[7] Garvin, "The Range Township…", 61.

[8] Garvin, "The Range Township…", 62.

[9] Moses T. Runnels, *History of Sanbornton Vol 1* (Boston, MA: Alfred Mudge & Son, Printers, 1882), 32.

[10] Isaac W. Hammond, A. M., ed. *Documents Related to Towns in New Hampshire: New London to Wolfeborough.* Vol. XIII (Concord, NH: Parsons B. Cogswell, State Printer, 1884), 392.

[11] Coombs, "National Register of Historic Places Inventory…", 15.

[12] Coombs, "National Register of Historic Places Inventory…", 3.

[13] Albert Stillman Batchellor, ed., *State of New Hampshire Township Grants of Lands in New Hampshire Included in the Masonian Patent,* Vol. XXVIII (Concord, NH: Edward N. Pearson, Public Printer, 1896), 235.

of the Center Square.[14]   This area became the village of Sanbornton Square (which comprises the Sanbornton Historic District).

On June 21, 1750, a road from Canterbury to Central Square and the "mill grant" to the north was surveyed.[15] This road remains along the approximate path of Route 132/Sanborn Road from the Tilton town line to Meetinghouse Hill Road, to Tower Hill Road. By August 30, 1750, 80 100-acre lots in four ranges had been laid out with a six-acre center square in the 76th lot for the first minister, a parsonage lot in the 77th, and 20-acres in the 65th lot upon the "Salmon Brook" set aside for a mill privilege[16] (figure 1). The lots were drawn on February 13, 1753 at the inn of Ann Slayton in Portsmouth.

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[14] Runnels, V1, 37.
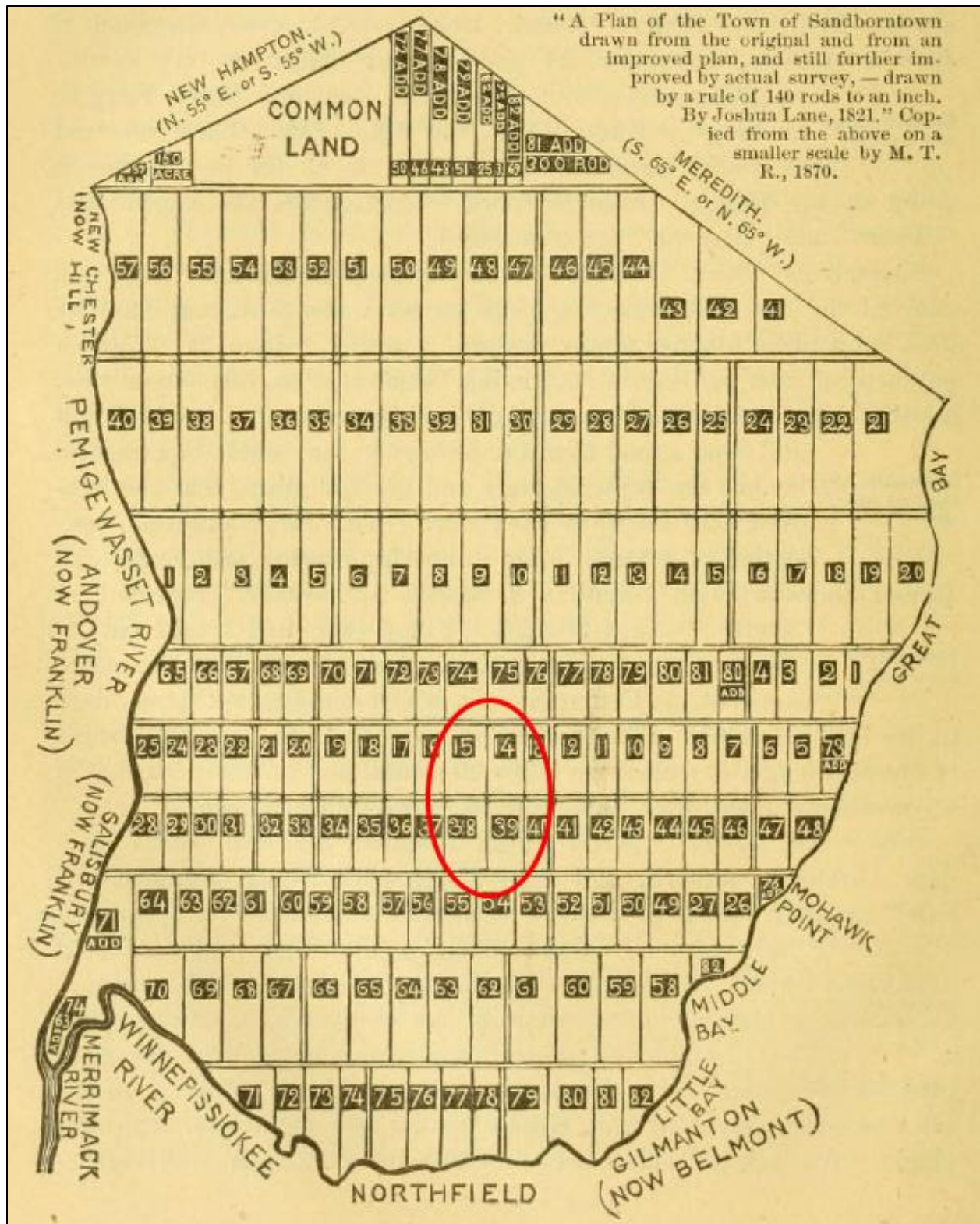[15] Runnels, V1, 37.
[16] Runnels, V1, 37.

Figure 1: Copy of 1750 Proprietor's Map with approximate study area circled (reproduced in Runnels, V1, 38)

Sanborntown was not settled until shortly after the French and Indian War, which raged until ca. 1763. The earliest settlers may have arrived as early as 1764, but certainly by 1765 to 1766. Among the first settlers were **David Duston**, **Andrew Rowen**, and **John Sanborn**.[17] Other early settlers included **Solomon Copp,** two **Danforths**, **Daniel Fifield**, and **Samuel Sheppard.** One of the earliest summer 'lodges' was located just above the bridge in what is now Tilton.[18] By 1767, when **Nathaniel Burly** of Epping settled on Calef Hill, "there were only three or four little clearings at the Square" vis. **Daniel Sanborn** Jr's (1731-1800)[19], **Aaron Sanborn**'s (1744-1790,[20] east of the square at the approximate site of the Joseph Kimball House (22 Perkins Rd/26-56)) and **Edward Kelly**'s on the hill above.[21] By the time Major **Taylor** settled in the square in 1768 there were 32 families living in the township.[22] The following year, in 1769, **William Thompson** settled at what is now **Eben Burleigh's.[23]**

In 1770, the townspeople petitioned the Governor to incorporate the Town of Sanbornton. Gov. **John Wentworth** (1737-1820; gov. 1767-1775) granted the charter. The area was resurveyed on April 6, 1770.[24] Originally, the square was laid closer to the geographical center of the town, but was moved west to be on better terrain.[25] On June 22, 1774, the townsfolk requested that the proprietor's meetings be moved from Exeter to Sanbornton.[26]

Transportation System Development

The settlement patterns of Sanbornton were heavily reliant on the creation of roads through the township. As stated earlier, the earliest roads through the Town were laid out in 1750, and connected the frontier township with Canterbury to the south and Haverhill to the North. This range road remains as the southern extent of Sanborn Road/Route 132 between the Square and Tilton, Meetinghouse Hill Road, and Tower Hill Road. By ca. 1784, when the Samuel Holland Map of New Hampshire was commissioned, a road west from Tower Hill towards the Salmon Brook and village of Gaza had been constructed (figure 2). The Hunkins Pond Road and Pound Road had also been established by this date.

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[17] John Hayward, *A Gazetteer of New Hampshire, Containing Descriptions of All the Counties, Towns, and Districts in the* State (Boston: John P. Jewett, 1849), 126.

[18] Runnels, V1, 44.

[19] Anonymous, "Find A Grave – Millions of Cemetery Records Online" (www.findagrave.com), Daniel Sanborn Jr. (1731-1800) buried at Center Cemetery in Sanbornton. Daniel Sanborn likely constructed the Daniel Sanborn House (33 Meetinghouse Hill Rd/26-41) in ca. 1780 on this clearing.

[20] Anonymous, "Find A Grave…" (www.findagrave.com), Capt. Aaron Sanborn (1744-1790), buried at Center Cemetery in Sanbornton.

[21] Runnels, V1, 47.

[22] Runnels, V1, 48.

[23] Runnels, V1, 48.

[24] Runnels, V1, 42.

[25] Coombs, "National Register of Historic Places Inventory…", 16.

[26] Runnels, V1, 43.
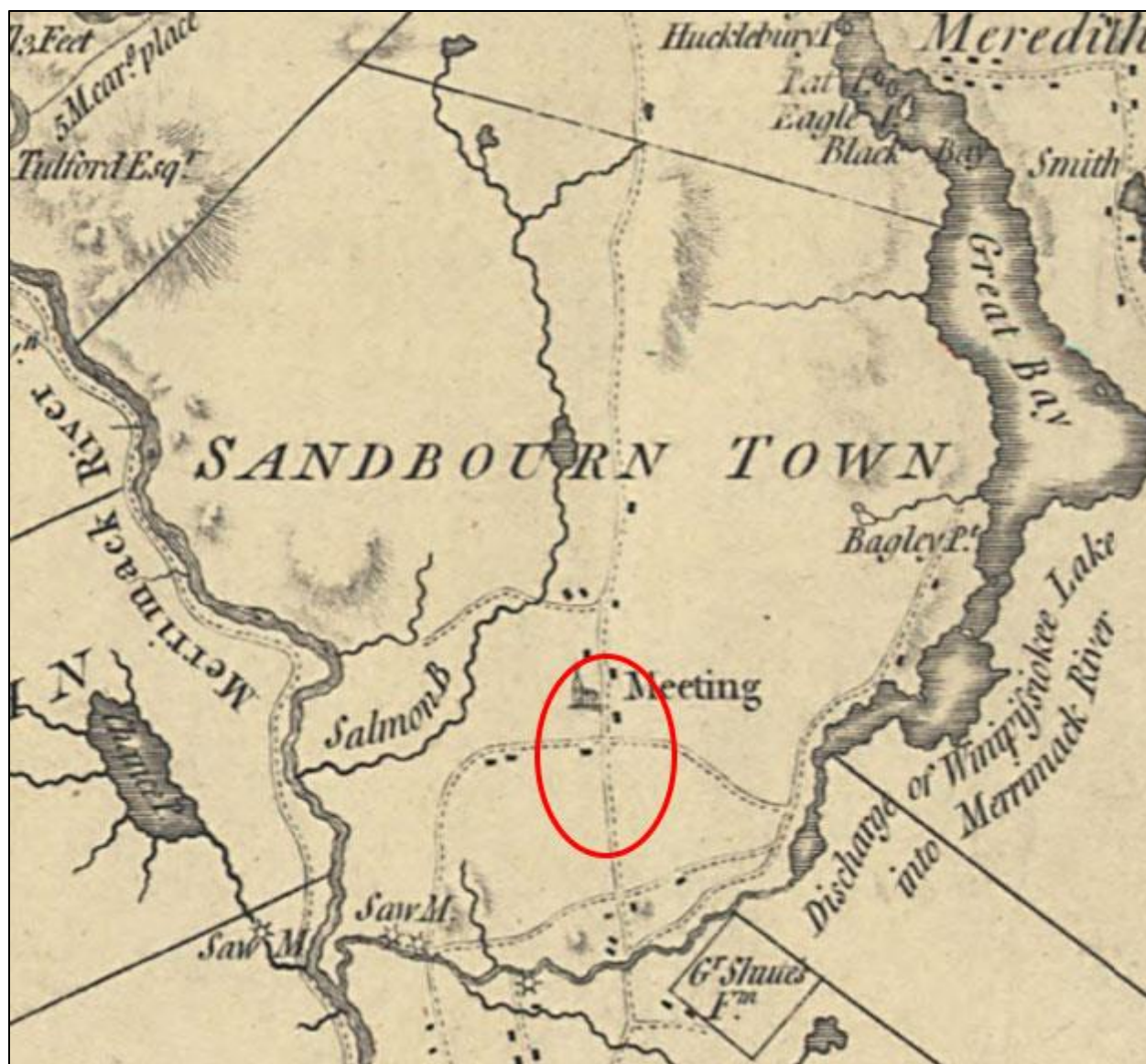
Figure 2: Detail of the Topographical Map of the State of New Hampshire Surveyed under the Direction of Samuel Holland, printed 1784 with approximate study area circled (Library of Congress)

Early settlement was divided by the many waterways of the Lakes Region. As early as 1794, three ferries across the Pemigewasset River were operating between Sanbornton and New Chester (now Hill).[27] These ferries were gradually replaced by bridges, beginning in 1806. By 1816, the Gulf Brook Road had been constructed between the lower portion of the square and the Winnipesaukee River (through the area that is now Tilton) (figure 3).

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[27] SEARCH, Inc. "New Hampshire Division of Historical Resources Are Form for Northern Pass – Lakes Region." (2015), 18.

Figure 3: Detail of the 1816 Philip Carrigain Map of New Hampshire (Library of Congress)

By the 1860s, all of the major roads in Sanbornton Square had been established (figure 4). In 1848, the Boston, Concord, and Montreal Railroad reached Tilton and Laconia, and Plymouth by 1850. This created a new route through the Lakes Region for the budding tourism industry that completely bypassed Sanbornton and competed with established stage coach lines. By the time of E. M. Woodford's 1860 "Map of Belknap County, New Hampshire", Perkins Road had been constructed east of Sanborn Road (NH Route 132), and Sanborn Road (NH Route 132) had been extended to the northwest from Currier Rd/Pound Road.

Figure 4: Excerpt from the 1860 E. M. Woodford "Map of Belknap County, New Hampshire" showing study area (Library of Congress)

The road network through Sanbornton Square did not significantly change again until the mid-20th century. Up until this time, the major north-south arteries through this part of the Lakes Region were NH Route 3 from Tilton northeast through Laconia, NH Route 127 from Franklin northeast through the Sanbornton Village of Gaza (northwest of Sanbornton Square), and NH Route 132/Sanborn Road directly through the Village of Sanbornton Square. After Interstate 93 was constructed in the mid-1960s, much of the north-south traffic through the Lakes Region was diverted away from the towns and villages for the faster and more direct route of the highway (figure 5)
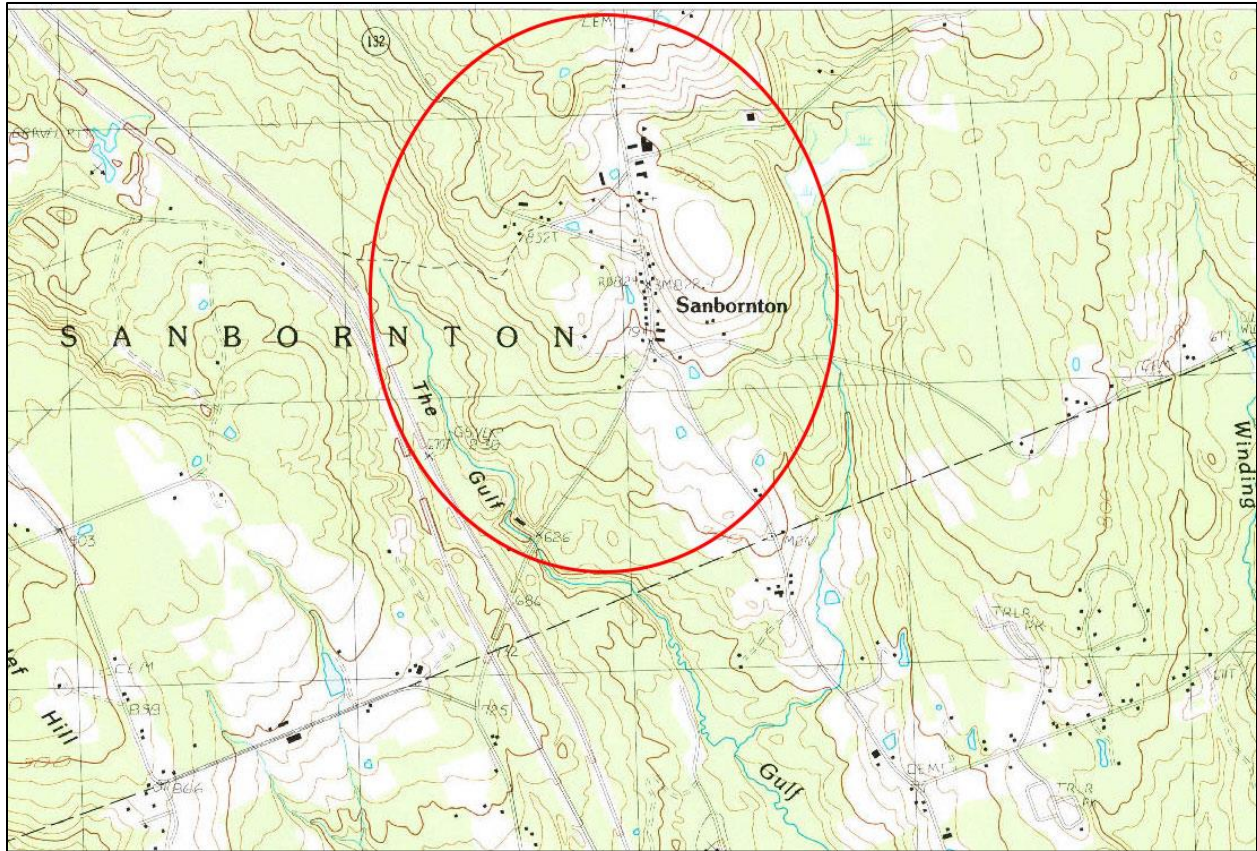
Figure 5: 1987 USGS Map of Sanbornton with approximate study area circled (USGS website)

Economic Development

As with other pioneer settlements, the earliest residents of Sanbornton were subsistence farmers. Soon small saw and grist mills were established adjacent to reliable sources of water to help provide the raw materials needed for early settlers to get their homesteads started. Early saw and grist mills in Sanbornton were located to the south in what is now Tilton and along the Salmon Brook to the north of the Square. As more people began to settle, villages grew up around the mills and the central meeting place that had been laid out by the proprietors.

The town was heavily reliant on self-sufficient farming in the eighteenth-century. Many of the eighteenth-century houses within the Historic District were once part of larger farms, such as the ca. 1776 **Chase Taylor Cottage** (506 Sanborn Rd/26-60), the ca. 1780 **Daniel Sanborn Hous**e (33 Meeting House Hill Road/26-41), the ca. 1780 **John Lord House** (495 Sanborn Rd/26-62), the ca. 1790 **Joseph Conner House** (42 Meeting House Hill Rd), the ca. 1790 **Eastman House** (47 Pound Rd/26-06), the 1791 **Simon Lane House** (49 Tower Hill Rd/22-20), the ca. 1801 **John Blaisdell House** (543 Sanborn Rd/26-49), and the ca. 1820 **Dr. Thomas Hill House** (533 Sanborn Rd/26-50ca. 1776).

Figure 6: The 1791 Simon Lane House (49 Tower Hill Rd/22-20) is an intact example of an early cape

Though much of the early industry of Sanbornton was centered at the village of Sanborn Bridge/Union Bridge (now Tilton) to the south, many smaller businesses were located throughout the village. The main street through the center of the village of Sanbornton Square was one of the only major arteries through the area, and served as a stagecoach line. As such, businesses began to crop up near the cross-roads in the municipal center of the town. In the early 19th century, Sanbornton Square was a bustling community in its own right. Rev. Runnels described the village as formerly having

> …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; / 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.[28]

In addition, the Square also had jewelers and milliners.[29] Though many of these business locations have been long lost, the district retains the ca. 1811 former **blacksmith's shop** (Sanborn Rd/26-27) (figure 7), one of the former harness-maker's shops in the wing of the **Matthew Perkins House** (516 Sanborn Rd/26-34) (figure 8), and the ca. 1810 **J. Hilliard Lane Tavern** (520 Sanborn Rd/26-33) mentioned by Runnels (figure 9).[30] Many of the no longer extant businesses, such as two distilleries, a hatters, and printing offices

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[28] Runnels, V1, 227-228.

[29] Coombs, "National Register of Historic Places Inventory…", 3.

[30] Of note, by 1882, when Runnels published his history of the town, only one of the blacksmiths' shops remained.

