

# Sanborn Seminary Campus

178 Main St.



Photo of Sanborn Seminary taken early in the 1900s.

Photo by Harry “Whiskers” Clark  
Photo used by permission of the Kingston Historical Museum





# At Risk Historical Building Documentation

Prepared for the  
Kingston Heritage Commission

## **Sanborn Seminary**

### **At Risk Building Report**

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# **Sanborn Seminary**

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## **Introduction**

My first introduction to Kingston was during the Christmas holidays about 40 years ago. We were traveling from visiting relatives in the New Hampshire lakes region to our home in Massachusetts. We decided to take a short cut through Kingston, a decision that would change our lives. Driving through town, we fell in love with the long 'common' that stretched through the town. The 'Plains', as it is called, was the picturesque New England village green with its beautiful period white houses and shining holiday lights in each of the windows. It was then that we knew to keep our eyes out for a home in Kingston.

As we searched for homes for sale, our enchantment with Kingston grew when we found out more about the town. That lovely Plains included the home of Josiah Bartlett, a signer of the Declaration of Independence, as well as the stone library diagonally across the Plains from the Bartlett house. Not only was the town charming, it also had history

One gem we did not see during our first night-time drive through that long-ago holiday was the impressive Sanborn Seminary building. Set back from Main Street, the imposing Gothic structure seeming out of place when compared to the rest of the buildings in town. Where the homes provided a homey atmosphere of family comfort and shelter, the seminary had a grand, imposing, and towering presence. While that was my first impression on seeing the building, to the people in town, they cherish the memories of attending high school there.

It is in honoring those memories as well as commemorating the Sanborn Seminary structure and its surrounding buildings, that this document is written.

- Steve Sousa

## **Reasons to consider the buildings “At Risk”**

As time passes, change becomes the foundation for how a town grows. There are many reasons why buildings are no longer found in a town. Fires, abandonment, age, re-purposing, or replacement are all reasons for the loss of buildings. Over time, Kingston has lost its fair share of buildings. The old town hall suffered a major fire in 1928, to be rebuilt as a brick structure. The historic Badger Tavern in the center of town was demolished in 1921. More recent examples are the Grace Daley house was torn down and the Headmaster’s House and Colcord Hall on the Sanborn Seminary campus have been lost.

In 2006, a new high school was opened on the west side of Kingston, leaving the old seminary buildings empty. The buildings that remain have had little maintenance performed on them in the intervening years, resulting in structural deterioration. Letting this situation continue would result in potential loss of the structures. The main Seminary building has had a storied history. The structural loss of the main Seminary building would be painful to the many graduates of the Sanborn Regional High School and to the townspeople who have daily driven by the lovely old building.

It is the purpose of this document to gather information about the structures associated with the Seminary before they are lost. Recently (2021) a different pressure was put on the seminary buildings. The campus and the remaining buildings are no longer part of the Kingston/Newton school department. The property has been sold to Chinburg Properties, of Newmarket, NH, for re-purposing as residential apartments. This document will contain stories, photos, maps, and other records of Sanborn Seminary to preserve the original intent and use of the building and record its role in contributing to the history of Kingston, NH.

## Sanborn Seminary Origins and History

It was on July 19, 1883 that Edward Stevens Sanborn, for the sum of one dollar, conveyed to John Warren Sanborn, Amos C. Chase, Warren T. Webster, John P. Marshall and William P. Moulton, the men who would eventually be named the first trustees of Sanborn Seminary, approximately 4 acres of land on which the main Sanborn Seminary building would be constructed.

Sanborn Seminary opened its doors to both male and female students in 1888. The school was charted as a secular secondary boarding school governed by its board of trustees. The Seminary continued in this manner until 1966 when it was sold to the Kingston School System and functioned as a regional high school for the towns of Kingston and Newton. Freemont had students attend the school on a tuition basis.

Several buildings were added to the school over time. The campus consisted of the central imposing main seminary building, Colcord Hall, Gilmore Cottage, the Headmaster's House, Swasey Gymnasium, the Science Building, and an Industrial Arts building. Located across from main campus on Main Street, was Wiggin Hall a boy's dormitory. Across from the main campus on Church Street, was the original gymnasium. This building, once a Methodist Church in the mid 1800's, was sold to become the school's gymnasium and beach access to Greenwood Pond. Once the new gymnasium was constructed, this building was sold and became a processing location for the poultry industry. It currently houses the Kingston Children Center.

The school operated in this manner until 2006, when the last class graduated from the school. A new Sanborn Regional High School opened that fall on the western side of Kingston.

The use of the empty Seminary property was debated for several years. Unfortunately, during that time, maintenance to the structures on the campus was postponed, resulting in structural damage to the buildings. Also, several of the buildings, Colcord Hall, the Headmaster's House, the Industrial Arts building, and Gilmore Cottage were torn down.

It is in this environment that the Heritage Commission decided to document the remaining buildings of Sanborn Seminary.