Figure 7:Joshua Lane's ca. 1811 Blacksmith Shop (Sanborn Rd/26-27)

Figure 8: Historic image of the ca. 1800 Matthew Perkins House, the wing of which housed George Blanchard's saddlery in the early nineteenth-century (Photo from the collection of the Sanbornton Historical Society showing the BB White Fish Cart in front of the building).
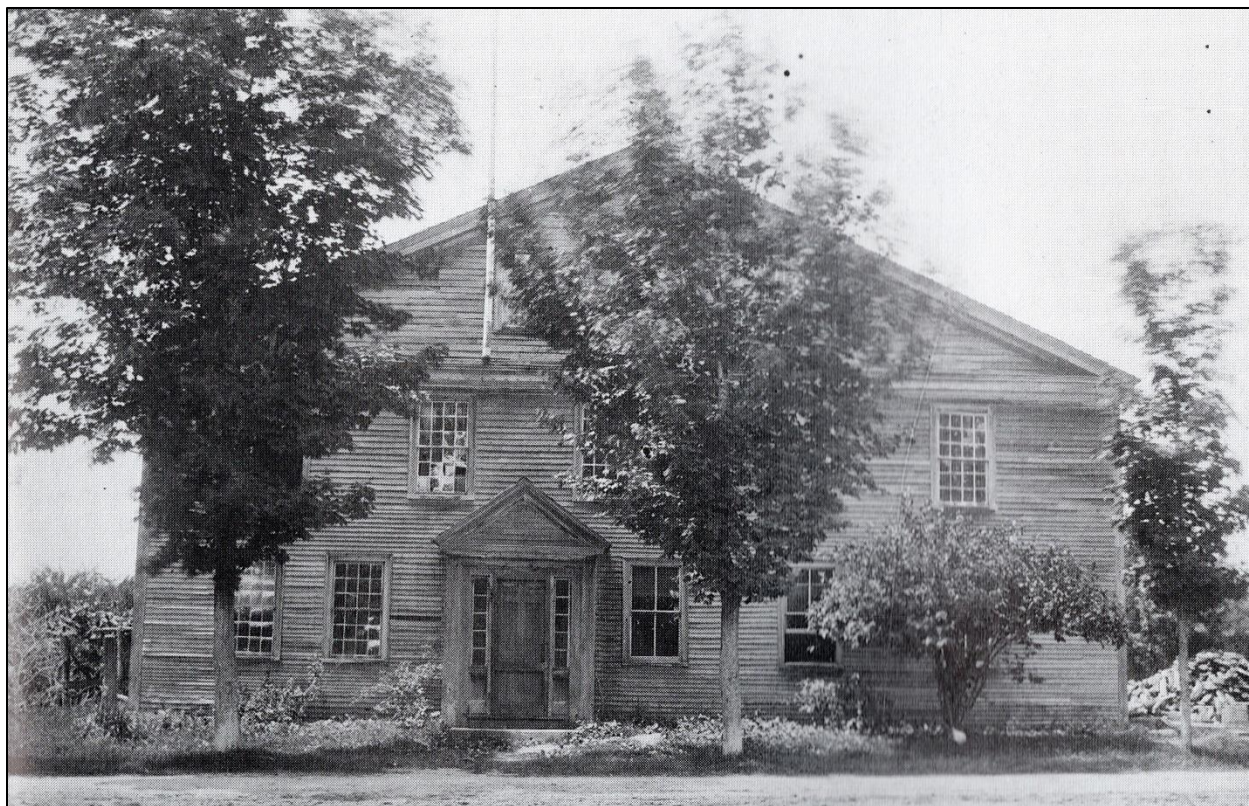
Figure 9: The J. Hilliard Lane Tavern in ca. 1900 (Heald, 91)

were located at the northwest corner of Lot No 39, along the east side of Sanborn Road between the **Jonathan M. Taylor House** (531 Sanborn Rd/26-51) and the **Sunshine Cottage** (515 Sanborn Rd/26-54) and the west side of the road between the **Matthew Perkins House** (516 Sanborn Rd/26-34) and intersection of Gulf Road.[31] The stagecoach line between Concord and North Conway shepherded many travelers through the village center, allowing more business than could be sustained by the local population on its own.

By 1817, Sanbornton had grown to include "11 grain mills, 13 saw mills, 3 clothing mills, 2 carding machines, 1 nail factory, and oil mill, a distillery, and 6 trading stores."[32] Though most of the industrial activities of the town were located to the south of the Square in present-day Tilton (where they could utilize the water power of the Winnipesaukee and Pemigewasset Rivers), the Square did retain several stores and a distillery.

Woodworking, and related industries, were a major economic force in Sanbornton in the early nineteenth-century. "There were thirty-eight thriving businesses in operation, with trade extending as far as Philadelphia and to points north of the State.[33] Historical records show that Sanbornton supported at least fourteen joiners and cabinetmakers before 1825. Among these were John Johnson (1741-1825) of Epping,

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[31] Runnels, V1, 370.
[32] Eliphalet & Phinehas Merrill, *A Gazetteer of the State of New Hampshire in Three Parts* (Exeter, NH: C. Norris & Cl., 1817), 192.
[33] Work Projects Administration Writers' Program, *Hands that Built New Hampshire* (Brattleboro, VT: Stephen Daye Press, 1940), 48.

and his son Bradbury Johnson (1766-1820), who would go on to become a prominent architect-builder in Portsmouth and Exeter, New Hampshire, Saco, Maine, and New York City.[34] Another prominent architect-builder was **William Durgin** (1750-1822), who planned and built several churches and buildings in Sanbornton (including the First Sanbornton Meetinghouse) and beyond in the early 1800s. Durgin was also well-known for making furniture, "his talents in producing articles from wood were so diversified that it was said he could make anything in the world but rennet bags.[35]

By 1820, the population of Sanbornton had reached its peak of 3,300,[36] due in large part to the thriving industrial economy of the southern part of the town. Sanbornton lost one of its two industrial centers in 1828, when some of the southwest corner of the town was severed to create Franklin. The other industrial center, Sanbornton Bridge, severed in 1869 to form Tilton. By 1870, the Town's population had dropped to 1,236 as the result of the loss of these two major centers of industrial activity.[37]

During the same time as these industrial centers began to break away from Sanbornton, the agricultural boom of the early decades of the nineteenth century began to wane as western exploration and the expansion of railroads opened up the relatively flat, rock-free, large-scale farms of the west and hill farms were abandoned by families seeking greener fields. Through the second-half of the nineteenth century land prices began to plummet.

As if Sanbornton Square wasn't already beginning to struggle as a result of the loss of the industrial villages at Tilton and Franklin, changes to transportation routes further impacted the village's economy. The traffic through the village was drastically reduced after the Boston, Concord and Montreal Railroad reached Tilton in 1848 and Plymouth in 1850.

In spite of these trends, and the loss of the thriving industrial economy to Tilton and Franklin, the majority of the town's land was still devoted to agriculture. In 1849, John Hayward's *Gazetteer* listed the productions of the soil as 13,336 bushels of Indian corn; 56,230 bushels of potatoes, 5,105 tons of hay, 12,348 lbs of wool; and 5,394 pounds of maple sugar.[38] Two small sawmills and a gristmill were located along the Salmon Brook, northwest of the Square in the 1850s.[39]

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[34] Coombs, "National Register of Historic Places Inventory…", 3. Among Bradbury Johnson's designs was the Portsmouth Athenaeum and the First Congregational Church in Exeter.

[35] Work Projects Administration Writers' Program, *Hands that Built New Hampshire* (Brattleboro, VT: Stephen Daye Press, 1940), 48.

[36] 1820 United States Federal Census, Town of Sanbornton.

[37] 1870 United States Federal Census, Town of Sanbornton.

[38] Hayward, 126. The differentiation in measure between lbs. for wool and pounds for maple sugar is unknown.

[39] Edwin A. Charlton, *New Hampshire as it is* (Claremont, NH: Tracy & Sanford, 1855), 379.

Figure 10: Sanbornton Square in 1860 from E. M. Woodford "Map of Belknap County, New Hampshire" (Library of Congress)

By the 1880s, many of the early 19ᵗʰ century businesses had ceased operation, as Sanbornton's land-mass and population had dropped following the loss of Tilton and Franklin. In 1882, local historian Moses T. Runnels attempted to document many of these historic businesses in his history of the town (figure 11). Runnels also recorded a contemporary **distillery/cider mill** along Tower Hill Road (the foundation is still visible to the south of 37 Tower Hill Rd/22-21), despite the growing temperance movement of the time.

Figure 11: 1882 Map of Sanborton Square (with sites of former buildings) from Runnels (New York Public Library Digital Collections)
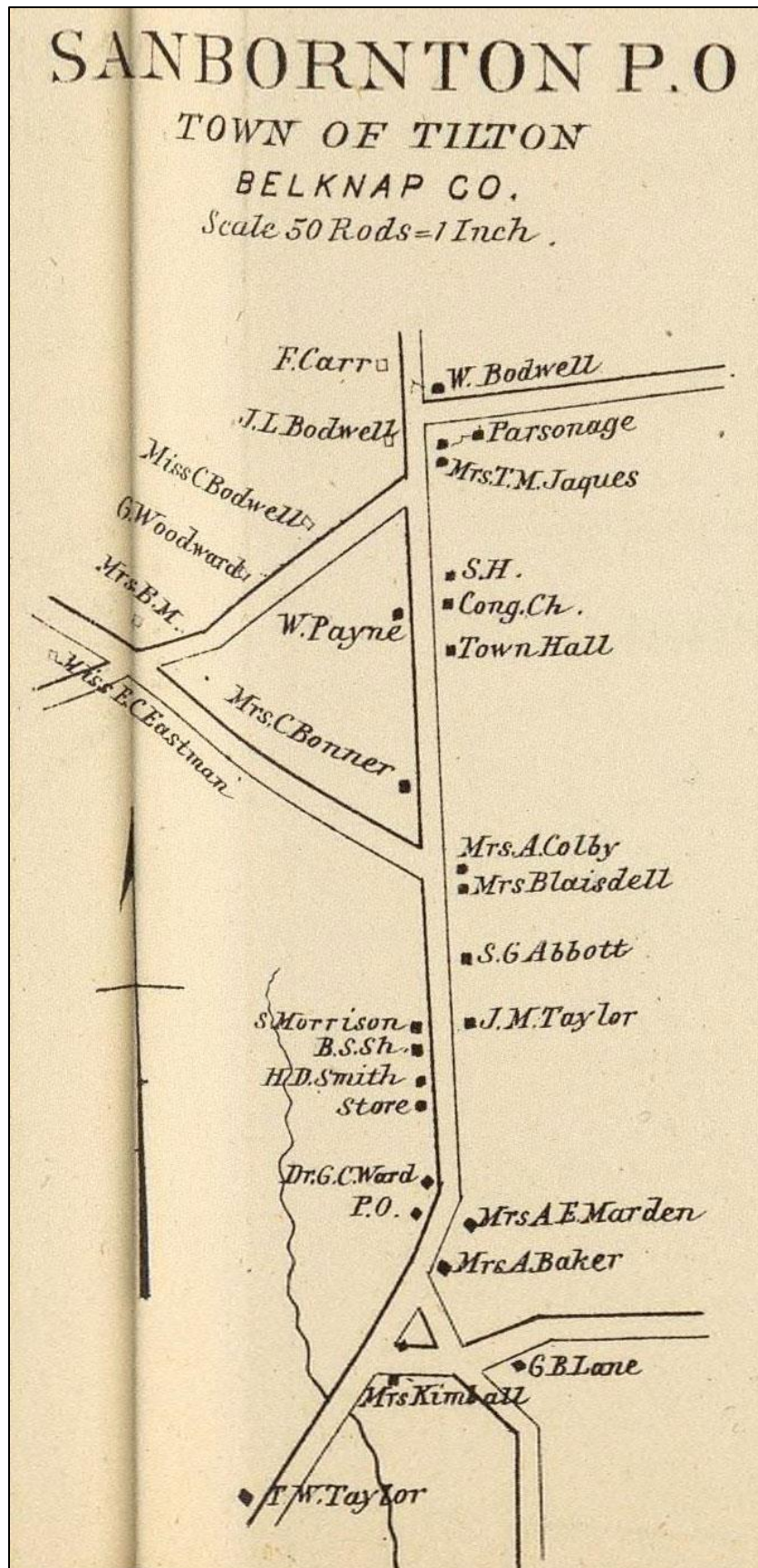
Figure 12: Sanbornton Square in 1892 (D. H. Hurd & Co. Town and City Atlas of the State of New Hampshire)

The village changed very little through the second half of the nineteenth century and into the twentieth, and there has been very little economic growth or architectural construction in this period. In about 1900, **the Square Spot** (515 Sanborn Rd/26-54) was constructed as the E. C. Weeks & Co. Groceries along the main road through the village (figure 13). The population continued to wane, reaching a low of just 600 residents in 1920.[40] By 1940, the village businesses were reduced to only "one tiny store run by the postmaster."[41]
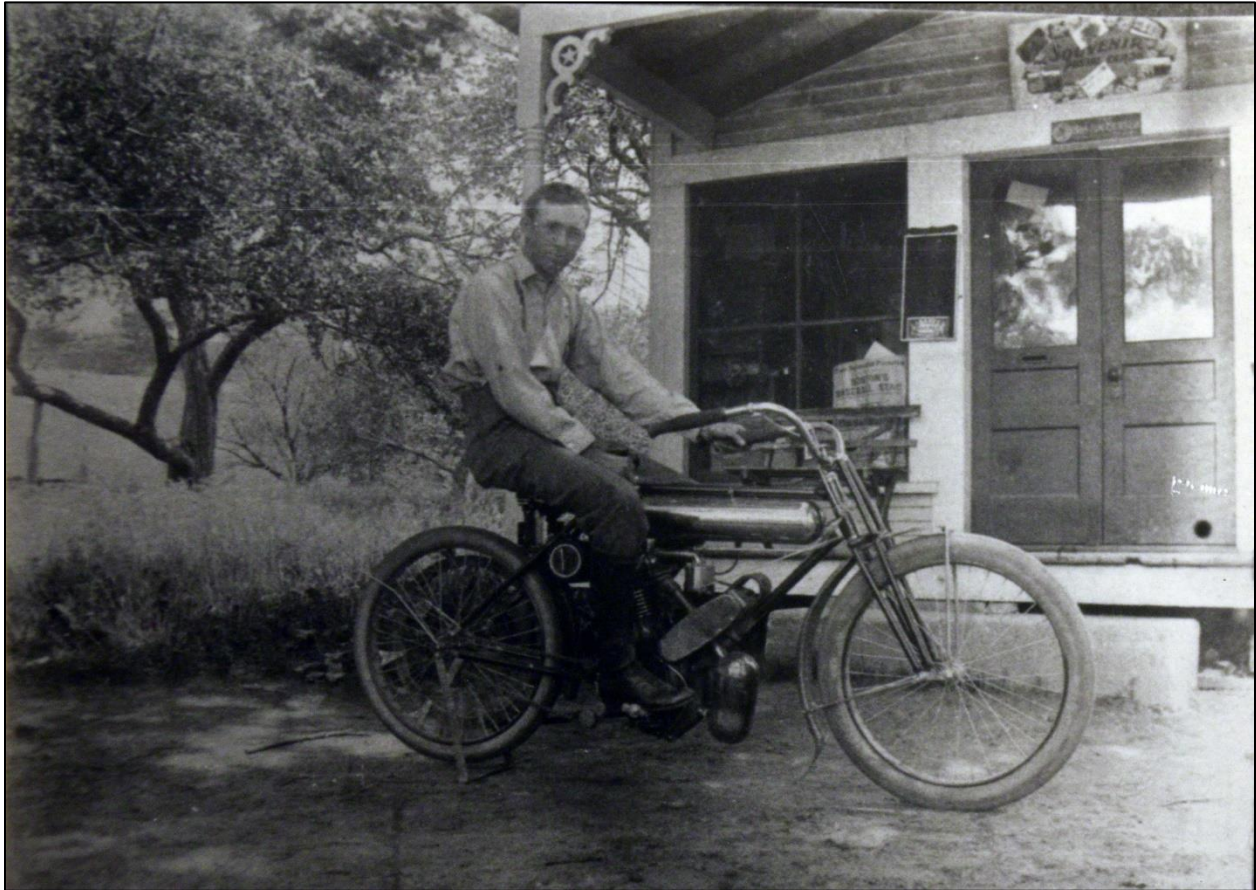
Figure 13: E. C. Weeks & Co. ca. 1920s (Sanbornton Historical Society)

After World War II, automotive transportation transformed New Hampshire as summer tourism took off as a major economic driver in the state and people in communities like Sanbornton began to commute to the nearby cities of Laconia and Concord for work. In 2020, only 17.6% of working residents work within the Town.[42] 79% commute to another community in New Hampshire and 3.4% commute out-of-state.[43] The largest employer in Sanbornton is Steele Hill Resort, with 85 employees. Much of the town is still forest and open farmland.

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[40] 1920 United States Federal Census, Town of Sanbornton.
[41] Work Projects Administration Writers' Program, 48.
[42] New Hampshire Department of Employment Security Community Profiles website: https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/sanbornton.htm (accessed March 2020).
[43] New Hampshire Department of Employment Security Community Profiles website: https://www.nhes.nh.gov/elmi/products/cp/profiles-htm/sanbornton.htm (accessed March 2020).

Civic Structures, Churches and Education

It was not until well after the 1770 incorporation of Sanbornton that any civic structures were constructed within the town. Though the Masonic Proprietors set aside a lot for a settled minister and a location for the meetinghouse, none was constructed until ca. 1773. During the March 1771 Sanbornton town meeting, the townspeople voted to build a meetinghouse within two years. On December 13, 1773, the town voted to build a meetinghouse sixty feet long and forty-three feet wide.[44] Master builder **William Durgin** constructed the timber frame for the meetinghouse and raised the structure on what is now Tower Hill. The large building had no steeple (it was once said that "it looked more like the Lord's barn"[45]) and was located just south of the **Centre Cemetery** (Tower Hill Road/Map 22), which was established at approximately the same time.[46] Rev. **Joseph Woodman** (1748-1807)[47] was engaged as the first settled minister, and was ordained in 1771.[48] The first religious services were held in the building on May 21, 1775 and the first Town Meeting was held in the building on January 1, 1778.[49] The interior of the building was plastered in 1789 and the meetinghouse was fully finished in 1797. Rev. Woodman was dismissed in 1806, and was succeeded by Rev. **Abraham Bodwell** (1777-1863).[50]

At the turn of the nineteenth-century, the term "Church" referred not to a building, but to the religious organization of people who occupied it. Up until the passage of the 1819 "Toleration Act",[51] the Congregational Church was a town function and town responsibility with town meeting and religious services held in the same "meeting house." These meeting houses were the only public buildings that existed during the first two centuries for many New England towns, and the Town employed the minister, whose salary was a separate tax (usually) on all voters, regardless of denomination.[52]

It did not take long for other protestant religious groups to build their own meeting places. A Sanbornton Town Meeting warrant article in April 1791 asked for permission to erect a Baptist meetinghouse on town property but was voted down.[53] Soon after, the First Baptist Church (1020-1098 New Hampton Rd/NH Route 127) was erected at the end of Perley Road (northwest of Sanbornton Square) and completed in 1792.

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[44] David Ruell, *The Historic Churches of Belknap County 1791-1940* (Meredith, NH: Lakes Region Planning Commission, 1995), 166.

[45] Work Projects Administration Writers' Program, *Hands that Built New Hampshire* (Brattleboro, VT: Stephen Daye Press, 1940), 29.

[46] The oldest grave markers in the cemetery date to the 1770s and 1780s, including the grave of John Gibson (1746-1772), Anna *Forrest* Gibson (1750-1783) and Mary *Barter* Sanborn (1742-1784) (www.findagrave.com, Center Cemetery Memorials).

[47] Anonymous, "Find A Grave – Millions of Cemetery Records Online" (www.findagrave.com), Rev. Joseph Woodman (1748-1807), buried at Center Cemetery in Sanbornton.

[48] Hayward, 126.

[49] Ruell, *Historic Churches of Belknap County*, 166.

[50] Anonymous, "Find A Grave – Millions of Cemetery Records Online" (www.findagrave.com), Rev. Abraham Bodwell (1777-1863), buried at Center Cemetery in Sanbornton.

[51] The official name of the bill, enacted on July 1, 1819, was "An Act, in Amendment of Act entitled an Act, for Regulation of Towns and the Choice of Town Officers." For further reading on the "Toleration Act", see "Toleration Act of 1819" *Historical New Hampshire* Vol. 72 No. 2 (Fall 2019), pages 12-17.

[52] Eva A. Speare, *Colonial Meeting Houses in New Hampshire* (Littleton, NH: Courier Printing Company, 1938), 1.

[53] Ruell, *Historic Churches of Belknap County*, 162.

In about 1808, the first Bay Meetinghouse was constructed as a Freewill Baptist Meetinghouse.[54] In 1816, this group was replaced by the Second Baptist Society of Sanbornton, who replaced the first meetinghouse in 1836 with the present Bay Meetinghouse (now Mountain View Church, 332 Upper Bay Road to the northeast of Sanbornton Square).

After the "Toleration Act" was passed1819, no person could be taxed against his will to support a specific religion, and many churches were removed from meetinghouses as a result.[55] Separation was a slow process, as the state was not allowed to pass *ex post facto* laws, meaning that pre-existing contracts were allowed to continue and receive public support until they ran out.[56] Because of this arrangement, many churches and town meeting houses were constructed across New Hampshire between 1820 and 1850.

In May of 1834, the Town voted to build a new town house, and relinquish the Town's right to the meetinghouse to the pew owners rather than repair the existing meetinghouse. The **Sanbornton Town Hall** (19 Meeting House Hill Rd/26-45) was constructed in the Greek Revival style to create a separate secular meeting hall for the people of Sanbornton (figure 14).

Figure 14: Public buildings at Meeting House Hill from 1980 National Register Nomination. L to R: ca. 1825 Woodman-Sanborn Academy (27 meeting House Hill Rd/26-42), 1834 Sanbornton Congregational Church (SAN0004/21 Meeting House Hill Rd/26-44), ca. 1870 Sanbornton Bandstand (19 Meeting House Hill Rd/26-45), and 1834 Sanbornton Town Hall (19 Meeting House Hill Rd/26-45).

On May 19, 1834, workmen began to disassemble the old meetinghouse and take materials down the hill to Sanbornton Square. The **Sanbornton Congregational Church** (SAN0004/21 Meeting House Hill Rd/26-44) was constructed, incorporating the foundation and frame of the earlier building as well as the

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[54] Ruell, *Historic Churches of Belknap County, 159.*

[55] Some towns opted to keep both functions within one building by allowing multiple churches to use the meeting hall. The Sunday mornings of the year were then divided up, based on the size of each congregation.

[56] Everett S. Stackpole, *History of New Hampshire*, vol. IV (New York: The American Historical Society, 1916), 230.

window glass.[57] The building was dedicated on September 12, 1834 and included Gothic Revival style ornamentation on a Federal style church form. Rev. Bodwell oversaw the construction of the building, and remained pastor of the Congregational Church until 1852, when he was succeeded by Rev. **James Boutwell** (1814-1865).[58] Round the turn of the twentieth-century, the entrance to the Church was reconfigured, and the present stained-glass windows were installed, and in 1968, an addition was added to the rear of the building. In the late 1970s, a basement was constructed beneath the building and in the 1990s, a new accessible entrance was installed.

Figure 15: ca. 1840 Sanbornton Town Pound

As early as 1772, the Town voted to improve Chase Taylor's barnyard to impound stray cattle, horses and pigs.[59] An early 1718 statute required that each town maintain a pound for stray animals at their own expense. In 1778, the Town constructed the first Town Pound on the corner of Aaron Sanborn's Land (east of the square at the approximate site of the Joseph Kimball House (22 Perkins Rd/26-56). In 1791, "An Act Regulating Pounds" was passed, and the State reaffirmed the requirement of towns to maintain pounds, adding penalties for failure to comply. Neglecting impounded animals on the part of the Pound-Keeper was an actionable offense, and unclaimed stock was disposed of by the Town after several days. From 1791 to 1829, the town office of Pound Keeper was filled annually.[60] In 1804 a new wooden pound was constructed to the west of the Meetinghouse. After the meeting house was replaced in 1834, the townsfolk desired to move the pound to a more convenient location, and the present stone **Town Pound** (47 Pound

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[57] Ruell, *Historic Churches of Belknap County*, 166.

[58] Anonymous, "Find A Grave – Millions of Cemetery Records Online" (www.findagrave.com), Rev. James Boutwell (1814-1865), buried at Center Cemetery. After his death in 1865, Boutwell was succeeded by Rev. Moses Thurston Runnels (1830-1902), author of the history of Sanbornton.

[59] Runnels, V1, 132. Chase Taylor's original house was located to the southwest of the Chase Taylor Cottage, along Gulf Road.

[60] Runnels, V1, 415.

Rd/26-06, figure 15) structure was constructed to the west of the **Eastman House**.[61]   In 1877, the Legislature of the State of New Hampshire amended the statutes relating to pounds in reaction to the decline in agriculture, allowing towns to vote on whether they wanted to continue to maintain a public pound or dispose of the land that was set aside for this purpose. Though Sanbornton did not continue to fill the office of Pound Keeper, the structure continued to be used on rare occasions through the 1880s.[62]

As in other rural New Hampshire communities, the first schools in Sanbornton were located in one-room district school houses adjacent to centers of population and large farms. A 1798 report lists the No. 6 or Center District School near the town meeting house (just north of the Centre Cemetery).[63] A second district school was located at the east side of the intersection of Sanborn Rd and Meeting House Hill Rd (this was removed in 1870).[64] By 1856, there were 28 common or district schools in Sanbornton.[65]

The **Woodman-Sanborn Academy** (27 Meeting House Hill Rd/26-42) was constructed in ca. 1825 as a private academy building. The school was named after the youngest son of Rev. Joseph Woodman, **Aaron Woodman** (ca. 1790-1826),[66] a prosperous merchant who helped fund the construction and endowment for the school.[67] The school was incorporated in 1826. By 1840, the school had one hundred and nine male students and seventy-one female students, many of whom boarded at the **Joseph Conner House** (42 Meeting House Hill Rd/22-38).[68] The final academy term was in 1857 and the school was forced to close due to insufficient funds. The Academy sat empty for several years, until early in 1867, when the school district at the Square gained control of the building. The exterior was restored and the first floor was converted into a large school-room and the second made a community meeting space.[69]

The **Sanbornton Elementary School** (now Winnisquam Regional School/16 Hunkins Pond Rd/22-25) was constructed in 1948 to accommodate for the surge of school children following the baby-boom at the end of World War II (figure 16). The small one-room school in the Academy building was abandoned, and the children were moved to the new multi-classroom building to the northeast.

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[61] Runnels, V1, 260.
[62] Runnels, V1, 416.
[63] Runnels, V1, 102.
[64] Runnels, V1, 366.
[65] Charlton, 380.
[66] Runnels, VII, 859
[67] Runnels, V1, 119.
[68] Runnels, V1, 122.
[69] Runnels, V1, 122-123.

Figure 16: Sanbornton Elementary School, ca. 1948 (Collection of the Sanbornton Public Library)

The Woodman-Sanborn Academy was repurposed as the Sanbornton Public Library ca. 1950. The earliest Sanbornton Library Society was instituted in 1796, and was later held in the Woodman Sanbornton Academy. This library was dissolved due to the "objectionable nature" of two of the books within the collection, which were burned by members of the Sanborn family.[70] In 1936, Alice Davis sold her home, the **Capt. Joshua Lane House** (530 Sanborn Rd/26-26) to the Town as a Library. The building was remodeled and used until 1950, when the Sanbornton Public Library moved into the old Academy building.

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[70] Runnels, V1, 329. Unfortunately, Runnels does not give many details of these volumes, except to say that one was written by Thomas Paine.

Sanbornton Square Today

The Sanbornton Square Historic District is a very quiet rural town center. The public buildings of the Town are clustered near the center of the district, along Meeting House Hill Rd, Sanborn Rd, and the west end of Hunkins Pond Rd. In addition to the municipal buildings, a small museum further south along Sanborn Rd is managed by the Sanbornton Historical Society out of the **J. Hilliard Lane Tavern** (520 Sanborn Rd/26-33). There are no commercial establishments within the district, and the majority of the resident community commute to other areas of Sanbornton (such as Steele Hill Resort to the northeast) and surrounding communities for employment

The municipal center of the Square is surrounded by residential parcels at the roadside and large open woodland and farmland beyond. Most of the fields surrounding the Square are still kept open and used for agriculture (specifically along Sanborn Road south of Gulf and Perkins Roads). Though some of the larger parcels have been subdivided since the establishment of the district in order to create additional housing stock along the roadsides, much of the surrounding agricultural and forest land has remained intact, helping to preserve the feeling of a tight-knit rural village.

HISTORIC AND CULTURAL RESOURCES

The architecture of Sanbornton Square Historic District is predominantly early nineteenth-century in date, reflecting the Federal and Greek Revival styles that were popular during the largest period of economic growth in the village. The buildings are characteristic of rural central New Hampshire buildings of this time, and include both private and public structures. Almost all of the buildings in the district are wood-framed, and most of the buildings have wooden clapboard siding with double-hung windows. Many of the buildings are set back from the road, and accompanied by attached sheds and barns, reflecting the agricultural economy that predominated in Sanbornton at the time they were constructed. The combination of large yards, adjoining fields, and surrounding forested terrain further emphasizes this history.

Though most of the buildings within the district were constructed prior to the American Civil War, there are also several examples of late nineteenth-century Victorian styles, as well as an abundance of early-to-mid twentieth-century Colonial Revival buildings. Since the district was first established in 1964, and listed to the National Register of Historic Places in 1980, many of these Colonial Revival buildings have become historic in their own right. Late twentieth and early twenty-first century subdivisions of historic lots have meant that additional modern structures have been added within the district.

Though the district is largely residential, the area also contains one church, one town hall, two former taverns (one of which is now a museum), two former stores, a bandstand, a town pound, a former blacksmith's shop, both a historic fire station (now the Town Office) and a modern fire station, a former academy (now public library), a school, the Town garage, and the Post Office..

Architectural Analysis

Many of the first-period buildings within the district are long lost, having been likely constructed as semi-temporary log structures that were quickly replaced by permanent homes. The first 'framed house' constructed within the larger town was erected by Sargent John Sanborn in ca. 1765 (demolished 1800) about three-quarters of a mile north of Tilton village.[71] Daniel Sanborn, Jr. (1731-1800) was the first to build in the Square in June 1766, when he constructed a house on the site of the present, later, **Daniel Sanborn House** (495 Meeting House Hill Rd/26-41). By the time Nathaniel Burley arrived in ca. 1767, additional clearings had been made in the square.

Federal Style (ca. 1780-1820): The earliest surviving buildings within the Sanbornton Square Historic District were constructed in the Federal Style. The transition from the earlier Georgian style of architecture (popular ca. 1700-1780) to the more refined Federal (ca. 1780-1820) was often subtle in rural communities, where builders were constructing simplified, functional dwellings as compared to showy "high style" suburban or urban houses. The Federal style has many of the same elements as the Georgian – strict symmetry, classical details, and a side-gabled roof, yet the details are often more highly ornamented and sophisticated, with more finely drawn details and molding profiles based not on sections of a circle (as with the Georgian style), but based on the sections of an ellipse.

The Federal style of architecture usually is constructed with side-gable roof and five-bay façade (sometimes three or seven bay) with central door. Often the paneled door is set beneath a semi-elliptical fanlight, often

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[71] D. Hamilton Hurd, ed. *History of Merrimack and Belknap Counties, New Hampshire* (Philadelphia: J. W. Lewis & Co., 1885), 893.

with sidelights, and elaborated surround. Cornice lines are often emphasized with dentils or other decorative molding. Windows of this period are usually double-hung wooden sash with six panes per sash separated by narrow wooden muntins.

A number of the houses within the district are constructed in the Federal Style. These buildings retain the general form and massing characteristic of this style, as well as fenestration (door and window locations), door and window trim, and louvered fans that reflect this style. Examples of Federal-style domestic buildings include the ca. 1780 **Daniel Sanborn Hous**e (33 Meeting House Hill Road/26-41), the ca. 1780 **John Lord House** (495 Sanborn Rd/26-62, figure 17), the ca. 1789 wing of the **Beniah Sanborn House** (22 Meeting House Hill Rd/26-14), the ca. 1790 **Joseph Conner House** (42 Meeting House Hill Rd),the ca. 1790 **Eastman House** (47 Pound Rd/26-06, figure 18), the 1791 **Simon Lane House** (49 Tower Hill Rd/22-20), the ca. 1798 **Wadleigh House** (591 Sanborn Rd/26-9), the ca. 1800 **Matthew Perkins House** (516 Sanborn Rd/26-34), the ca. 1801 **John Blaisdell House** (543 Sanborn Rd/26-49, figure 19), the ca. 1806 **Parsonage** (49 Meeting House Hill Rd/22-29), and the ca. 1808 **Abraham Bodwell House** (3 Tower Hill Rd/22-24, figure 20).

Figure 17: ca. 1780 John Lord House

Figure 18: ca.1790 Eastman House

Figure 19: ca. 1801 John Blaisdell House

Figure 20: ca.1808 Abraham Bodwell House

There are also example public buildings within the Historic District that represent the Federal style. The ca. 1825 Woodman-Sanborn Academy (2 Meeting House Hill Rd/26-42) retains many Federal-style details, including the clapboard siding, cornice molding, front door surround, and three-stage bell tower, capped

with an octagonal lantern and dome roof. The ca. 1810 **J. Hillard Lane Tavern** (520 Sanborn Rd/26-33), the restoration of which was begun by the Sanbornton Historical Society in 1968, is another example Federal building with some later Greek and Gothic Revival details. The building retains the Federal style front (east) door surround, with fanlight above and ¾ side lights, fully pedimented gable end, and many fine interior details of the Federal period. The Gothic fan over the central gable-end may have been added as an early alteration to the building.

Greek Revival Style (ca. 1825-1860): The Greek Revival style of architecture was popularized after the publication of several books by Asher Benjamin in the 1830s and remained popular until about the Civil War. America saw a clear parallel between the Greek fight for independence from the Turks and their own recent fight for independence from the British. Greece was the original home of democracy and could be seen as a model for their own young country. The ideological architecture was adopted quickly for public buildings, particularly town halls and schools. Greek Revival style building may have either a side-gable or gable-front roof with a low pitch, heavy cornice lines that are emphasized by wide trim, narrow transoms and side-lights incorporated into an elaborate door surround, often within a columned entry porch (columns are usually Doric in style). The massing and proportions of Greek Revival buildings give a sense of monumentality, as they often simulate the stone temples they are modeled after. Like their Federal style precursors, windows are usually six-over-six with paneled doors and clapboard siding.

Figure 21: 1830s-1840s main block, B Sanborn House   *Figure 22: ca. 1811 Capt. Joshua Lane House*

There are several example Greek Revival style houses within the district. The main block of the **Beniah Sanborn House** (22 Meeting House Hill Rd/26-14, figure 21) was likely constructed in the 1830s or 1840s as a typical Greek Revival style small farmhouse.[72] The building was constructed with a knee-wall frame, which elevated the eaves well above the first-floor, creating increased head-room in the second floor and creating space for a wide classical-style entablature. The building trim is thick and flat, with heavy squared columns supporting the entrance portico and a large open porch cut out of the south-side. The two small brick chimneys at the interior of the ridge are also indicative of the shift from large central hearths to airtight stoves after the 1830s. Though said to have been constructed as early as ca. 1811 and later given some Victorian and Colonial Revival details, the **Capt. Joshua Lane House** (530 Sanborn Rd/26-26, figure 22) also has a knee-wall frame. The general form and massing are Greek Revival in style, as are the narrow

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[72] Portions of the house may date back to ca. 1789, and the building likely started as a small single-story cape (now ell) in the late eighteenth century, with the present main block added in the 1830s as the family expanded.

stove-pipe chimneys at either end of the building. Like the Lane House, the ca. 1836 **Ames Baker House** (509 Sanborn Rd/26-55) appears to have been constructed in the Greek Revival style and given a late nineteenth-century Victorian renovation. The main block of this building has the general form and massing of a Greek Revival building, with gable-end facing west toward Sanborn Road. The gable end is fully pedimented with a large semi-elliptical fan light. The 2/2 windows, bay window, and entry porch are all Victorian additions that show the continued use of the building though time. The ca. 1840 **Joseph Kimball House** (22 Perkins Rd/26-56, figure 23) is, like the Lane House, an example of a Greek Revival cape with knee-wall construction.   The Kimball house retains the general form and massing, fenestration, corner pilaster, central door surround, and historic Greek Revival six-over-six window sash.

Figure 23: Joseph Kimball House

The **Sanbornton Town Hall** (19 Meeting House Hill Rd/26-45) and **Sanbornton Congregational Church** (SAN0004/21 Meeting House Hill Rd/26-44) were both built at the height of prosperity of the village in 1834 and reflect not only the Greek Revival but also the Gothic Revival, another early nineteenth-century romantic revival style of architecture. Both of these buildings combine the basic plans of the Greek Revival style (general form and massing, with gable-front orientation) with Gothic Revival detailing. The Town Hall is largely Greek Revival in style, with Greek Revival window surrounds, fully pedimented gable end, and semi-elliptical louvered arch in the tympanum, however, the front door surround and ornamentation of the tower are purely Gothic Revival in style. The gothic-arched louvers in the bell tower, belfry, and above the windows of the Congregational Church, along with the ornamentation of the tower are all also typical Gothic details.

Victorian Styles (ca. 1860- ca. 1900): The lack of construction in Sanbornton Square in the second half of the nineteenth-century reflects the lack of economic growth in the Square following the arrival of the railroad to Tilton and Laconia and the interruption of consistent stage traffic through the village. Despite the relative quiet of this era, several buildings within the district were added or altered to reflect these later styles.
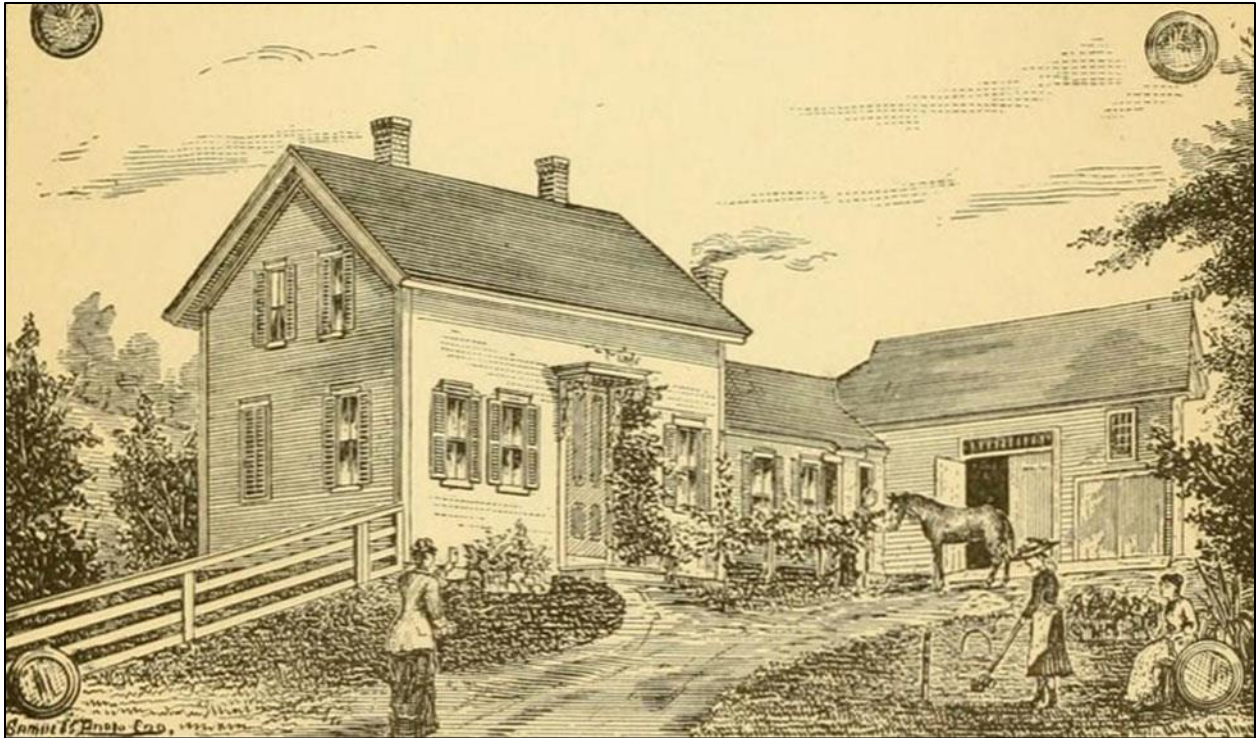
Figure 24: Sunshine Cottage ca. 1880 as a Greek Revival House with barn (from Runnels V1, 228)

Though constructed as a Greek Revival-style knee-wall 1 ½ story cape with ell and English barn in ca. 1857 (figure 24), the **Sunshine Cottage** (515 Sanborn Rd/26-54) today more closely reflects a late Victorian renovation that added Italianate-style details. The renovation added another floor to the main house, added an entry porch with turned columns and scroll-work brackets to the south side beneath a cross-gable dormer, added a bay window to the south side, and enlarged the barn, decorating it with the present Italianate-style cupola (figure 25). The house was renovated once more, prior to the 1980 National Register Nomination. The 20th century renovation removed the Victorian porch and gable-dormer and added the present neo-Federal door surround, adding a Colonial Revival layer to the building (figure 26).

Figure 25: Sunshine cottage, ca. 1900 showing late Victorian appearance (Sanbornton Historical Society Collections)

Figure 26: Sunshine Cottage in 2020 with Colonial Revival changes.

Two public buildings were also added to the Square in the latter half of the nineteenth-century and turn of the twentieth. The **Sanbornton Bandstand** (19 Meeting House Hill Rd/26-45), was constructed in ca. 1870 in the stick style. The **Square Spot** (515 Sanborn Rd/26-54) was constructed in ca. 1900 as a general store building and retains late Victorian details such as the general form and massing, large store-front windows, exposed decorative rafter-tails at the porch, and scrollwork porch brackets.

Figure 27: ca. 1938 Ted Abbott House

Colonial Revival: From as early as the 1880s, until the modern era, new houses have been constructed in the Colonial Revival style in an effort to pay homage to the early English houses of "Colonial" America (IE: the houses of the Georgian era from about 1700-1780). The Colonial Revival style was predominant in the first half of the twentieth-century, and several examples are seen in the Sanbornton Square Historic District. Many Colonial Revival style domestic buildings have accentuated front doors with decorative crowns (pediments) supported by pilasters, slender columns supporting entry porches, fan or side-lights, and symmetrically balanced doors and windows. Usually windows are double-hung with multi-pane glazing. Almost all of the twentieth-century buildings within the district are Colonial Revival in style.

Examples of domestic Colonial Revival style dwellings within the district that are over fifty years in age include the ca. 1930s **Henry Flanders House** (524 Sanborn Rd/26-32), the ca. 1938 **Ted Abbott House** (19 Gulf Road/26-40, figure 27), and the ca. 1957 **Robert Wiggins House** (547 Sanborn Rd/26-48). The Abbott House is a particularly good example, with close eaves (little overhang), large heavy central chimney, five bay façade with central paneled door flanked on either side by two six-over-six windows, and clapboard siding. Even the yew bushes planted along the foundation are typical of the era just prior to World War II.

Figure 28: Sanbornton Elementary, 1986   *Figure 29: Sanbornton Elementary, 2019*

Some public buildings were also constructed in the Colonial Revival style. The 1949 **Sanbornton Elementary School** (16 Hunkins Pond Rd/22-25) was constructed with a hip roof, large louvered cupola, large multi-light double-hung wood windows that were set in bands across the façade, and a heavily ornamented primary entrance (figure 28). Though the modern addition to the historic structure results in some loss of design, the modern addition is differentiated from the historic building, and set back somewhat from the original school. There has been some further loss of integrity of materials and workmanship, as the original asphalt shingle roof and windows have been replaced (figure 29). Similarly, the 1964 **Sanbornton Fire Station** (573 Sanborn Rd/26-13) has lost some integrity of design, materials, workmanship, and association with modern changes to the structure and the conversion from a working fire station (figure 30) to the present Sanbornton Town Offices (figure 31). Though the building has lost the historic overhead garage doors for the fire trucks at the front of the building, it has retained the original siren and the general form and massing of the fire station.

Figure 30: Old Fire Station, 1986   *Figure 31: Old Fire Station, 2019*

All of these Colonial Revival buildings were considered non-contributing to the Sanbornton Square Historic District in 1980, when it was listed on the National Register, as they were considered "modern" at the time of listing as they were not yet fifty-years of age. Since the date of listing, many of these buildings have attained historic significance as contributing to the architectural significance and community planning significance of Sanbornton Square Historic District.

Mid-Century Modern: There are also a few examples of other mid-twentieth-century architectural styles within the Sanbornton Square Historic District that were not considered to be contributing resources in the 1980 National Register Nomination that may now be reconsidered for eligibility. There are several

buildings within the district that display some characteristics of the "ranch" style, with long, low single-story profiles, low rooflines, uses of multiple types of exterior siding (IE: clapboards with shingles and or brick veneer), six-over-six double-hung sash, and cupolas with louvered vents and weathervanes. Examples include the 1948 **Ralph Barris House** (425 Sanborn Rd/26-66), 1952 **Clement Orr House** (31 Currier Rd/26-10) and the 1966 **Patterson House** (15 Currier Rd/26-11).

The 1958 **Douglas Prescott House** (26 Perkins Rd/26-57) is a notable and very intact example of a mid-century modern building. This house retains all aspects of integrity and many character-defining features of its style, including the overall shape and massing of the building with low profile and low gable roof with integrated car port at the west elevation. The building retains rusticated stone exterior, large plate-glass windows (over jalousie windows) overlooking the open fields to the south, behind a large open porch with exposed deck structure, thick short chimney, paneled main door, and mid-century exterior light fixtures. In 1980, this building was described as the one building in the district that was not "compatible with the wood-frame dwellings of the earlier era."[73] Though the style of the Prescott House *is* markedly different from others in the district, the design represents the design aesthetic of the late 1950s and the continued evolution of the district and should not be discredited.

Figure 32: 1958 Douglass Prescott House

<u>Non-Historic Architecture:</u> Nearly all the modern buildings within the district *also* reflect the Colonial Revival style as it was seen by the Historic District Commission to "blend sympathetically with the older buildings of the Square."[74] The modern buildings have been constructed as large historic parcels have been subdivided along the edges of the district. Though much of the open space behind has been retained, the modern development has seen the historically compact village spread out along the roads leading to the Square.

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[73] Coombs, "National Register of Historic Places Inventory…", 2.
[74] Coombs, "National Register of Historic Places Inventory…", 15.

How to Assess Historic Integrity

Assessing historic integrity can be a difficult task, so it is important to always refer back to the National Park Service guidelines. Integrity is the ability of a property or landscape to convey its significance. This evaluation is sometimes a subjective judgement, but it is always grounded in an understanding of how the physical features relate to what makes the history of a place important, whether that be for its association with events that have made a significant contribution to history, for its association with significant historical figures, as a work of architecture with distinctive characteristic of a type, period or method of construction, or because it has yielded (or is likely to yield) significant information about prehistory or history as it relates to archaeology. Seven aspects of integrity are evaluated: integrity of location, integrity of design, integrity of setting, integrity of materials, integrity of workmanship, integrity of feeling, and integrity of association. For a property to maintain integrity, it must possess several (usually most) of these aspects.

When assessing the integrity of the overall cultural landscape or historic district, one must pay particular attention to the integrity of setting, feeling, and association. Does the district still maintain the cultural landscape that defines it? With the Sanbornton Square Historic District, it is important to evaluate these things as they related to the district as a rural village center. Perhaps one of the most noteworthy aspects of the Sanbornton Square Historic District is the integrity of the landscape of the village. The relatively densely developed village core at the cross-roads of the Common is surrounded by open fields and working woodlots. This open space is a character-defining feature of the rural district as it reminds the viewer of the community's agricultural roots, and what makes a rural agrarian village like Sanbornton Square or Hebron different from more industrialized centers like Meredith Center or Belmont Village.

When assessing the integrity of individual properties within a larger project area, one must consider the resource's ability to convey its significance through its intact physical appearance from public rights-of-way. For instance, one must assess whether the resource is at its historic location and whether it continues to convey its relationship with the rest of the structures on its historic lot. Lots are often subdivided with space reconfigured; driveways may have moved and garages and wings may have been added or subtracted, making it difficult to discern how surviving structures functioned historically.

One must also ask if there have been changes to the form, plan, space, structure and style of the resource that negatively affect its ability to convey the time at which it achieved its significance? Does it retain its original fenestration? Often the location and shapes of entries and windows have been changed and original doors and windows lost and replaced with modern units. Have there been changes to the materials? Many of the houses and barns within the project area have seen changes to the roofing material over the past 50 years, and changes to the front entrances, leading to a loss of original architectural details such as roof brackets, window hoods, corner boards, and railings. Have there been considerable alterations to the overall shape of the building with the construction of modern additions (or destruction of historic ells and barns)?

Finally, does the property still express the aesthetic or historic sense that place it within its role in history? If someone from 50 or 100 years ago stood in front of their property, would they recognize it?

After weighing all of these questions, one can assess the overall integrity of an individual resource either on its own on in the context of a neighborhood or larger area. If an individual property retains all or most aspects of integrity, it may be considered as contributing to the Sanbornton Square National Register Historic District. Whether something is seen as contributing often comes down to: "does it still have feeling

and association" as part of the broader district? Even though an individual property can have a loss of integrity due to changes in materials, design, and workmanship, it is still important to the district as a whole. Modern infill is considered non-contributing due to age but still can be controlled to keep the feeling and appropriateness of district as a whole.

Updated National Register Statement of Significance

In 1980, the Sanbornton Square Historic District was listed to the National Register of Historic Places as significant under National Register Criterion A for Community Planning and under National Register Criterion C for Architecture.

The Sanbornton Square Historic District remains eligible for the National Register under Criterion A for significance in community planning and development. The district retains the ability to communicate the early town planning from the time of the initial land grant by the Masonian Proprietors in 1748 by features such as the remnants of early range roads, the central location of the municipal village, and the location of the original meeting house and cemetery on Tower Hill. The layout of houses, former businesses, and municipal spaces along these roads tells of the evolution of the development of the rural village through time, telling the story of how Sanbornton Square came to be through the cultural landscape.

The continued development of the village after the establishment of the locally-regulated historic district in 1964 adds another layer to the story of the area's development, as buildings constructed as recently as 1970 are now recognized as "historic".[75] When the Sanbornton Square District was listed to the National Register of Historic Places in 1980, historians were just beginning to consider structures dating to 1930 as potentially of historic significance. As a result, most of the twentieth century buildings in the district were considered non-contributing due to age at the time of the nomination. Because of the moving 50-year cut-off for consideration, it is necessary to continually reassess the status of the district and how it has continued to evolve.

The Sanbornton Square Historic District also remains eligible under Criterion C for Architecture. The small village center retains intact building and structures from the early settlement period in the 1770s through the 1970s. Though the majority of the architecture within the district is representative of the center's rapid growth in the early nineteenth-century, the district retains many intact structures from a variety of architectural styles, representing the architectural evolution of the agrarian village. Though the 1980 National Register Nomination recognized the particular importance of the intact Federal, Greek Revival, and other Victorian romantic revival style buildings within the village, it is important to also now consider the importance of later styles like the Colonial Revival and how they have contributed to the architectural story of the community.

Updated National Register Period of Significance

Criterion A: 1748 to 1970 (the arbitrary 50-year cut-off for inclusion on the National Register)
Criterion C: ca. 1770 to 1970 (the arbitrary 50-year cut-off for inclusion on the National Register)

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[75] Historic Resources are defined by the National Park Service as prehistoric/historic archaeological sites and/or historic sites (buildings, structures, objects, districts, and landscapes) over 50 years in age.

The Sanbornton Square National Register District and Locally-Regulated Historic Preservation District Boundaries

Defining the boundaries of the Sanbornton Square Historic District is complicated, as the 1980 Sanbornton Square National Register Historic District is slightly different than the locally-regulated Historic Preservation District that was established in 1964.

Both districts are loosely defined as the area surrounding Sanbornton Square. The district extends north and south along the central range road of the town, which was laid out in 1750 to Canterbury (now portions of Sanborn Road/NH Route 132, Meetinghouse Hill Rd, and Tower Hill Road. They also include buildings on east-west roads that converge in this part of town, including Hunkins Pond Road, Currier Road, Pound Road, Perkins Road, and Gulf Road.

The 1980 National Register of Historic Places Nomination lists the District as "bounded on the east by Parsonage Brook, on the north by the boundary line of the Forest Conservation area, on the west by Interstate 93, and on the south by the town line between Sanbornton, New Hampshire, and Tilton, New Hampshire."[76] Though this description provides solid boundary lines for the east, south, and west sides of the district, it leaves considerable ambiguity for the northern boundary. Though the associated hand-drawn map is vague, it does roughly correlate with current Sanbornton zoning maps (Figures 33 & 34).

The current "Zoning Map, Sanbornton, NH, 2015" provides some further guidance regarding the northern extent of the district.[77] The northwest portion of the district is further defined by the Town as "an arc with a radius of 2640 feet from the intersection of Pound Rd and Sanborn Rd (Route 132)" to the intersection with I-93 (at the intersection of Pound Rd and I-93 at the southwest corner of lot 26-2) and to the intersection with Sanborn Rd (Route 132) (at the northern point of 656 Sanborn Rd/Map 22-17). From the Sanborn Rd intersection point, the boundary continues east to Tower Hill." This line is clearly marked on the 2015 Zoning Map. The line east from Sanborn Rd intersects with the northeast corner of the Centre Cemetery, including the cemetery within the northern bounds of the district.

Though the Eastman Farm (65 Tower Hill Road/22-19-1) is not discussed in the 1980 Sanbornton Square National Register District Nomination, the 2015 Sanbornton Zoning Maps are clearly drawn to include the farmhouse within the Sanbornton Historic Preservation District. The zoning map draws the northeast edge of the district as a line running 600 feet east of Tower Hill Road and parallel to the road to the intersection with a line drawn 600 feet north of Hunkins Pond Road. The line then travels 600 feet north of Hunkins Pond road to the intersection with the Parsonage Brook. Thus, the zoning map includes portions of four additional parcels (65 Tower Hill Rd/22-19-1, 87 Tower Hill Rd/22-15-1, 22-19-3, and 22-19-5) that are subject to the local zoning ordinance but are not included in the National Register District.

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[76] Mildred Coombs, "National Register of Historic Places Inventory – Nomination Form for Sanbornton Historic District." (1978), 4.

[77] The Sanbornton Square Historic District is referred to on both the maps and in the associated Town of Sanbornton Zoning Ordinance as the "Historical Preservation District."
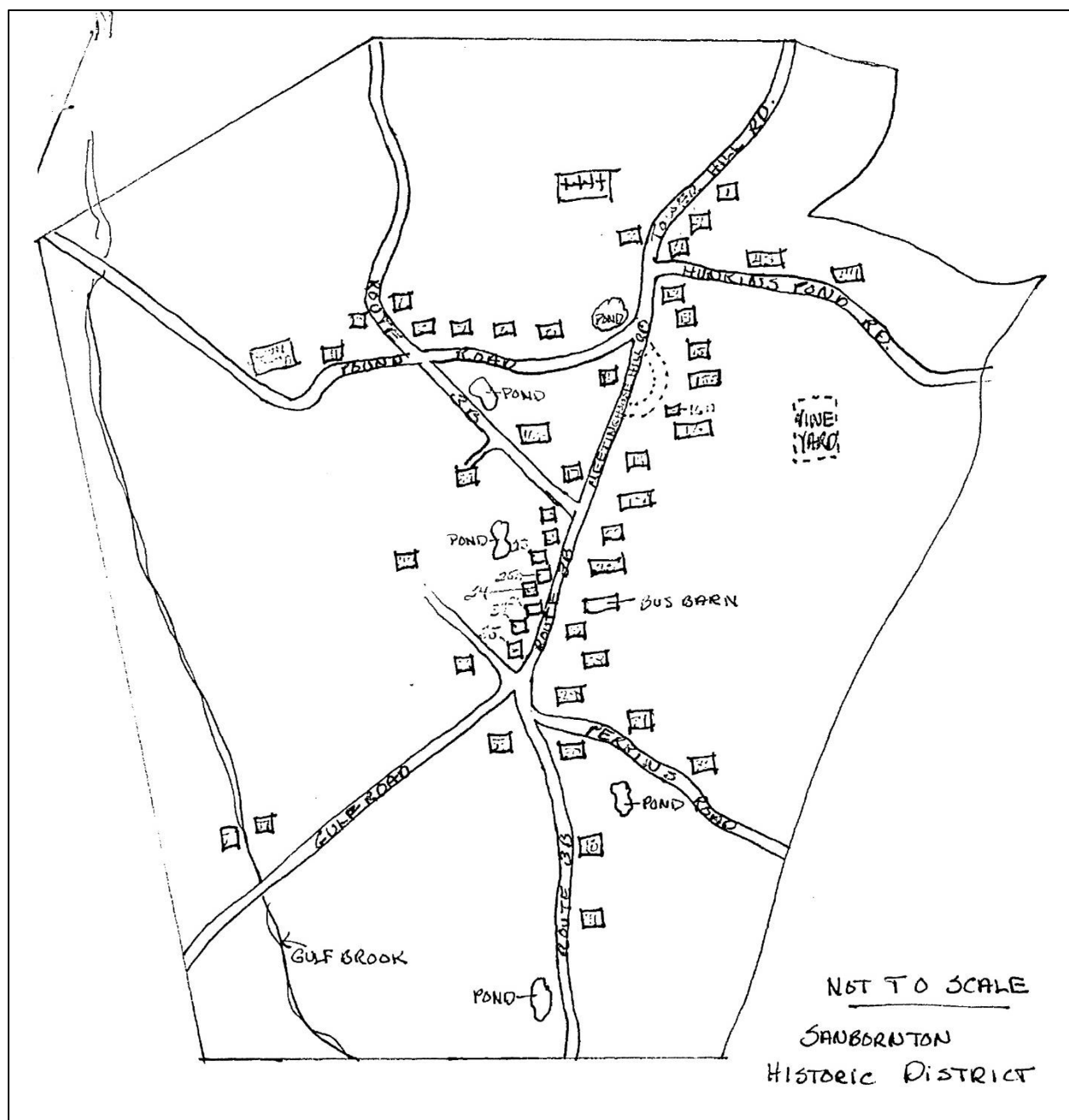
Figure 33: National Register District Map (Coombs, 20)
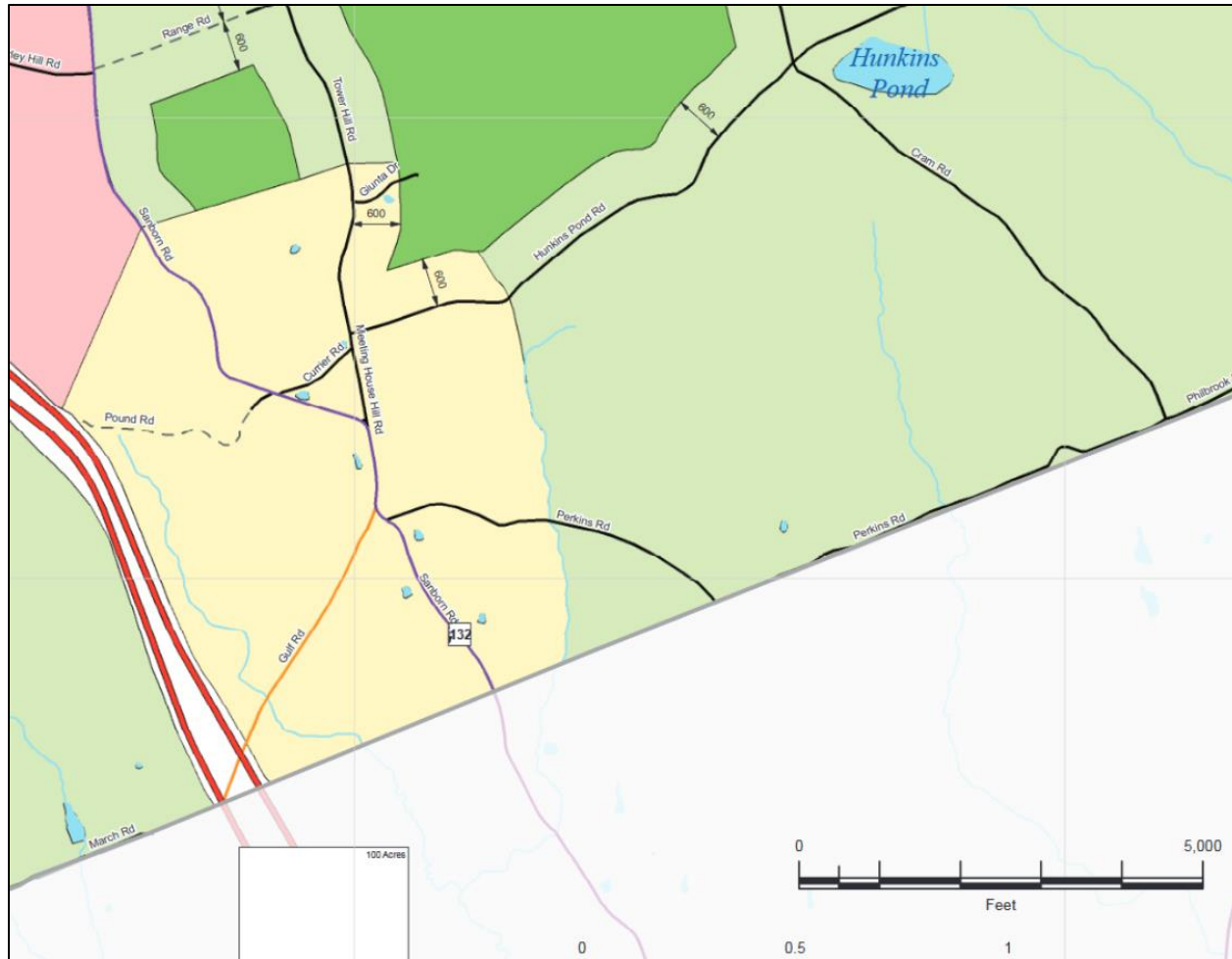
Figure 34: Excerpt from the current Sanbornton zoning map (Zoning Map, Sanbornton, NH, 2015)

Generally, historic preservation districts have boundaries drawn to specific points of intersection, such as a road, stream, river, brook, town line, or stone wall. When landmarks are unavailable, districts are often drawn to include the intersection of tax parcels (usually modern parcels are used, but sometimes districts refer to historic boundaries). Usually districts include full parcels with the boundaries in order to make them easier to understand, replicate, explain, and enforce. Though the 600-foot buffer from the road was done based on well-established and long-term zoning, it may be worth considering updating the boundaries to coincide with tax parcels in the future to make the district more inclusive and easier to regulate. If the Sanbornton Historic District Commission ever decides to update the district boundaries, they may consider updating the boundaries, specifically in the northeast corner of the district where the boundaries do not correlate with specific points of intersection, to correlate with current tax parcels, eliminating the confusion over the exact location of the district boundary.

Key to Sanbornton Historic District Map:
- National Register District Boundaries
- Additional area in Zoning District
- Contributing Parcel
- Non-Contributing Parcel

Figure 35: Map of Sanbornton Square Historic Districts

Historic Resource Survey of the Sanbornton Square Historic Preservation District

The table on the following pages lists all of the properties within the project survey area.

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
15	Currier Road	26-11	1966	N/A (NRN06) (1986#315)	Y	Patterson House	N/A (1860-1892) Lucinda Patterson (1980) Paula Young Rev. Trust (2019)	15 Currier Road is a single-story house with clapboard siding and multi-lite windows. The house was built by Everett Wilbur Patterson (1902-1973). The L-shaped house has elements of both Colonial Revival and Ranch Styles: The clapboard siding and fenestration of the facade are more typically Colonial Revival, where the general form of the building with low profile and multiple projections is more indicative of the Ranch style. There is an additional free-standing garage located behind the house. Despite some loss of integrity of materials and workmanship with the replacement faux 6/6 windows and a large late-20th century addition off of the rear of the building, the building retains integrity of location, setting, design, feeling and association. Considered a 'modern' building by the 1980 National Register district nomination, this 1960s house is representative of the continued life of the district in the 1960s.	Single Dwelling	Colonial Revival/Ranch	Figure 36
31	Currier Road	26-10	1952	N/A (NRN07) (1986#316)	Y	Clement Orr House	N/A (1860-1892) Ralph & Anne Ingemundsen (1980) Antoinette S. Krempel (2019)	Built into the hill, the single-story Clement Orr House has many mid-20th century architectural details such as the low horizontal shape, asymmetrical facade, and shingle siding. The building has multiple chimneys and a brick foundation. Though considered modern by the 1980 survey, the Ranch-style dwelling is now considered to be historical and retains integrity of location, setting, design, materials, workmanship, feeling and association. Considered a 'modern' building at the time of the 1980 National Register district nomination, this 1950s house is representative of the continued life of the district.	Single Dwelling	Ranch	Figure 37
5	Gulf Rd	26-31	1980	N/A (NRN42) (1986#343)	N	Donald Kent House	N/A (1860-1892) Donald Kent (1980) Charles & Joanne Burke (2019)	The Donald Kent house is a modern interpretation of the Colonial Revival with large house composed of a central "cape" with wing and breezeway connecting to two-car garage in the shape of a barn with steeply-pitched roof. The cape is 1 ½-stories with a central chimney and off-center recessed doorway. Constructed in 1980, this building is considered non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 38
19	Gulf Rd	26-40	ca. 1938	N/A (NRN36) (1986#35)	Y	Ted Abbott House	N/A (1860-1892) Edward Abbott (1980) Dennis & Barbara Ackerman (2019)	19 Gulf Road is a Colonial Revival style mid-20th century "cape cod" house with wing and breezeway connecting to a two-car garage. The house was constructed in 1939 by local carpenter, Edward Chandler "Ted" Abbott (1915-2001) on the site of an earlier farm complex which burned in 1927. This 1 ½-story home retains many character-defining Colonial Revival details, such as symmetrical façade, general form and massing, large center chimney, clapboard siding, and eave details. Despite the replacement simulated 6/6 windows, the building retains a high degree of integrity as a pre-War Colonial Revival house.	Single Dwelling	Colonial Revival	Figures 27 & 39
37	Gulf Rd	26-68-3	1987	N/A	N	N/A	N/A (1860-1980) P & L. Deminico 2007 Trust (2019)	The two-story house with central chimney and three-bay façade represents a modern interpretation of the Georgian style. The house has a single-story wing off of the side and two-story ell with shed dormer off of the rear. Constructed in 1987, this building is considered non-contributing due to age.	N/A	Georgian Revival (Modern)	Figure 40
65	Gulf Rd	26-68-2	2000	N/A	N	N/A	N/A (1860-1980) David & Lisa Rivers (2019)	The two-story house with central chimney and five-bay façade representants a modern interpretation of the Georgian style. A single-story wing is located off of one side of the house. Constructed in 2000, this building is considered non-contributing due to age.	N/A	Georgian Revival (Modern)	Figure 41

[78] Date of construction based on Sanbornton Tax Assessment Records with some adjustment from cross-referencing with historic cartographic resources and other historic sources. These dates are approximate and subject to refinement with further research.

[79] The dates 1860, 1892, and 1980 were chosen as these dates offered readily-accessible data on property owner names (the cadastral maps published in 1860 and 1892 list owners/renters at those dates, and the 1980 National Register nomination listed owners at that time).

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
75	Gulf Rd	26-68-1	1999	N/A	N	N/A	N/A (1860-1980) Matthew & Jennifer Timmons (2019)	Modern five-bay side-gable house with wing and large connected garage. Constructed in the modern Colonial-Revival style, the house has clapboard siding and two dormer windows on the road-side of the main block. Constructed in 1999, this building is considered non-contributing due to age.	N/A	(Modern)	Figure 42
103	Gulf Rd	27-32	1974	N/A (NRN37)	N	Joseph Bouffard House	N/A (1860-1892) Gerald D. Cayer (1980) Cynthia H. Hold & Michael V. Cayer (2019)	The 1 ½-story ranch house at 103 Gulf Road is not visible from the public right-of-way. The two-bay garage is somewhat visible and has vertical T-111 plywood siding and two overhead garage doors. This property was considered non-contributing in 1980 and was not further evaluated in light of the "No Trespassing" signs and the express wishes of the owner.	N/A	(Modern)	Figure 43 (Not visible from ROW)
111	Gulf Rd	27-31	1972	N/A (NRN38) (1986#345)	N	Edward Cianci House	N/A (1860-1892) Edward & Lois Cianci (1980 & 2019)	Two-story gambrel-roofed house with clapboard siding on poured concrete foundation with single-story wing at one end. Property is built-into the hill, allowing for a single-car garage beneath the building. Less than 50 years of age.	N/A	(Modern)	Figure 44
	Gulf Rd	27-33	N/A	N/A	Y	N/A	No Buildings (Chandler E. Abbott Et. Al 2019)	Unmanaged woodlot.	N/A	N/A	
	Gulf Rd, off of	26-28	N/A	N/A	Y	N/A	No Buildings (Edward & Lois Cianci 2019)	Unmanaged woodlot.	N/A	N/A	
16	Hunkins Pond Road	22-25	1949	N/A (NRN43) (1986#18)	Y	Sanbornton Elementary School (Winnisquam Regional School)	N/A (1860-1892) Town of Sanbornton (1980) Winnisquam Regional School District (2019)	The Sanbornton Elementary School (now Winnisquam Regional School) was constructed in 1948. Prior to this time, children went to school at the Sanbornton Academy (now Sanbornton Public Library). The mid-twentieth-century school was constructed in the Colonial Revival style that was extremely popular for the wave a school construction following World War II. The single-story brick building has a low hip roof and central cupola. The primary entrance is through a porticoed door, and the windows are composed of large banded multi-lite units to provide adequate light to the interior. Though a very large late 20th century addition has somewhat dwarfed the original structure, the new building was constructed so as to be visually subservient to the historic building with compatible design that is easily discernable from the mid-century structure. The replacement of the buildings windows and roof has led to some loss of integrity of materials and workmanship. Despite these changes, the building retains integrity of location, setting, feeling and association. Though considered non-contributing to the National Register District in 1980 due to age, the school is now considered contributing to the district.	Educational: School	Colonial Revival	Figures 16, 28, 29 & 45
20	Hunkins Pond Road	22-25A	N/A	N/A	N	N/A	No Buildings (Winnisquam Regional School District 2019)	Paved parking lot opposite Winnisquam Regional School	N/A	N/A	
	Hunkins Pond Road	22-30	N/A	N/A	Y	N/A	No buildings (David & Elaine Swain 2019)	Woodlot along Hunkins Pond Road with narrow alley leading to large open hay fields. Associated with Swain Farm LLC, which is located outside of the district at 249 Hunkins Pond Road	N/A	N/A	Figure 46
44	Hunkins Pond Road	22-26	1998	N/A	N	N/A	N/A (1860-1980) Timothy & Karen Burke (2019)	Modern colonial revival house with 1.5 story main block and single-story wing. Clapboard siding, asphalt shingle roof and central chimney. Constructed in 1998, this building is considered non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 47

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
	Hunkins Pond Road	22-39	N/A	N/A	Y	N/A	No buildings (David & Elaine Swain 2019)	Large woodlot along Hunkins Pond Road associated with the Swain Farm LLC dairy farm, located outside of the district at 249 Hunkins Pond Road	N/A	N/A	
60	*Hunkins Pond Road*	*22-27*	*2010*	*N/A (site of NRN44) (1986#309)*	*N*	*Town Shed*	*N/A (1860-1980) Town of Sanbornton (2019)*	*Modern Town Shed constructed in 2010 to replace earlier shed that was described in the National Register Nomination and surveyed in 1986. The present building is a large, flat-roofed utilitarian structure with double-hung windows and four oversized garage bays at east end. Built in 2010, this building is considered non-contributing due to age.*	*N/A*	*(Modern)*	*Figure 48*
71	*Hunkins Pond Road*	*23-6-1*	*2008*	*N/A*	*N*	*N/A*	*N/A (1860-1980) Timothy & Katrice Sutherland (2019)*	*Modern single-story cape with side-gable roof, and large open porch. Façade is three bays wide with central doorway. Constructed in 2008, this building is considered non-contributing due to age.*	*N/A*	*Colonial Revival (Modern)*	*Figure 49*
81	*Hunkins Pond Road*	*23-6-2*	*2004*	*N/A*	*N*	*N/A*	*N/A (1860-1980) Gary & Gail Archibald (2019)*	*Modern Colonial Revival style dwelling consisting of two-story side-gable house with large farmers porch and two-story drive-out garage beneath. Constructed in 2004, the building is considered non-contributing due to age.*	*N/A*	*Colonial Revival (Modern)*	*Figure 50*
110	*Hunkins Pond Road*	*22-28*	*1994*	*N/A*	*N*	*N/A*	*N/A (1860-1980) Jon & Nancy Sanborn (2019)*	*Only the west half of the parcel at 110 Hunkins Pond Road lies within the Historic District boundaries, and the modern double-wide home and gambrel-roofed garage sit outside of the district boundaries. Constructed in 1994, this building is considered non-contributing due to age.*	*N/A*	*(Modern)*	*Figure 51*
	Hunkins Pond Road	23-6A	N/A	N/A	Y	N/A	No buildings (Common 2019)	Undeveloped land.	N/A	N/A	
4	Meeting House Hill Rd	26-15	ca. 1812	N/A (NRN17) (1986#27)	Y	George Ward Sanborn House	Moses Carr (1860) Phebe Carr (1882) Mrs. Cordele Bonner (1892) Nathan & Eleanor Morse (1980) Cynthia Morse, Trustee (2019)	According to the research of historian Mildred Coombs, the house at 4 Meetinghouse Hill Road was constructed in ca. 1812. The building was moved across the road with oxen to its present location for George Ward Sanborn at an unknown date. The house was later owned by Moses Carr (1794-1860), his widow Phebe Carr (1795-1890), and home to Cordele Bonner by 1892. In 1986, then owner Nathan Morse, said that "the house was moved at an unknown date and was substantially remodeled between 1912 and 1920", possibly by M. Marshall. Though the earlier cape-style building is still visible in terms of the general form and massing of the main block, the present building is more reflective of the early 20th century renovations. The building faces south, with the gable end facing east toward Meetinghouse Hill Road. The primary entrance is through a gambrel-roofed enclosed porch at the center of the south side of the building. There is a gable wall-dormer at the southeast corner of the building. A two-story wing is located off of the west end of the structure. The house has an asphalt roof with an interior brick chimney at the north slope. The siding is clapboard, and the window and door trim narrow and flat around simulated 6/6 windows. The eaves of the house have been extended, with exposed rafters typical of the 1910s renovation. A decorative stickwork at the gable may also be a vernacular interpretation of the stick style. The foundation of the main block is obscured. The wing sits on a rubblework stone foundation, suggesting that it was constructed as part of the renovation in the 1910s. Despite the loss of the original windows and some changes to the fenestration, the present building retains integrity to the early 20th century.	Single Dwelling	Vernacular	Figure 52

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
	Meeting House Hill Rd	26-47	N/A	N/A	Y	N/A	No buildings (Town of Sanbornton, 2019)	Vacant wooded lot	N/A	N/A	
	Meeting House Hill Rd	26-67	N/A	N/A	Y	N/A	No buildings (Town of Sanbornton, 2019)	Vacant wooded lot	N/A	N/A	
19	Meeting House Hill Rd	26-45	1834	N/A (NRN16) (1986#11)	Y	Sanbornton Town Hall	Town House (1860 & 1882) Town Hall (1892) Town of Sanbornton (1980 & 2019)	The First Meetinghouse in Sanbornton was constructed between 1773-1789 on Tower Hill, adjacent to the Centre Cemetery. This building served as meetinghouse for both Church meetings and Town business. In 1834, the first meetinghouse was moved down the hill and incorporated into the Sanbornton Congregational Church (21 Meetinghouse Hill Rd). The Town built the Sanbornton Town Hall the same year in response to the 1819 Toleration Act, which formally separated church and state. The Greek Revival style meetinghouse is 1 ½ stories with fully pedimented gable end facing west and overlooking Meetinghouse Hill Road. A large doorway with paired doors and ½ side-lights is located at the center of the façade and flanked on either side by 6/6 double-hung windows with louvered shutters. There is a semi-elliptical louvered fan in the tympanum above the door. The building sits on granite underpinning, atop a rubble-stone foundation. The walls are clapboarded, and the roof is sheathed in asphalt shingles and interrupted by a single metal stovepipe at the south slope. There is a shed addition off of the east end of the structure. A single-stage tower is located at the west end of the gable roof. The plain tower has a flat roof, encircled by a low balustrade with Gothic pinnacles at each corner. The building maintains all aspects of integrity, despite the small subservient addition to the east. Many of the historic details have been retained, including the window surrounds, window sash, and tower details.	Town Hall	Greek Revival / Gothic Revival	Figures 14 & 53
19	Meeting House Hill Rd	26-45	ca. 1870	N/A (NRN16A) (1986#12)	Y	Sanbornton Bandstand	N/A (1860) [not shown 1882] [not shown 1892] Town of Sanbornton (1980) Town of Sanbornton (2019)	The Sanbornton Bandstand was constructed in ca. 1870 to house concerts by Moulton's Band. The octagonal structure was constructed in the Stick Style. The piers of the structure are hidden behind a lattice skirt. The octagonal roof is sheathed in asphalt shingles and supported by simple square columns with plain brackets. The railing is also composed of simple boards. Photographs from the 1986 survey show that the structure once had an added 20th century flat ceiling that has since been removed to show the exposed roof structure as was originally intended. The bandstand retains all aspects of integrity.	Bandstand	Stick Style	Figures 14 & 54

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
21	Meeting House Hill Rd	26-44	1834	SAN0004 (NRN15A) (1986#13)	Y	Sanbornton Congregational Church	Cong. Church (1860, 1882, & 1892) Sanbornton Congregational Church (1980 & 2019)	The First Meetinghouse in Sanbornton was constructed between 1773-1789 on Tower Hill, adjacent to the Centre Cemetery. This building served as meetinghouse for both Church meetings and Town business. In 1834, the first meetinghouse was moved down the hill and incorporated into the Sanbornton Congregational Church.The gable-end of the building faces west, overlooking Meetinghouse Hill Road. There is a slightly projecting gable-roofed pavilion at the center of the façade, beneath a two-tiered bell tower. The pavilion is fully pedimented, with a semi-elliptical fan in the tympanum.The primary entrance to the building is through a set of two doors at the west elevation, that lead through the pavilion and into the building. Gothic-style pilasters flank either door. The second floor of the pavilion has two 12/8 windows with flanking louvered shutters. There are large double-hung stained-glass windows on either side of the pavilion. Each of these windows has louvered shutters and a blind gothic-arched louvered panel above. There are three stained glass windows along each side of the building with matching shutters. In 1903, the stained-glass windows were added to the building. Prior to that time, there was a gallery at the west end of the building and long bench seats along each side.A two-stage tower is located at the roof of the building. This rests partly on the roof of the pavilion and partly on the roof of the main block. The lower stage of the tower has pointed louvered windows on each elevation. The bell platform has a low balustrade and Gothic pointed decorations at each corner, to match the neighboring Meetinghouse. The second stage of the tower houses the bell. The belfry has corner pilasters and Gothic arched louvered panels at each side. It is capped with a low balustrade with Gothic pointed decorations at each corner.The Church retains all aspects of integrity. Despite early 20th century alterations, the building retains character-defining Gothic Revival details such as the pointed pinnacles at the tower, door surrounds, and blind arches above the windows.	Church	Greek Revival / Gothic Revival	Figures 14 & 55
22	Meeting House Hill Rd	26-14	ca. 1789	N/A (NRN14) (1986#17)	Y	Beniah Sanborn House	AW Brown (1860) W. F. Payne (1882) W. Payne (1892) Gertrude Currier (1980) Samuel Swartz & Linda Mangion (2019)	The ell of 22 Meetinghouse Hill Road is said to have been constructed by Dr. Beniah Sanborn (1757-1841) as early as 1775. Dr. Beniah Sanborn was the son of Daniel Sanborn (33 Meetinghouse Hill Road) and was known to have discovered the route that would become NH Route 132. In 1802 the property passed to Eliphalet Ordway (1770-1844). In the 1850s and 1860s, the property was home of Abel W Brown. William Payne lived here from 1879-1912. In 1912, the house was purchased by John Sherman Currier (1864-1955). In 1955, J. Sherman Currier's heirs demolished the old barn to the west of the house and built the smaller attached barn. In 1982, Gertrude Currier sold the property out of the family. This 1.5-story dwelling with wing began as a Federal Style dwelling and was updated several times through the 19th century. What is now the main block was added onto the earlier cape, possibly as late as the Greek Revival period. The main block appears to have been constructed with a kneewall, allowing for a wider pediment across the front and extending the interior height of the second floor. This type of frame was fairly common after about 1830. The building has two stove-sized interior chimneys, which also date to after about 1830. The south end of the main block was extended to form an overhang that shelters a porch at the south side of the dwelling. The ell at the rear of the main block is said to pre-date the main house and likely served as a kitchen after the Greek Revival section was constructed. Another wing off of the back of the building connects to a small barn, which was added in 1955 to replace a larger detached barn.	Single Dwelling	Greek Revival	Figures 21, 56 & 57

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
27	Meeting House Hill Rd	26-42	ca. 1825	N/A (NRN15) (1986#14)	Y	Woodman-Sanborn Academy	Sanbornton Academy (1860) School Ho. Hall (1882) School House (1892) Town of Sanbornton (1980) Town of Sanbornton/Sanbornton Public Library (2019)	The Greek Revival Woodman-Sanbornton Academy was constructed in ca. 1825 as a private academy building. The Academy closed in 1857, and the building served as a Sanbornton district school between 1867 and 1945. In the late 1940s, after the Sanbornton Elementary School was constructed at 16 Hunkins Pond Road, the building was repurposed as the Library. The main block faces west toward Meeting House Hill Road and is two-stories with clapboard siding and central doorway beneath bell tower. The tower is three-stages with open balustraded bell platform beneath an octagonal lantern with louvered panels. A large wing addition off of the rear of the historic structure serves as the primary entrance to the library and is surmounted by a modern ell that is shaped to mimic a barn. The windows throughout the building are modern replacement simulated 6/6 double-hung sash. Though now the primary entrance to the building is through the south side of the modern addition, the historic entrance at the center of the west façade has been preserved. The doorway has a heavy Federal entablature with pilasters on either side and side-lights flanking the paneled door. The large modern addition takes away some of the integrity of design, and there is some loss of integrity of materials and workmanship with the modern replacement windows. The building retains integrity of location, settings, feeling and association. The general massing of the main block, clapboard siding, centralized door with elaborate surround, and multi-tier bell tower with detailing are all character-defining features.	School	Federal	Figures 14 & 58
33	Meeting House Hill Rd	26-41	ca. 1780	N/A (NRN13) (1986#15)	Y	Daniel Sanborn House	C. Jaques [possibly Chase Jaques] (1860) Thomas Moore Jaques (1882) Mrs. T. M. Jaques [Mary Ann Sanborn] (1892) John & Marilyn Perkins (1980) William J. Thomas (2019)	Daniel Sanborn, Jr. (1731-1800) is said to have arrived in Sanbornton in ca. 1766. In 1771, he was commissioned by Gov. Wentworth to be the first Justice of the Peace in the town. The Daniel Sanborn House is thought to have been constructed in the late 18th century in the late Georgian or early Federal style. When Daniel Sanborn died, the building passed to his son, Dr. Beniah Sanborn (ca. 1767-1851). The house was enlarged for use as a tavern in the early 19th century. In 1876-1877 the house was again remodeled by Thomas Moore Jacques (1824-1891). The original house was heavily renovated, and the 1 ½-story wing was constructed and connected to an earlier barn that was (possibly) moved to the site. Subsequent changes to the building include the demolition of the twin stove chimneys of the main block (which were likely added in the 1870s to replace an earlier central hearth), addition of dormer windows to the ell, and the creation of a small porch off of its south side of the ell. The barn was either heavily remodeled or replaced all together, as early photographs show a gable-roofed building with large central door and shed addition off of the south side. The present barn has a gambrel roof and overhead garage door entrance. Two-story side-gabled house with central doorway, clapboard siding and simulated 6/6 double-hung windows. The main block is five-bays wide. A ca. 1877 ell at the rear of the house connects to a large town barn with gable end facing west, toward Meetinghouse Hill Road. Federal details include the overall massing of the main block, fenestration pattern, and clapboard exterior. Later historic architectural details include the projecting drip caps above the window and door frames.	Single Dwelling	Federal	Figure 59

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
39	Meeting House Hill Rd	22-29	ca. 1806	N/A (NRN12) (1986#16)	Y	Parsonage	J. M. Taylor (1860) S. R. Sanborn (1882) Parsonage (1892) Edwin & Kathleen Le Bel (1980) Richard & Danielle Perrino (2019)	39 Meetinghouse Hill Road has a two-story side-gabled main block with ell connecting to large town barn. The primary entrance is through a doorway at the center of the façade. A five-bay porch extends along the entire west (primary) elevation. The porch has a hip roof, supported by square columns with decorative Victorian-era scrollwork brackets. There are two interior brick chimneys at the east (rear) slope of the roof.A long 1 ½-story ell connects to a large town barn. The ell has a tall brick chimney at the center of the ridge. Both the house and ell have modern replacement simulated 6/6 windows. The barn, however, retains historic 6/6 wooden sash at the north gable end, facing Hunkins Pond Road. The building also retains historic four lite sash at the locations of two interior stalls. The primary entrance to the barn is at the southwest corner of the building, at the south side of the ell. The form and massing of the barn suggest that likely dates the first half of the 19th century.The main house retains many Federal details such as five-bay fenestration, rigid symmetry, and clapboard siding. The Victorian-era porch is also an important historic feature. Despite the loss of the historic windows, the building retains integrity of location, setting, design, feeling and association and some integrity of materials and workmanship.	Parsonage	Federal	Figures 60 & 61
42	Meeting House Hill Rd	22-38	ca. 1790	N/A (NRN5) (1986#22)	Y	Joseph Conner House	Rev. James Boutwell (1860) C. Bodwell (1882) Miss C. Bodwell (1892) Rober M. & Claris Bodwell (1980) Priscilla Bodwell & Elaine Mitchell (2019)	42 Meetinghouse Hill Road was constructed in ca. 1790 by Capt. Joseph Connor (1764-1806), a local blacksmith and merchant. In 1792 the selectmen granted him a liquor license for his store, which was located to the northeast of his home. He was also one of the town's lot layers and a pound keeper in 1793. In 1804, the property transferred to the Kimball family, who ran the farmhouse as Kimball's Inn, a boarding house for the nearby Woodman-Sanborn Academy in 1826. After he was appointed pastor of the Congregational Church in 1852, the farm became home to Rev. James Boutwell (1814-1865). By 1882 the property was owned by the Bodwell family. In ca. 1900, the piazza was added to the house and in ca. 1920, brothers Joseph (1889-1963) and Jonathan Bodwell (1891-1942) enlarged the barn by replacing the gable roof with a gambrel roof. This two-story barn was demolished ca. 2018 and replaced by the modern two-car garage. The large connected farm building consists of a 2 ½ story main block, and two-story ell that terminates in a work shed/carriage barn. Until quite recently there was a connected large two-story gambrel-roofed barn to the north (this has been replaced by a two-stall garage). The main block has a side-gable roof and five-bay fenestration. The gable roof is interrupted by two interior chimneys, and has full cornice-returns at the gable ends, creating triangular pediments. The house has clapboard siding and 6/6 windows with a single-story porch along the south and east elevations (a portion of the east porch is screened). Though the house has lost some integrity of design, feeling, and association though the loss of the large agricultural barn, the property retains integrity of location, setting, materials, and workmanship. Character-defining Federal details include the general form and massing, brick chimneys, pedimented gable ends, and historic windows. Important later details include the early 20th century porch with decorative brackets.	Single Dwelling	Federal	Figure 62
	Off Sanborn Road	26-5-1		N/A	Y	N/A	No buildings (Common, 2019)	Undeveloped Land	N/A	N/A	

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
22	Perkins Rd	26-56	ca. 1840		Y	Joseph Kimball House	Mrs. Joseph Kimball (1860) J. Lane (1882) [not shown 1892] Roger & V. Abbott (1980) Aaron Abbott (2019)	22 Perkins road is a 1 ½-story Greek Revival Cape with five-bay facade and wing additions. The building may have been constructed in the late 18th century, as the home of Joseph Kimball (1776-1856). In the Greek Revival period, the roof of the house was raised to create the present knee-wall appearance. The presumed original central hearth and chimney was removed, and replaced with two smaller stove-pipe chimneys. To the east of the house is a large barn. The 2 ½-story "Yankee" bank barn has vertical board siding. The gable faces north-south, and the primary entrance to the structure is presumably on the north side, overlooking the large fields behind the house and not visible from the public right-of-way. There are several mature maple trees in the yard. The building retains Federal details such as strict lateral symmetry with central doorway, multi-light double-hung wooden sash, clapboard siding, and general proportions. Greek Revival style details include the wide frieze across the primary facade and interior chimneys. In the modern period the roof has been replaced with standing seam metal, and an enclosed porch has been constructed at the front of the wing.	Single Dwelling	Federal with later Greek Revival alterations	Figures 23 & 63
26	Perkins Rd	26-57	1958	N/A (NRN32) (1986#3)	Y	Douglass Prescott House	N/A (1860) N/A (1882) N/A (1892) Doulas & Evelyn Prescott (1980) Christian Prescott (2019)	The Douglas Prescott House exemplifies the modern materials and design of the mid-century modern movement in architecture. The house was built for Douglas Gordon Prescott, Sr. (1912-1989) was a Captain in the US Army during World War II. The house retains many key architectural details that link it to this style, including overall massing and siting into the hill with large glazed portions of the south side overlooking the open fields and taking full advantage of the view south toward Tilton. The shallow roof pitch and associated car port to the west are also indicative of the style, as is the exterior cladding with rusticated stone, large raised deck, and jalousie louvered windows. Though considered non-contributing in 1980, the house retains all aspects of integrity and is a wonderful example of modernist architecture of the mid-twentieth century.	Single Dwelling	Mid-century Modern	Figures 32 & 64
30	Perkins Rd	26-58	N/A	N/A	Y	N/A	No buildings (Archie & Patricia Auger, 2019)	Open farmland with woodlot bordering Perkins Rd	N/A	N/A	
31	Perkins Rd	26-63	N/A	N/A	Y	N/A	No buildings (Harriet Mitiguy Living Trust, 2019)	Large woodlot on the south side of Perkins Road	N/A	N/A	
32	Perkins Rd	26-59	N/A	N/A	Y	N/A	No buildings (Jennifer Abbott & Sandra Fitzpatrick, 2019)	Large forested lot at the north side of Perkins Road	N/A	N/A	
44	Pound Road	26-21	2001	N/A	N	N/A	N/A (1860-1980) Tyler Dumais & Emily Cann (2019)	Modern Colonial Revival style home with 1.5 story main block, wing, and garage ell. Built in 2001, this structure is non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 65 (Not visible from ROW)

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
47	Pound Road	26-06	ca. 1790	N/A (NRN11) (1986#25)	Y	Eastman House (ca. 1790) & Town Pound (ca. 1840)	Mrs. Betsey Eastman (1860) Elizabeth Calef Eastman (1882) Elizabeth Calef Eastman (1892) Bingham Estates c/o Lois Bingham (1980) Harold Bingham (2019)	The ca. 1798 Eastman House was constructed in the Federal style. The 2 ½ story building has five-bay fenestration. The central doorway is fully pedimented with a five-light transom window and ¾ side-lights. The house has clapboard siding and a central chimney. Despite what may be a modern granite-faced foundation, the building retains all aspects of integrity.The house is said to have been built by Daniel Gale (1747-1825) and later occupied by John Billings. In 1807 Billings sold his 68-acre homestead farm to Joshua Lovejoy (1744-1832). The property was later purchased by prominent Sanbornton square businessman, Noah Eastman (1784-1851), who lived on the farm until his 1851 death of a "lung and throat complaint." The property then passed to Eastman's wife, Betsey Calef Eastman (1791-1873). The property was later owned by Eastman's daughter, Elizabeth Calef Eastman (1824-1909). The property then transferred to Eastman's niece, Florence Balcom (1850-1923) and eventually to Louis Bingham.The Eastman house shares its lot with the Town Pound. The first Town Pound was constructed in 1778. This was moved in1790, a new pound was constructed on Meetinghouse Hill, near the site of the first meetinghouse (adjacent to Center Cemetery). After the meetinghouse was moved down the hill, the present pound was constructed after 1839 just west of the Eastman house.	Single Dwelling	Federal	Figures 15, 18, 66 & 67
	Pound Road	26-20	N/A	N/A	Y	N/A	No buildings (Harold Bingham, 2019)	Undeveloped land.	N/A	N/A	
	Off of Pound Road	26-2	N/A	N/A	Y	N/A	No buildings (Steven Williams, 2019)	Undeveloped land.	N/A	N/A	
60	Pound Road	26-19	N/A	N/A	Y	N/A	No buildings (Douglas & Linda Sarette, 2019)	Undeveloped land.	N/A	N/A	
	Pound Road	26-18	N/A	N/A	Y	N/A	No buildings (Steven Williams, 2019)	Undeveloped land.	N/A	N/A	
403	Sanborn Rd	27-34	1977	N/A (NRN41) (1986#350)	N	Paul Abbott House	N/A (1860-1892) Paul C. & Anne Abbott (1980) Christopher Abbott (2019)	Modern interpretation of a 1.5 story "cape". Main block has shingle siding and a three-bay façade with central doorway and large brick chimney at the center of the ridge. There is a single-car garage in an attached wing to the west of the main block, which is sheathed in board and batten siding. Constructed in 1977, this building is considered non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 68
425	Sanborn Rd	26-66	1948	N/A (NRN40) (1986#349)	Y	Ralph Barris House	N/A (1860-1892) Herbert Fizke (1980) Sanbornton Congregational Church (2019)	The mid-20th century ranch house at 425 Sanborn Rd is a long single-story structure composed of many intersecting blocks. The building is covered in a combination of modern clapboards and historic wooden shingles. The roof is standing-seam metal, and the windows are 1/1 modern replacements. Photographs from the mid-1980s show that the garage was once freestanding and that the clapboard wing connecting it to the house is quite modern. In 1986, the house and garage had clapboard siding, asphalt shingle roofs, and multi-light windows. The general form and massing of the garage remains, as do the projected roofs over the garage entrance and patio, large brick chimney, and decorative cupola on the garage. Though considered non-contributing in 1980 due to age, and having lost some integrity of workmanship, materials, and design, the house retains integrity of location, setting, feeling and association.	Single Dwelling	Ranch	Figure 69

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
453	*Sanborn Rd*	*26-64*	*1987*	*N/A*	*N*	*N/A*	*N/A (1860-1980) Bradford & Lynn Crosby, Trustees (2019)*	*1 1/2 story log home with exterior stone chimney at one end of main block; standing seam metal roofing and four-bay porch. Constructed in 1987, this building is considered non-contributing due to age.*	*N/A*	*Modern log home*	*Figure 70 (Not visible from ROW)*
450	Sanborn Rd	26-61	N/A	N/A	Y	N/A	No buildings (Roger Abbott/Thomas Abbott 1990 Trust, 2019)	90 acres of undeveloped land, most of which is large undulating hay fields, which are dotted by stands of mature trees.	N/A	N/A	Figure 71
495	Sanborn Rd	26-62	ca. 1780	N/A (NRN30) (1986#2)	Y	John Lord House	Thomas Moore Jaques (1860) W. D. Pike (1882) G. B. Lane (1892) Robert & Gloria Alley (1980) Jennifer Abbott & Sandra Fitzpatrick (2019)	The 1 ½-story side-gable Federal cape at 495 Sanborn Road was originally constructed in the late 18th century. By 1859, the house belonged to Thomas Moore Jaques (18243-1891). The house was, for a time, the home of local poet Gloria I. Alley (ca. 1930-2001) who published This Very Madness in 1977.The building was heavily damaged by a fire in ca. 1980, which destroyed the original wing and large barn and damaged the back (east) side of the main block. The structure was rebuilt in April 1980 with the modern wing and attached garage replacing the lost portions of the building.The Federal-style cape has clapboard siding, a large central chimney, and an off-center primary entrance with a batten storm door on strap hinges. The roof is covered in asphalt shingles and the wooden windows are simulated 9/6 divided lights. Though the building lost some integrity of design with the destruction and replacement of the attached outbuildings in the modern era, the main block remains fairly intact. The house retains integrity of location, setting, materials, workmanship, feeling and association.	Single Dwelling	Federal	Figures 17 & 72
506	Sanborn Rd	26-60	ca. 1776	N/A (NRN33) (1986#1)	Y	Chase Taylor Cottage	Walter Ingalls (1860) F. Abbott (1882) Mrs. Kimball (1892) William & Gayle Sullivan (1980) David Rodrigue (2019)	The Chase Taylor House was likely built shortly after the Revolutionary War by Chase Taylor for his son, Nathan Taylor (1696-1784). (NB: Chase Taylor lived to the southwest of this house, in a long-lost building that was occupied by his grandson TW Taylor in 1882. It was in this other house that the first Town Meeting was held. Taylor did not move to THIS house until his old age according to Runnells, V.II, 749). When it was constructed, the house was a small 1 ½-story cape with clapboard siding and evenly spaced windows around a central door, as was typical of the Federal period. The house was highly altered in the mid-19th century by local portrait painter, Walter Ingalls (1805-1874). Ingalls constructed the two-story hip-roofed studio to the east of the original house and added the dormer window to the roof of the cape. Ingalls was a noted painter, and many of his works are held in the collection of the New Hampshire Historical Society in Concord. A single-story wing off of the east side of the studio connects to a small gambrel-roofed barn. In the 20th century, the studio section as used as a yarn shop by the family who lived there. Between 1966 and 1974 the house was remodeled by Joseph and Barbara Mocozek. The fenestration of the house was altered, and the paired windows were added to the dormer. Since the early 1970s, the windows have been replaced, the metal roof of the studio was removed and replaced with architectural shingles, and a band of ornamental architectural shingles was added to the studio. Though this building has seen many renovations over its history, each of these historic changes contributes to the story of the building's evolution from a simple late 18th century home to the large connected building of the present day. Though modern changes, such as the replacement of the historic window sash with simulated divided-light units does detract somewhat from the integrity of materials and workmanship, the building retains integrity of location, setting, design, feeling and association.	Single Dwelling / Artist's Studio	Federal with later alterations	Figure 73

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
509	Sanborn Rd	26-55	ca. 1836	N/A (NRN29) (1986#5)	Y	Ames Baker House	E. Sanborn (1860) Ames M. Baker (1882) Mrs. Ames Baker (1892) Albert & Doris Benjamin (1980) Mark & Pamela Thurston (2019)	The house at 509 Sanborn Road was constructed in the Greek Revival style, "with a large wing off of the rear and connected gable-front barn." In the later-half of the 19th century the front of the house was dressed up in the Italianate style by the addition of the simple entrance porch and bay window. Since 1986, significant alterations have been made to a single-story sun-porch at the south side of the building, and a large shed addition has been added to the wing. The 2 ½ story house has clapboard siding. The windows of the first floor are 1/1 replacement windows, while those of the second are historic 2/2. Though the house has seen many alterations over its lifetime, it retains Greek Revival features such as the fully-pedimented gable end facing west over the main street, louvered fan at the attic level, central chimney, and side-hall orientation. Though the house has lost some integrity of materials, workmanship and design with the replacement windows and alterations to the wing, it retains integrity of location, setting, feeling and association.	Single Dwelling	Greek Revival	Figure 74
512	*Sanborn Rd*	*26-35*	*1974*	*N/A (NRN39) (1986#340)*	*N*	*George Cotsibas House*	*N/A (1860-1892) Robert & Rosemary Gauthier (1980) Steven K. Stokes & Christina A. Flanders (2019)*	*This mid-1970s house shows some architectural details characteristic of the Colonial Revival style popular at that time. The 1.5 story house has a side-oriented gambrel roof with enclosed porch to the south side and breezeway to the north connecting to a low single-car garage with carport on the north side. The house has an asymmetrical facade, with off-center doorway flanked by 1/2 side-lights and a large bay window to the north. Built in 1974, the building is noncontributing due to age.*	*N/A*	*Colonial Revival (Modern)*	*Figure 75*
515	Sanborn Rd	26-54	ca. 1857	N/A (NRN28) (1986#6)	Y	Sunshine Cottage	Mrs. S. C. Thompson (1860) Moses T. Runnels (1882) Mrs. A. E. Marden (1892) William & Barbara Powers (1980) Leo Schofield (2019)	Sunshine Cottage was constructed ca. 1857 as a ½-story Greek Revival house with single-story kitchen wing to the east and connected English-style barn. The original house at this location burned in 1855, and was replaced by the current structure. Though the gable-end faces Sanborn Road, the house is oriented south, with the primary entrance at the center of the south façade. The barn, though later enlarged and embellished, may contain sections that predate the house. In the 1880s, the property belonged to Rev. Moses T. Runnels, II (1830-1902), author of the History of Sanbornton (1882). By the 1880s, when the engraving of "Sunshine Cottage" was done, the clapboard house had been updated to include late nineteenth-century details such as 2/2 windows and four-panel front door with typically Italianate elongated panels beneath a scrollwork portico. By 1892 the house was owned by Mrs. A. E. Marden. Around this time the Cottage was heavily renovated to create the present 2 ½ story main house. A second story was added to the house, and a large entrance porch was constructed (demolished prior to 1986). A bay window and dormer were added to the ell, as was a large open porch. The barn was also enlarged, and the Italianate-style cupola added. The house was later owned by Elmo C. Weeks (1872-1951), who ran a small store next door. Though the building has continued to evolve over its time, Sunshine Cottage retains many character-defining late-19th century details, such as general form, massing and fenestration, 2/2 wooden sash, open porch at the wing, and large connected barn with Italianate cupola. Despite the loss of some integrity of design with the loss of the entrance porch, the building retains integrity of location, setting, design, materials, workmanship, feeling and association.	Single Dwelling	Italianate	Figures 24, 25, 26 & 76

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
515B	Sanborn Rd	26-54	ca. 1900	N/A (NRN27) (1986#7)	Y	The Square Spot	N/A (1860-1892) William & Barbara Powers (1980) Leo Schofield (2019)	The Square Spot was constructed in ca. 1900 as "E. C. Weeks & Co., Groceries" by Elmo Curtis Weeks (1872-1951), who lived in the adjacent house. The gable end of the small building faces west and overlooks Sanborn Road. The 1 ½ story building has an open porch across the façade, and a central double-door flanked on either side by large 2/2 double-hung shop windows. The porch roof has an open rake with exposed rafter-tails and is supported by two turned columns with decorative scrollwork brackets. The windows of the main block are 2/2 behind modern exterior storms. There is a secondary entrance to the main block through a small enclosed porch at the southeast corner (added in the 20th century). There is a single-story wing off of the rear of the building. The wing has various window configurations. The building has clapboard siding and a modern standing-steam roof and an exterior brick chimney at the north side of the main block. Historic photographs show that the present chimney was added in the later 20th century to replace an earlier stove chimney located at the rear of the main block.Though the building has lost some integrity of materials with the new roof, the store retains integrity of location, setting, design, workmanship, feeling and association. The structure retains its historic general forma and massing, fenestration pattern, original windows, and the delicate turned columns and scrollwork of the porch, which are indicative of early 20th century construction.	Commercial: Store	Late Victorian	Figures 13 & 77
516	Sanborn Rd	26-34	ca. 1800	N/A (NRN34) (1986#34)	Y	Matthew Perkins House	Charles Rodney Heath (1860) J. R. Jacobs (1882) PO (1892) Roland Robillard (1980) Gail M. Robillard Trustee GM Robillard 2009 Trust (2019)	According to historian Mildred Coombs, 516 Sanborn Road was constructed in ca. 1800 by merchant Charles Hutchins. Hutchins is said to have constructed the wing for George Blanchard's saddlery. In 1808, Hutchins married Hannah Taylor and moved to Vermont. The building was purchased by Matthew Perkins, Esq. (ca. 1788-1826) and used as a law office after 1817. By 1860, the building was home to Charles Rodney Heath (1791-1872). The oddly-shaped connected building at 516 Sanborn Road is said to have been constructed in ca. 1800. The building is constructed into the hill so that there is an entire second story under the main floor, which is at street level. The building consists of a 3-bay main block with hip roof and center chimney, two story gable roofed wing, and connected 1 ½ story barn. There is a porch at the south side of the main block, which was likely a Victorian addition. Since the building was surveyed in the 1980s, the fenestration of the primary (east) façade of both the house and barn have been significantly altered and the tall chimney of the wing has been lost. Despite some resulting loss of integrity of design, the building retains sufficient integrity of location, setting, materials, workmanship, feeling and association to be considered contributing to the district. The building retains important details such as historic clapboard siding, general form and massing, wide cornice molding, flat window surrounds, and central chimney.	Single Dwelling / Commercial: Office	Federal	Figures 8 & 78

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
520	Sanborn Rd	26-33	ca. 1810	N/A (NRN26) (1986#33)	Y	J. Hillard Lane Tavern	Noah Eastman (1860) Daniel Jacobs (1882) Dr. G. W. Ward (1892) Sanbornton Historical Society (1980 & 2019)	The Lane Tavern is believed to have been constructed in ca. 1810, and Richard Houghton was the tavern-keeper in 1811. Sanbornton was an important waypoint on the stage route between Concord and Plymouth in the early 19th century, and the tavern was one of the few places to stop for refreshments along the route. The tavern went through several owners in its early life and was kept by Chase Jaques (1797-1876) in 1826. The business was thriving, and a large ell was added, and a large associated stable was located across the street. In 1836, Jacques sold the building to Joseph Hilliard Lane (1793-1843) who continued to operate the tavern until his death. By this time the railroad had reached Tilton, diverting business from the tavern. Upon Lane's death, the mortgage was taken up by Noah Eastman (1784-1851). He apparently converted it to a dwelling, and apparently used the property as a rental (he lived at 47 Pound Rd). He sold the property to Daniel Jacobs (b. 1808) for use as a private residence. In the late 19th century the building was owned by Dr. Gardener C. Ward. Ward 'modernized' the building in ca. 1920. In 1940, the building was converted to apartments. The building was acquired by the Sanbornton Historical Society in 1965 and was subsequently restored to ca. 1840.The Lane Tavern retains many architectural details characteristic of the Greek Revival renovations of the early 19th century. The primary entrance to the 2 ½ story building is through a central door at the gable end (east). The primary façade is five bays wide, and has a fully pedimented gable end. The primary door surround has ¾ side lights on either side and a louvered fan above. There are three windows in the tympanum above, the central of which is capped by a blind louvered lancet. The building retains historic 12/12 wooden windows and clapboard siding. The roof is pierced by multiple tall brick chimneys. A secondary entrance is located at the south elevation.	Tavern	Federal/Greek Revival	Figures 9 & 79
523	Sanborn Rd	26-52	ca. 1960	N/A (1986#335)	N	School Bus Shed	N/A (1860-1892) Sanbornton Historical Society (1980 & 2019)	The single-story two-bay garage at 523 Sanborn Road was once used to store school busses. The building stands on the site of the former Lane Tavern stables. The concrete block building has vertical flushboard siding at the front. The south overhead garage door has been replaced in recent decades by a clapboard siding insert with man-door and bay window. A hoist is located at the gable end, above a former door to a loft storage area. This building has retained integrity of setting and location, but has lost integrity of design, materials, workmanship, feeling and association due to the recent renovations to the building.	Garage	Unknown	Figure 80
524	Sanborn Rd	26-32	ca. 1930	N/A (NRN24) (1986#32)	Y	Henry Flanders House	N/A (1860-1892) Thomas Kuhner (1980 & 2019)	523 Sanborn Road was constructed in ca. 1930 by Henry and Cora Flanders on the site of an earlier building. The square-plan 2-story house was constructed in the Colonial Revival style. The main block is 3x2 bays with hip roof. A 1 ½ story wing to the north connects to a two-car garage. The roof has a low pitch, and the building is clapboarded. The windows throughout are 12/12. The window trim is narrow and flat, and the central door has a Colonial-Revival surround and plank storm-door.	Single Dwelling	Colonial Revival	Figure 81

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
528	Sanborn Rd	26-27	ca. 1811	N/A (NRN25A) (1986#31)	Y	Blacksmith Shop	BS Shop (1860, 1882 & 1892)	The single-story four-bay garage between 520 and 530 Sanborn Road was constructed as a blacksmith shop and associated with the Capt. Joshua Lane House at 530 Sanborn Road. The side-gable building faces east onto Sanborn Road and has clapboard siding and a corrugated metal roof. A single-story shed addition is located at the west elevation. The building rests on plug-split granite blocks, and has four overhead garage doors on the façade. The building is currently used as a garage, and the overhead doors appear to date to the mid-20th century. The building retains details such as the clapboard siding, general form and massing, and foundation that relate to its early history as a blacksmith's shop. The more modern overheard doors are also a relevant part of the building's continued use into the 20th century.	Blacksmith's Shop / Automotive Garage	Vernacular	Figures 7 & 82
530	Sanborn Rd	26-26	1811	N/A (NRN23) (1986#30)	Y	Capt. Joshua Lane House	AK Smith (1860) Samuel W. Morrison (1882 & 1892) Nicholas & Elizabeth Cotsibas (1980) Robert & Elizabeth Bryant (2019)	According to historian Mildred Coombs, 530 Sanborn Road was built in 1811 by blacksmith Joshua Lane Jr. (1787-1815), the same year as his marriage to Nancy Harper (1792-1858). Lane operated a shop out of the building just south of his house (now detached garage). Nancy then married cabinetmaker John Mace (1800-1840) in 1820. In 1859 the house was purchased Samuel Wood Morrison (b. 1827). The house was lived in by blacksmiths by the name of Wiggin and Hogan and other tenants by the names of Miner, Chelsey, Livonia Smith, and Edith Maloon. In 1936, Alice Davis sold her home to the Town of Sanbornton for use as a town library. The building was remodeled and used as the library until 1950, when it was purchased by Nicholas and Elizabeth Cotsibas. The building was remodeled back for use as a residence, the attic was finished, and the breezeway and attached garage were added in 1955-1956. The 1 ½ story clapboarded cape was constructed in the Federal/Greek Revival style and heavily remodeled in the 19th century and again in the mid-20th centuries. The five-bay cape was constructed with a knee-wall frame, creating wide frieze below the cornice and allowing for a full second floor. The roof is interrupted by narrow single-flue chimneys at either end. The fenestration of the building is regular, and the primary entrance is through a central door with ¾ side-lights beneath a fully pedimented portico with blind fan in the tympanum. Similar semi-circular "fans" are located above the windows of the primary façade (east) and were likely added in the late 19th century. A breezeway and connected garage as well as rear shed dormer window were added to the building in the 1950s. Since the building was listed to the National Register, a small single-story addition has been added to the northwest corner of the building and the original 9/6 wooden windows have been replaced with modern simulated 6/6 units. The architectural details of this building illustrate the evolution of the building through the Greek Revival, Victorian, and mid-20th century Colonial Revival periods. Despite some loss of integrity of design, materials, and workmanship with the loss of the historic windows, the building retains strong integrity of location, setting, feeling and association and some integrity of design, materials, and workmanship.	Single Dwelling	Greek Revival / Victorian / Colonial Revival	Figures 22 & 83

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
531	Sanborn Rd	26-51	ca. 1844	N/A (NRN25) (1986#8)	Y	Jonathan M. Taylor House	Jonathan Moore Taylor (1860, 1882 & 1892) George & Catharine Currier (1980) Philip & Denise Bodwell (2019)	531 Sanborn Road was constructed in ca. 1844 as the home of Jonathan Moore Taylor (1822-1900). Taylor married Huldah Lane (1823-1890) in 1846 lived in the house until his death in 1900. He was a blacksmith and served as Town Moderator, Representative to the General Court, Selectman, and Town Clerk. He was also appointed postmaster in 1848 and kept the office in his home. Taylor added a barn in 1879 on the site of the former George War distillery. This barn was removed in the 1930s and replaced by the smaller shed. The long, connected building consists of a two-story 3x3 bay main block with single-bay two-story ell, single story ell, and connected English-style barn. The gable end faces the street, and the gable-end is fully pedimented with a large louvered fan in the tympanum. The main block was original three bays wide with a side-hall configuration which was altered when the late-19th century shed addition was built at the north side of the building and the entrance was moved over and given the present Victorian hood with scrollwork brackets and single side-lite. The house is clapboarded and sits on granite underpinning and has a walk-out basement entrance at the south side. The building has 2/2 windows with hooded surrounds, reflecting the late Victorian renovations to the building. The attached two-story barn has off-center entrance at the south side and was reportedly built in the 1930s, according to former owner Catharine Currier. The orientation and general massing of the barn suggest that it is early 19th century, and it retains multi-lite windows at the second floor. The property also has a dressed granite retaining wall along the street side, next to which is a mature maple. The Taylor house retains architectural details from two distinct periods and styles which help to tell the story of the property. The house retains the much of the general form and fenestration pattern of its Greek Revival construction, including clapboard siding, fully pedimented gable end with fan lite, and attached barn (the barn retains multi-lite wood windows and plank doors). The house also reflects the character of the late Victorian renovations, including the "new" entrance with scrollwork brackets, window surrounds, and 2/2 wood windows.	Single Dwelling	Greek Revival and Late Victorian	Figure 84

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
533	Sanborn Rd	26-50	ca. 1820	N/A (NRN22) (1986#9)	Y	Dr. Thomas Hill House	WJB Abbott (1860) Sarah Garrish Abbott (1882 & 1892) Anne Parker (1980) A. C. Billargeon Rev. Trust (2019)	Dr. Thomas Prentiss Hill (1781-1866) graduated from Dartmouth College in 1816 and commenced the practice of Medicine at Sanbornton for about 28 years. In 1844 he moved to Hanover. The house was sold to Dr. James Buswell Abbott (1799-1870) in 1851. Abbott graduated from Dartmouth in 1826 and practiced medicine in Canterbury, Loudon Mills, Northfield and Boscawen before moving to Sanbornton in 1843 and practicing out of the former Hill House. When Abbott died in 1870, the house passed to his wife Sarah Garrish Abbott (1816-1893). From 1893-1925 the property was owned by Willis Abbott, then Helen Drown 1925-1934. According to a former owner, a kitchen ell was added onto the rear of the building by Dr. Jaques in 1943. In 1964, the property was purchased by Robert and Helen Hare, who had the kitchen remodeled by Gerry Boudreau of Tilton. The Hares sold the property to William S and Gladys Clark in 1967. The Clarks sold the property to Gaitian Baillargeon in 1970. The house is a typical simple early 19th century Federal style home. The main block is a typical "cape" and is 1.5 stories with side-gable roof and large central chimney. The façade is five-bays with a central doorway flanked by two 12/8 wooden windows on either side. There are a series of ells off of the rear of the house and a connected English barn. Despite some modern features such as the standing-seam metal roof, the building retains many characteristics of the Federal style including general form and massing, strong lateral symmetry, fenestration pattern, simple cornice with close rake, clapboard siding, wooden multi-lite windows, and large central chimney.	Single Dwelling / Medical Office	Federal	Figure 85
536	Sanborn Rd	26-25	ca. 1890	N/A (NRN21) (1986#29)	Y	Holman Smith House	[Mrs. E. F. Lane 1860] N/A (1882 & 1892) George & Catharine Currier (1980) J. T. Brooks Properties, LLC (2019)	Holman D. Smith (1843-1922) built this house as a store in ca. 1890 on the site of what is now the Henry Flanders House (524 Sanborn Road). The building was purchased by Mrs. Nichols before 1930, moved to this location, and renovated for use as a dwelling. The Holman Smith House faces west, toward Sanborn Road and is 1.5 stories. The primary entrance is at the center of the gable end, through an open porch. The doorway is flanked on either side by a wooden 2/2 window (behind a modern exterior storm). There is a breezeway off of the north side of the building, connecting to a garage. Despite later additions to the house such as the southern enclosed sunroom and south-facing gable dormer, the building retains many late 19th century details such as wooden clapboard siding, central stove-chimney, 2/2 windows, and flat narrow trim.	Single Dwelling	Late Victorian / Colonial Revival	Figure 86

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
542	Sanborn Rd	26-23	ca. 1940	N/A (NRN20) (1986#28)	Y	Hazen Flanders House	N/A (1860-1892) Vienna S. Currier Estate (1980) John Burbank LLC/Post Office (2019)	The Hazen Flanders house is a complex structure with many intersecting rooflines. The south end of the building was constructed as a home for [Frank] Hazen Flanders (b. 1916) by his father, Henry W. B. Flanders (1879-1946), in 1940-1941. Between 1958 and 1988, the building was both home to postmaster Millie Shaw (formerly Sanborn), her husband, and six children while also serving as the Sanbornton Post Office. The Post Office has now expanded to the entire building, with the mail-sorting rooms and administrative offices in the old dwelling, and the public counter and PO boxes in a modern ell at the north end of the building. The 1.5 story dwelling section of the building has characteristics that are indicative of the Colonial Revival style such as clapboard siding, brick chimney, and paired 6/6 windows beneath modern exterior storms. Prior to the Post Office addition, the entrance to the dwelling was through a porch on the east (street) side. In order to create a more private entrance, the porch and door were removed in the modern era. The Post Office end of the building, which was added after the 1980 National Register Nomination, is more Greek Revival in style with a fully pedimented gable end entrance, a wide frieze, wider corner boards, and 8/8 windows. The post office entrance is through a modern exterior door beneath a five-lite transom window. This building retains integrity of location and setting, but has lost some integrity of design, materials, workmanship, feeling and association with the modern alterations.	Single Dwelling / Post Office	Colonial Revival / Greek Revival addition	Figure 87
543	Sanborn Rd	26-49	ca. 1801	N/A (NRN19) (1986#10)	Y	John Blaisdell House	Mrs. F. Lane / Sanbornton PO (1860) John M. Blaisdell (1882) Mrs. [Annie *Sanborn*] Blaisdell (1892) Richard & Ruth Wiggins (1980) Stuart Dyment (2019)	The Federal style John Blaisdell house consists of a main block, gambrel-roofed ell, and connected barn.Prior to the American Civil War, the building was owned by Postmistress Fanny Lane (appointed 1853), who operated out of the building. In the late 19th century, the house was home to John Morrison Blaisdell (1837-1879), a local carpenter who invented a form of extension dining table and the "Patent Refrigerating Cupboard" (Runnels, Vol. 1: 334), which was manufactured by Blaisdell & Burley in their factory along the Salmon Brook (the patent model for the refrigerator is in the NH Historical Society in Concord). After John Blaisdell died, "having accidentally punctured the knee joint with the sharp point of a pocket knife, about five weeks previously" (Runnels, V2: 36), the building passed to his wife Annie *Sanborn* Blaisdell.The two-story five-bay façade faces west overlooking Sanborn Road. A brick chimney is located at the center of the low-sloping roof. The building retains many key Federal details such as general form and massing, five-bay façade with strict symmetry, central doorway with Federal detailing including flat entablature and transom sash, 12/12 wooden sash at the first floor and 12/8 at the second, clapboard siding, central chimney, and narrow flat corner boards and frieze.	Single Dwelling	Federal	Figures 19 & 88
547	Sanborn Rd	26-48	1957	N/A (NRN18) (1986#325)	Y	Robert Wiggins House	[School 1860] [M. Clough 1882] [Mrs. A. Colby 1892] Robert & Ann Wiggins (1980) Allison Rowley (2019)	The Robert Wiggins House is constructed in the Colonial Revival style to try to simulate an 18th century house. The house retains many characteristics of this style such as the side-facing gambrel roof, lateral symmetry of the façade with multi-light windows (9/6) on either side of a central batten door, wooden clapboard siding, and large central brick chimney. There is a salt-box-inspired addition at the end of the building and a similarly-shaped detached single-car garage. Considered a 'modern' building in 1980, this dwelling shows the continued evolution of the district in the 20th century.	Single Dwelling	Colonial Revival	Figure 89

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
560	Sanborn Rd	26-22	1976	N/A (NRN35) (1986#323)	N	Ward Cottage Site	N/A (1860-1892) Robert & Rosemary Gauthier (1980) Gary & Betsy Shull (2019)	560 Sanborn Road is a modern Colonial Revival style "cape". Built into the hill, the main block has a walk-in basement. The primary entrance is through the center of the north side. The building has a wing to the east and shed addition to the south (rear). There is a detached garage across the driveway. Built in 1976, this building is non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 90
	Sanborn Rd	26-21-1	N/A	N/A	Y	N/A	No buildings (Common, 2019)	Undeveloped lot of common land	N/A	N/A	
	Sanborn Rd	26-21-1D	N/A	N/A	N	N/A	N/A (1860-1980) Gary & Betsy Shull (2019)	Undeveloped lot	N/A	N/A	
573	Sanborn Rd	26-13	1964	N/A (NRN16B) (1986#26)	Y	Sanbornton Fire Department	N/A (1860-1892) Town of Sanbornton (1980 & 2019)	573 Sanborn Road contains two town-owned buildings: the ca. 1960 Sanborn Fire Department (now Town Offices) and modern Fire Department building. The single-story fire department building was constructed in 1960 as a utilitarian interpretation of the Colonial Revival style. Though the building's fenestration was altered significantly when it was converted for office use, the building retains the overall shape of a mid-century fire department building with low roof, simple trim, clapboard siding, and central bell tower/alarm. Considered a 'modern' building in 1980, this building shows the continued evolution of the district in the mid-20th century.	Fire Station	Colonial Revival	Figures 30, 31 & 91
573	Sanborn Rd	26-13	1986	N/A (1986#322)	N	N/A (Modern Sanbornton Fire Department)	N/A (1860-1980) Town of Sanbornton (2019)	The modern Sanbornton Fire Department building is much more complex and significantly larger than its predecessor. This building has three oversized garage bays facing south with a single-story ell to the east. The building has clapboard siding and fully pedimented gable ends. The windows throughout are 1/1. This modern building does not contribute to the district, due to its age.	N/A	Modern	Figure 92
576	Sanborn Rd	26-21-1B	2000	N/A	N	N/A	N/A (1860-1980) Douglas & Jennifer Sargent (2019)	584 Sanborn Road is a modern colonial revival style two-story home with five-bay main block, two-story breezeway, and connected two-story garage which faces north toward Sanborn Road. There is a large open farmers porch along façade, with roof supported by narrow columns. There are two dormer windows at the north slope of the roof of both the main block and garage. The house has a single exterior end chimney, clapboard siding, and simulated 6/6 windows. Constructed in 2000, the building is non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 93
584	Sanborn Rd	26-21-1A	1995	N/A	N	N/A	N/A (1860-1980) Thomas & Amanda Reneau (2019)	The modern single-story house at 584 Sanborn Road is built into a hill with a single-car garage in the walk-in basement. The building is not visible from the right-of-way. Constructed in 1995, this building does not meet the age requirement for the National Register.	N/A	(Modern)	Figure 94 (Not visible from ROW)

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
591	Sanborn Rd	26-9	ca. 1798	N/A (NRN08) (1986#23)	Y	Wadleigh House	G. Woodward (1860) Mary J. *Foss* Wadleigh (1882) Mrs. Benjamin M. Wadleigh (1892) Robert & Ann Wiggins (1980) Paul & Leslie Shea (2019)	The modern parcel consists of the large Federal building with wing and a second detached 20th century house with shed addition off of the rear. The house was built by James Wadleigh (d. 1830) in ca. 1790 and reputedly served as an early meeting place for the town selectmen. Deacon Benjamin Mason Wadleigh (1817-1876) left the house to his wife, Mary J. *Foss* Wadleigh after his death to consumption in 1876. The Wadleigh house is composed of a main block with wing and modern porch addition at the rear. As a result of the sloping topography of the lot, the fenestration of the front of the house does not follow the strict lateral symmetry typical of the Federal style. The east end of the main block is constructed of brick, and set into the hill. The monumental center chimney was removed in the 19th century and replaced with the present off-center brick stove chimney. There appear to be some alterations to the front door in the late 20th or early 21st centuries, and the wing to the west is an addition. Despite these changes, the house retains several character-defining Federal details such as five-bay fenestration, narrow clapboard siding, 9/6 wooden windows, center chimney, centralized doorway with surround, and narrow, flat trim. The second, vernacular style building is 1.5 stories with gable end overlooking Sanborn Road. This building was supposedly moved to this site from the Lane House. The building is covered in wooden shingles with an asphalt shingle roof. There is a large farmers porch along the front of the house. The building has multi-light windows in the gable end, but no windows along the sides, suggesting it may historically served as a work shed of some sort. It is constructed on a concrete block foundation and has a concrete block chimney at the gable end.	Single Dwelling	Federal	Figures 95 & 96
608	Sanborn Rd	26-5-2	ca. 1884	N/A (NRN10) (1986#24)	Y	Torrey Cottage	N/A (1860-1882) [not shown 1892] Bingham Estates c/o Lois Bingham (1980) David Bingham 2018 Property Trust (2019)	608 Sanborn Road is a modest late 19th or early 20th-century home. The building was first constructed as the "Torrey" summer cottage in ca. 1884 and was heavily renovated through the years as it was converted into a full-time residence.The house is one-story with low, sloping roof and central brick single-flue chimney. There is a three-sided bay window at the east (road) side of the house. The house retains historic 2/2 windows and wood clapboard siding. The windows, projecting three-sided bay windows, and overall size and massing of the main building are indicative of the late Victorian era. A long modern addition with walk-out basement was added off of the south side during the 20th century, adding some characteristics of the mid-century ranch style to the house through its general form and massing and large paired awning windows.A detached garage is located to the south of the house. The garage is earlier and constructed in the shingle-style, possibly as a small carriage house or town barn. Though the original doors have been replaced with modern overhead garage doors, the building retains its original gambrel roof, small narrow trim, 6/6 double-hung windows, and characteristic shingle siding. The changes to both the cottage and garage over time are representative of the continued evolution of the property.	Single Dwelling	Mixed	Figure 97
609	*Sanborn Rd*	*26-8*	*1971*	*N/A (NRN09) (1986#318)*	*N*	*Warren Wilson House*	*N/A (1860-1892) Warren & Martha Wilson (1980) Brian Whelton (2019)*	*609 Sanborn Road is a modern ranch-style home. Though the house may have replacement windows, the single-story house retains the long, low profile typical of the style as well as retaining clapboard siding, heavy brick chimney, and large glazed sun room. The building even retains a colonial eagle wall decoration above the paired garage doors. Constructed in 1971, this building is considered non-contributing due to age.*	*N/A*	*Ranch*	*Figure 98*

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
612	Sanborn Rd	26-5-1A	1998	N/A	N	N/A	N/A (1860-1980) Brian Bozak (2019)	612 Sanborn Road is a modern colonial revival style "cape" with breezeway and attached garage. The main block is five bays wide with off-center brick chimney at the front slope. The windows are simulated 6/6 double-hung sash. There are two gable dormers at the roof. Constructed in 1998, this building is considered non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 99
616	Sanborn Rd	26-5-1B	1998	N/A	N	N/A	N/A (1860-1980) D. Wade Harwood & Ashley M. Frame (2019)	616 Sanborn Road is a modern single-story house with many different intersecting rooflines. The building has clapboard siding and double-hung windows that are framed by shutters. An attached two-bay garage is in an ell. Constructed in 1998, this does not meet the age requirement for the National Register.	N/A	(Modern)	Figure 100 (Not visible from ROW)
618	Sanborn Rd	26-5-1C	2004	N/A	N	N/A	N/A (1860-1980) S. & A. Gregoire Family Trust (2019)	618 Sanborn Road is a modern 1½ story colonial revival home. There is a large open farmer's porch along the façade of the main block and an attached garage within the wing of the building. The house has clapboard siding in simulated 6/6 windows. The asphalt shingle roof is interrupted by four dormers: three gable dormers and a eyebrow dormer at the center of the main block, above the central door. Constructed in 2004, this building is considered non-contributing due to age.	N/A	Colonial Revival (Modern)	Figure 101
635	Sanborn Rd	22-41	2008	N/A	N	N/A	N/A (1860-1980) D. & V. Yeaton Living Rev. Trust (2019)	635 Sanborn Road is a modern 1 ½ story home with attached garage. The house has a large open porch across the façade with projecting center bay and has clapboard siding. The asphalt shingle hip roof is interrupted by two dormer windows with 6/6 windows. Constructed in 2008, the building does not meet the age requirement for the National Register.	N/A	(Modern)	Figure 102
638	Sanborn Rd	26-5-1D		N/A	N	N/A	N/A (1860-1980) Mark W. Latham 2018 Rev. Trust (2019)	638 Sanborn Road is a modern two-story home with free-standing shed. The house is three bays wide with a single-bay lean-to on the north end, below which is a garage. The doorway is centralized, and there are three gable-dormers at the second floor. The siding is clapboard and the windows are 1/1. Constructed in 2000, this building does not meet the age requirement for the National Register.	N/A	(Modern)	Figure 103
645	Sanborn Rd	22-18	1982	N/A	N	N/A	N/A (1860-1980) Robert Fair & Sara Prior (2019)	645 Sanborn Road is a modern colonial revival cape with wing and ell. The house has clapboard siding, asphalt shingle roof and double-hung windows. Constructed in 1982, this building does not meet the age requirement for the National Register.	N/A	Colonial Revival (Modern)	Figure 104 (Not visible from ROW)
656	Sanborn Rd	22-17	1988	N/A	N	N/A	N/A (1860-1980) William & Gina Belanger (2019)	656 Sanborn Road is a modern colonial revival 3/4 cape with wing. Built into the hill, there is a garage beneath the wing. The house has clapboard siding and simulated 6/6 double-hung windows. Constructed in 1988, this building does not meet the age requirement for the National Register.	N/A	Colonial Revival (Modern)	Figure 105
	Sanborn Rd	22-40	N/A	N/A	Y	N/A	No buildings (James & Sally Wood, 2019)	Undeveloped Land	N/A	N/A	
	Sanborn Rd	22-16	N/A	N/A	Y	(Garage only)	N/A (1860-1980) Robert & D. Morrison Trustees (2019)	Only the southeast corner of this large forested lot falls within the boundaries of the Sanbornton Square Historic District. A modern garage is located at the north edge of the lot, well outside of district boundaries.	N/A	N/A	

#	Address	Parcel		Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
3	Tower Hill Road	22-24	ca.	1808	N/A (NRN04) (1986#19)	Y	Abraham Bodwell House	Rev. Abraham Bodwell (1860) Ruth Conner Bodwell (1882) W. Bodwell (1892) Charles & Shelia Comerford (1980) Catherine Lake (2019)	3 Tower Hill Road was constructed in ca. 1808 as the home of Rev. Abraham Bodwell (1777-1863). Bodwell was the pastor of the Congregational Church which met at the First Meetinghouse next to the Center Cemetery until 1834, when it moved to the present Church on Meetinghouse Hill Road.In the 1960s, Owen and Nancy Lindsay converted the kitchen ell to a dining room and enlarged the windows. They also converted the single-story shed wing into a kitchen, tool room and guest room. Sometime after they purchased the property in 1969, Charles and Shelia Comerford converted the tool room to a family room and changed the windows of the kitchen ell and wing.The house is composed of a two-story five-bay side-gabled main block, 1 ½-story kitchen ell, single-story shed wing, and attached English-style barn. The main block appears to have retained its original siding, simple flat trim, low-pitched roof and large interior chimneys at each end. The house is notable for retaining its historic wood windows behind modern storm windows. The primary entrance is through a batten door at the center of the west-facing façade with a simple entablature and full side-lights. The Bodwell house retains all aspects of integrity, despite modern changes to the wings.	Single Dwelling	Federal	Figures 20 & 106
10	Tower Hill Road	22-22	ca.	1790	N/A (NRN03) (1986#21)	N	Dr. John Carr House	Dr. John D. Carr (1860) R. B. Carr (1882) F. Carr (1892) Edward & Beth Mattlin (1980) Abigail S. Mercer Trust (2019)	*Some sources suggest that the house at 10 Tower Hill Road may have been constructed as early as ca. 1790. The building was home to Dr. John Carr (1785-1861), a local doctor who practiced medicine in Sanbornton from 1813-1861 and also served as Sanbornton Town Clerk and on the school board. Carr was an avid horticulturalist and an advocate for the use of quinine. In the late 1970s the building was very heavily renovated. When it was constructed the main block was only three bays wide and there was a single-story ell off of the rear of the building. In the 1970s, three additional bays were added to the north end of the building, the 9/6 windows were replaced, the chimney was moved, and the door reconfigured.* *The building consists of a 1 ½-story main block that faces east toward Tower Hill Road, single-story ell, and connected garage. The main block has three windows on either side of a recessed center door. The asphalt roof has a very minimal overhang and low pitch and is interrupted by a large brick chimney at the east slope. The wing has a tall brick chimney at the center, suggesting that it once served as the kitchen hearth. The connected garage is modern, and replaces an earlier barn. 10 Tower Hill bears little resemblance to its historic appearance. The building today reflects the design aesthetics of the 1970s Colonial Revival. Though the building still retains integrity of location and setting, it has lost integrity of design, materials, workmanship, feeling and association.*	Single Dwelling	Colonial Revival (Modern)	Figure 107
	Tower Hill Road	22-23	ca.	1960	N/A	Y	(Automotive Garage)	N/A (1860-1892) Edward & Beth Mattlin (1980) Abigail S. Mercer Trust (2019)	The single-story, single-bay detached garage associated with 10 Tower Hill Rd was likely built in the 1960s or 1970s. The building has novelty clapboard siding, and a low asphalt shingle roof. There is a 6/6 double-hung window on the south side, and a mid-20th-centry floodlight over the entrance. The garage also retains a mid-century overhead garage door, and is a nice example of a garage from this era.	Garage	Colonial Revival	Figure 108
37	Tower Hill Road	22-21		1973	N/A (NRN02) (1986#312)	N	(Elizabeth Weiant House)	N/A (1860-1892) Elizabeth Weiant (1980) Scott & Marcy Kelley (2019)	*The single-story home at 37 Tower Hill Rd is constructed in a modern interpretation of the colonial revival style, with side-gabled main block and wings on either side. The roof is asphalt and is interrupted by a large brick chimney at the rear slope. The building has clapboard siding, faux divided-light windows and an off-center primary entry. Constructed in 1973, the building does not meet the age requirement for the National Register.*	N/A	Colonial Revival (Modern)	Figure 109

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
49	Tower Hill Road	22-20	1791	N/A (NRN01) (1986#20)	Y	Simon Lane House	Misses C & AC Lane (1860) Cynthia Ann Lane (1882 & 1892) Mary Jane S. Hanson (1980) Caitlin & Dennis Beliveau (2019)	Though 49 Tower Hill Road is said to have been constructed by James Sanborn (b. 1764) in ca. 1790, little of the original building that was on lot 14 of the 1st division remains. Sanborn was set up on the property by his father, Daniel Sanborn (1731-1800), and was called to government army service after the Revolutionary war and never returned to Sanbornton.The property was purchased by Capt. Simon Lane (1781-1837) in 1805. Lane was a cabinet maker and later became a store owner. Prior to 1834, when the Meetinghouse was moved down the hill, parishioners would use Lane's house to warm up during the lunch break of Sunday sermons and would gather coals for their foot stoves from his house for the afternoon sermon. Upon Simon Lane's death, the property passed to his daughter Cynthia Anne Lane (1815-1891).In the 1920s, the house was first modernized by Walter Wilson. Wilson sold the house to George B. Lauder in 1936, who further renovated the building (likely changing the fenestration of the south side). The house was later owned by Sanbornton Town Historian, Mildred Coombs.The house consists of a 1 ½ story cape single-story wing, and attached gambrel-roofed barn. The main block has a floor plan that is often referred to as a "three-room" or "square-frame" house, and is a relatively rare vernacular house type. The main block and kitchen ell have retained the original clapboard siding, and have characteristically shallow roof overhangs. The roof of the main block is interrupted by a single off-center chimney. A second, tall chimney is located near the center of the ell and is likely associated with the kitchen hearth. The building has a rafter-and-purlin roof, which is also indicative of late 18th century construction. The building has batten doors and a mixture of 6/9, 9/9, and 2/2 historic wooden sash behind wooden exterior storms. The gambrel roof barn at the end of the kitchen ell is a 20th century addition.The Simon Lane House retains all aspects of integrity and is a wonderfully well-preserved example of a late eighteenth-century house. The building retains many character-defining features such as fenestration pattern, historic wooden window sash, eave details, and chimney massing that are all consistent with this period.	Single Dwelling	Federal	Figures 6 & 110
	Tower Hill Road	Map 22	ca. 1775	N/A (1986#C-1)	Y	Centre Cemetery	Cemetery (1860) Cem. (1882 & 1892) [not listed 1980] Town of Sanbornton (2019)	The first Sanbornton Meetinghouse was constructed with an adjacent burying ground between 1773-1789 along the range road. The Meetinghouse stood just south of the current Centre Cemetery and was moved down the hill and incorporated into the Sanbornton Congregational Church (21 Meetinghouse Hill Rd) in 1834. The Centre Cemetery provides the resting place for many of Sanborton Square's leading historic figures. The small cemetery has about 100 stones composed of granite, marble and slate. Though some graves dates to the late 18th-century, most of the memorials are late 19th-century. The cemetery entrance is marked by an elaborate cast iron gate, and the sides are defined by a rubble stone wall.	Cemetery	N/A	Figure 111
63	Tower Hill Road	22-19-2	1989	N/A	N	N/A	N/A (1860-1980) Joseph Giunta (2019)	2-story five bay modern Colonial Revival house with shed additions on either side. As the structure is less than 50-years-old, it does not meet the age requirement for inclusion in the Historic District.	N/A	Colonial Revival (Modern)	Figure 112

#	Address	Parcel	Approx. Date[78]	Existing NHDHR # (NRN#) (1986#)	Contributing Resource?	Historic Name	Owners (date)[79]	Description	Historic Use	Architectural Style	Photo
65	Tower Hill Rd	22-19-1	Aft. 1828	N/A (Not in NR District) (1986#167)	Y	Eastman Farm	T. Eastman (1860) Henry Patrick Wilson (1892) Not included in 1980 NR Guy J. Guinta, Jr. (2019)	Tower Hill Farm is a large connected farm building consisting of a large main block, ell, second shed ell, and barns. According to the sign on the roadside, it was established in 1890. In 1828 a fire destroyed a store on this site. The farmhouse appears on the 1860 map as belonging to T. Eastman. Between 1870-1876, Henry P. Wilson (1833-1918) operated a large summer boarding house out of the former "Woodman place" at the end of what is now Guinta Drive. When the building was destroyed by fire on July 26, 1876, Wilson moved into the farmhouse that is now Tower Hill Farm. Wilson made several alterations to the farmhouse in the Victorian style, including replacing many of the windows with more fashionable 2/2 sash, adding a band of sawtooth shingles to the gable, adding corner pilasters and a large porch that wrapped around the west and south sides of the farmhouse and ell. He also added a decorative louvered cupola to the barn and had a large windmill. In the late 19th century, the connected farm building consisted of a large 2 ½ story side gable house with two-story wing, two-story shed wing, and connected two-story English-style bank barn. The house had clapboard sheathing at this time, with a fully-pedimented gable-end, wrap-around porch and two interior chimneys on the main block (with one additional stove chimney in the ell). By the early 1900s, a large two-story gambrel roof dairy barn had been added to the complex, absorbing part of the older barn. In 1953 the porch was removed. Subsequent changes include the removal of the second-story of the original barn and addition of vinyl siding over the building. Additional low concrete block agricultural buildings were added to the south side of the barn, and the gambrel roof of the barn was recently replaced by a standing-steam metal gable roof. Though this building has lost many important features in recent history, the building still retains sufficient integrity to two major eras of Sanbornton History: the agricultural settlement period and the summer tourism era. The vernacular farmhouse was heavily altered in the second half of the 19th century when Wilson converted it for use as "Wilson House", a private boarding house for summer residents. The house continued in this use well into the 20th century and many architectural changes were made to accommodate it such as a sweeping veranda which extended 110 feet along both the facade and side elevations (no longer extent). The house still contributes to the historic and architectural identity of the Town of Sanbornton.	Single Dwelling	Vernacular / Victorian	Figures 113& 114
87	Tower Hill Rd	22-15-1	1976	N/A (Not in NR District)	N	N/A	N/A (1860-1892) Not included in 1980 NR Guy & Marie Guinta, Jr.	Single-story small house with attached two-car garage. Vertical board siding and asphalt shingle roof. Constructed in 1976, this building does not contribute to the district due to age.	N/A	(Modern)	Figure 115
	Off Tower Hill Rd	22-19-3	N/A	N/A (Not in NR District)	Y	N/A	No buildings (Anthony Guinta, 2019)	Agricultural fields associated with Tower Hill Farm	N/A	N/A	
	Off Tower Hill Rd	22-19-5	N/A	N/A (Not in NR District)	Y	N/A	No buildings (Joseph & Anthony Guinta, 2019)	Woodlot associated with Tower Hill Farm	N/A	N/A	
1	Winchester Drive	22-42	2016	N/A	N	N/A	N/A (1860-1980) James & Janice Kulas (2019)	The modern 1 1/2 story home at 1 Winchester Drive is composed of a five-bay side-gable main block with projecting central porch, two by two bay wing, and attached garage. The building has a steep asphalt shingle roof and clapboard siding with simulated 6/6 windows. Constructed in 2016, the building does not contribute to the district due to age.	N/A	(Modern)	Figure 116
	Winchester Drive	26-7	N/A	N/A	N	N/A	No buildings (David Bingham 2008 Property Trust, 2019)	Undeveloped Land	N/A	N/A	

Figure 36: Patterson House (15 Currier Rd/26-11)

Figure 37: Clement Orr House (31 Currier Rd/26-10)

Figure 38: Donald Kent House (5 Gulf Rd/26-31)

Figure 39: Ted Abbott House (19 Gulf Rd/26-40)

Figure 40: Modern house (37 Gulf Rd/26-68-3)

Figure 41: Modern house (65 Gulf Rd/26-68-2)

Figure 42: Modern house (75 Gulf Rd/26-68-1)

Figure 43: Driveway leading to Joseph Bouffard House (103 Gulf Road/27-32)

Figure 44: Edward Cianci House (111 Gulf Rd/27-31)

Figure 45 Sanbornton Elementary School (16 Hunkins Pond Rd/22-25)

Figure 46: Example woodlot along Hunkins Pond Rd (22-30)

Figure 47: Modern Colonial Revival House (44 Hunkins Pond Rd/22-26)

Figure 48: Sanbornton Town Shed (60 Hunkins Pond Rd/22-27)

Figure 49: Modern Colonial Revival House (71 Hunkins Pond Rd/23-6-1)

Figure 50: Modern Colonial Revival House (81 Hunkins Pond Rd/23-6-2)

Figure 51: Modern home (110 Hunkins Pond Rd/22-28)

Figure 52: George Ward Sanborn House (4 Meeting House Hill Rd/26-15)

Figure 53: Sanbornton Town hall (19 Meeting House Hill Rd/26-45)

Figure 54: Sanbornton Bandstand (19 Meeting House Hill Rd/26-45)

Figure 55: Sanbornton Congregational Church (SAN0004/21 Meeting House Hill Rd/26-44)

Figure 56: Beniah Sanborn House (22 Meeting House Hill Rd/26-14)

Figure 57: Beniah Sanborn House (22 Meeting House Hill Rd/26-14)

Figure 58: Woodman-Sanborn Academy (27 Meeting House Hill Rd/26-42)

Figure 59: Daniel Sanborn House (33 Meeting House Hill Rd/26-41)

Figure 60: Parsonage (39 Meeting House Hill Rd/22-29)

Figure 61: Parsonage (39 Meeting House Hill Rd/22-29)

Figure 62: Joseph Conner House (42 Meeting House Hill Rd/22-38)

Figure 63: Joseph Kimball House (22 Perkins Rd/26-56)

Figure 64: Douglass Prescott House (26 Perkins Rd/6-57)

Figure 65: Modern house not visible from public right of way (44 Pound Rd/26-21)

Figure 66: Eastman House (47 Pound Rd/26-06)

Figure 67: Town Pound (47 Pound Rd/26-06)

Figure 68: Paul Abbott House (403 Sanborn Rd/27-34)

Figure 69: Ralph Barris House (425 Sanborn Rd/26-66)

Figure 70: Modern log home, photographed by Franz Vail for HDC (453 Sanborn Rd/26-64)

Figure 71: Fields between Sanborn and Gulf Roads (Sanborn Rd/26-61)

Figure 72: John Lord House (495 Sanborn Rd/26-62)

Figure 73: Chase Taylor Cottage (506 Sanborn Rd/26-60)

Figure 74: Ames Baker House (509 Sanborn Rd/26-55)

Figure 75: George Cotsibas House (512 Sanborn Rd/26-35)

Figure 76: Sunshine Cottage (515 Sanborn Rd/26-54)

Figure 77: The Square Spot (515B Sanborn Rd/26-54)

Figure 78: Matthew Perkins House (516 Sanborn Rd/26-34)

Figure 79: J. Hilliard Lane Tavern (520 Sanborn Rd/26-33)

Figure 80: School Bus Shed (523 Sanborn Rd/26-52)

Figure 81: Henry Flanders House (524 Sanborn Rd/26-32)

Figure 82: Blacksmith's Shop (528 Sanborn Rd/26-27)

Figure 83: Capt. Joshua Lane House (530 Sanborn Rd/26-26)

Figure 84: Jonathan M. Taylor House (531 Sanborn Rd/26-51)

Figure 85: Dr. Thomas Hill House (533 Sanborn Rd/26-50)

Figure 86: Holman Smith House (536 Sanborn Rd/26-25)

Figure 87: Hazen Flanders House (542 Sanborn Rd/26-23)

Figure 88: John Blaisdell House (543 Sanborn Rd/26-49)

Figure 89: Robert Wiggins House (547 Sanborn Rd/26-48)

Figure 90: Modern house on Ward Cottage Site (560 Sanborn Rd/26-22)

Figure 91: Old Sanbornton Fire Department (now Town Offices) (573 Sanborn Rd/26-13)

Figure 92: Modern Sanbornton Fire Department (573 Sanborn Rd/26-13)

Figure 93: Modern Colonial Revival House (576 Sanborn Rd/26-21-1B)

Figure 94: The modern house at 584 Sanborn Rd (26-21-1A) is not visible from the public ROW

Figure 95: Wadleigh House (591 Sanborn Rd/26-9)

Figure 96: Wadleigh House (591 Sanborn Rd/26-9)

Figure 97: Torrey Cottage (608 Sanborn Rd/26-5-2)

Figure 98: Warren Wilson House (609 Sanborn Rd/26-8)

Figure 99: Modern Colonial Revival Home (612 Sanborn Rd/26-5-1A)

Figure 100: Modern home (616 Sanborn Rd/26-5-1B)

Figure 101: Modern Colonial Revival home (618 Sanborn Rd/26-5-1C)

Figure 102: Modern home (635 Sanborn Rd/22-41)

Figure 103: Modern home (638 Sanborn Rd/26-5-1D))

Figure 104: The modern home at 645 Sanborn Rd is not visible from the public right of way (645 Sanborn Rd/22-18)

Figure 105: Modern Colonial Revival home (656 Sanborn Rd/22-17)

Figure 106: Abraham Bodwell House (3 Tower Hill Rd/22-24)

Figure 107: Dr. John Carr House (10 Tower Hill Rd/22-22)

Figure 108: Mid-century Garage (Tower Hill Rd/22-23)

Figure 109: Elizabeth Weiant House (37 Tower Hill Rd/22-21)

Figure 110: Simon Lane House (49 Tower Hill Rd/22-20)

Figure 111: Centre Cemetery (Tower Hill Rd/Map 22)

Figure 112: Modern Colonial Revival Home (63 Tower Hill Rd/22-19-2)

Figure 113: Eastman Farm/Tower Hill Farm (65 Tower Hill Rd/22-19-1)

Figure 114: Eastman Farm/Tower Hill Farm (65 Tower Hill Rd/22-19-1)

Figure 115: Modern home (87 Tower Hill Rd/22-15-1)

Figure 116: Modern home (1 Winchester Dr/22-42)

Conclusion

This report compiles updated information on each of the tax parcels within the current locally-regulated historic district, graphically depicts the current zoning district against tax parcel boundaries, and explores the slight difference between these boundaries and those of the 1980 Sanbornton Square National Register Historic District. This report explains the history of the district by providing context on historic trends that have shaped its development in addition to providing a table of information on each individual property. The report makes suggestions as to character-defining features of the district as a whole and of individual properties therein in an effort to help guide future decision-making. The historic context and suggestions can then be used by homeowners and members of the Historic District Commission to help make informed decisions about the district's continued evolution into the twenty-first century.

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APPENDIX: ABBREVIATED GLOSSARY OF ARCHITECTURAL AND BUILDING TERMS
by Franz Vail with Mae Williams

Baluster: vertical members in a railing used between a top rail and stair treads or a bottom rail. Often turned on a lathe, balusters can be anywhere from ornate vase-shapes to simple square posts or cutouts.

Balustrade: a series of balusters, often connected by a top rail and/or bottom rail, used on the edge of stairs, balconies and porches.

Breezeway: a roofed often open passage connecting two buildings (such as a house and garage) or halves of a building.

Clapboards: long, thin, flat pieces of wood with edges horizontally overlapping in series, used to cover the outer walls of buildings.

Cornice: overhang of a pitched roof at the eave line, usually consisting of a facia board, a soffit and moldings.

Cornice return: that portion of a cornice that returns on the gable end of a house.

Cupola: a relatively small, often dome-like, tall structure on top of a building.

Dormer: a vertical opening projecting from the slope of a roof. Types of dormers are determined by their shape: arched dormers are called **eyelid** or **eyebrow dormers** and **shed dormers** and **gable dormers** are named because they have shed or gable roofs. **Wall dormers** are dormers that are flush with the face of a building.

Eaves: the margin or lower part of a roof projecting over the wall.

Entablature: in classical architecture, a horizontal assemblage of moldings, bands and detailing in the upper portion of a building, consisting of an **architrave**, **frieze**, and **cornice**. It is placed along the top of, and therefore supported by, vertical columns.

Façade: usually the principal or front elevation (exterior wall of a building, including doors and windows) of a building, but also sometimes used to refer to secondary elevations/sides of a building.

Facia: a flat board or band usually used in combination with moldings, often located at the outer face of the cornice.

Fenestration: the design, construction, or presence of openings in a building.

Frieze: horizontal member connecting the top of the siding with soffit of the cornice.

Gable: the portion of the roof above the eave line of a double sloped roof.

Gable end: an end wall having a gable.

Gambrel roof: a roof with two sides, each of which has a shallower slope above a steeper one.

Hip roof: a roof that raises by inclined planes from all four sides of a building.

APPENDIX: ABBREVIATED GLOSSARY OF ARCHITECTURAL AND BUILDING TERMS
by Franz Vail with Mae Williams

Knee-wall Frame: A style of timber frame, made popular with the advent of the Greek Revival style, in which the wall plates are supported a few feet above the attic floor, at the tops of "knee walls" as opposed to being on the same plane as the attic floor. The rafters of the roof rest upon the wall plates. This form of construction allows for greater height in the second-floor than would be possible with a traditional frame, and creates space for a deep Greek entablature above the first-story windows. Alternately, knee-wall frames may be referred to as **raised capes** or **classic cottages**.

Lancet arch: a pointed arch in which each of the arcs, or curves, of the arch have a radius longer than the width of the arch.

Lantern: in architecture, originally an openwork timber construction placed on top of a building to admit light and allow smoke to escape.

Light (lite): space in a window sash for single pane of glass. Also, a pane of glass.

Louver: an opening with a series of horizontal slats so arranged as to permit ventilation but exclude rain, sunlight and vision.

Muntin: a small strip of wood which divides the glass or openings of sash or doors.

Pediment: a triangular section framed by a horizontal molding on its base and two raking (sloping) moldings on each of its sides; often used decoratively over a door, window, over-mantel, or at the gable-end of a building.

Pilaster: a shallow rectangular column or pier that projects slightly beyond the wall into which it is built. Often pilasters are decorated to represent classical columns with a base, shaft, and capital.

Portico: the area, with a roof supported by columns, leading to the entrance of a building.

Purlin: a horizontal beam along the length of a roof, running on top of, or between, the rafters.

Rake: The slope of a gable, pediment, stair string, or similar. Often used to describe trim members that run parallel to the roof slope and form the finish between the wall and a gable roof extension.

Sash: The framework into which panes of glass are set.

Siding: the finish covering of the outside wall of a frame building, whether clapboards, vertical boards with battens, shingles or other material.

Side-light: a usually fixed sash (window), usually with a vertical emphasis, that flanks a door or window.

Soffit: the underside of an overhanging arch, cornice, balcony, beam, etc.

Transom window: a transverse horizontal window or series of panes above a door. The horizontal member separating a transom window from the door or window below is called a **transom bar** or **transom sill**.

Tympanum: the recessed triangular face of a pediment.