Sanborn Seminary began in 1883 when Major Edward Stevens Sanborn sold several acres of land not too far from the town center to a group of men who would then become the Trustees of Sanborn Seminary. His desire to construct the building was to show "his regard for his native town and his appreciation for education." The 1883 deed of the Seminary states:

*"That said tract of land and the buildings thereon and hereafter to be erected subject to said reservation shall be used and occupied as a Seminary of Learning for the education of children and youths of both sexes to be called The Sanborn Seminary and for such other uses as may be conducive to the best interests of said Seminary in the judgement of these entrusted with the management and control thereof, said land, buildings, and Seminary shall be under the control, management and supervision of said grantees and the survivors of them with such person as a majority of them may choose to add to their number or to fill any vacancies as hereinafter provided who shall constitute a Board of Trustees..."*

Every building and event in town documents the history of the times in which it exists, and so does the Sanborn Seminary campus. There are stories to tell of how the seminary came to be. The following excerpt comes from chapter 4 of the book “Kingston, New Hampshire: Our History and Stories 1694 – 2019” published in 2021.

### **The Story of Edward Stevens Sanborn and His Seminary**



Major E. S. Sanborn.

Who was Edward Sanborn? Sanborn was well known in town. He was the son of Moses “Tanner Mose” Sanborn, a prosperous owner of a hide tanning business in Kingston. His son had ambitions to be as well-to-do as his father, but not in the leather tanning trade.

Shortly after the Civil War, Edward took the \$37,000 he inherited from his father’s estate and moved to Boston. There he began his own business that by the end of his life gave him the funds needed to not only live a very comfortable life in Boston, but to also gift funds to several churches in his New Hampshire home town. He also had the funds to construct the building that would be his legacy.

What is interesting about Sanborn’s life is that no one seemed to know what his Boston business was. What business could turn his original \$37,000 to over \$250,000 in just 5 years? By 1869, he owned at least 5 well distinguished brothels in Boston’s West End. He would not be satisfied with tawdry houses visited by riff-raff clientele, he sought out the lawyers, bankers, and other men of means of Boston as his customers.

Eighteen sixty-nine was a significant year because it was that year when he met Julia Ann Hilton, a young woman working as a clerk in a Boston retail store. The two were drawn together with Julia eventually becoming his business partner. Julia was ambitious and had a very keen business sense. Her relationship with Sanborn grew both in a business sense and in a personal sense. Eventually she came to managed not only his brothels, but she also had some real estate investments of her own.



Because the businesses they ran, their relationship needed to be kept secret, so that whenever he came back to Kingston, Julia was referred to as his “housekeeper”.

In 1880 he became ill and his family saw this as an opportunity to have him committed to an asylum and take over his estate. He recovered from his illness and was enraged by the family’s actions. He changed his will, cutting off any financial gain to his family.

Sanborn still needed to find his “legacy”. He eventually decided to fund a seminary “... in token of his regard for his native town and his appreciation of the importance of education. The Library was presented by Julia Ann Hilton.” The Seminary’s operating endowment of \$175,000 came from Sanborn and \$75,000 for the library from Julia. Sanborn and Julia’s will each specified that these sums would be applied to the Seminary from their wills. Construction began in 1883 and was scheduled to open in 1885 for its first class of students. Unfortunately, in April



of 1885 Julia died. Sanborn was devastated and in September of that same year, he passed away.

Here were the opportunities both families needed to break the wills. Sanborn's relatives began to call his mental condition into question. Using his life in Boston as owner and operator of a number of brothels and living with one of his "ladies", they argued that he was of unsound mind and that he was incompetent to create his will. Hilton's family also contested her will. They argued that Sanborn exerted undue influence over her and that she was cheated when she made her will. It was hoped by both families that the wills would be broken and they would take over the estates. The battle over wills went to the courts and given the notoriety of Sanborn's life, the press took interest in the outcome. Newspapers from around the country reported on the trials.

None of these funds could be released while the court battle raged on. The building remained empty and its future uncertain. Eventually, the courts decided in favor of Hilton and Sanborn and both wills were proved. Sanborn Seminary opened in 1888.

### **Sanborn Seminary and its Change into the Sanborn Regional School District**

Several of the buildings that eventually would become parts of the Sanborn campus began life in the early 1800s. In 1800, the French family house that would eventually become the headmaster's house was built. In 1879, the Kingston House Hotel was constructed. This building was a stop for travelers. It would have its name changed to Kingston Hall, the boy's dormitory and then undergo another name change to Wiggin Hall.

In 1883, Edward Stevens Sanborn sold land to the Trustees of Sanborn Seminary, a group Sanborn organized, to construct a co-educational seminary to educate the young people of Kingston. That same year, construction begins on the main Sanborn Seminary building.

Tragedy strikes the Seminary in 1885. In April of that year, Julia Hilton, the long time companion to Edward Stevens died of "tubercular meningitis". In August of the same year, a heartbroken Stevens passes away. Construction of the school is halted as the families of both Stevens and Hilton attempt to break the wills. After three years of court cases, the wills were approved, allowing funding to continue to finish construction. In 1888, the Seminary building opens to students.

Sanborn Seminary acquires the Kingston House Hotel and renames it Kingston Hall. This becomes a boys dormitory in 1890.

In 1899, the Methodist Episcopal Church at 12 Church Street, was built for worship. Later in 1925, the property and buildings were sold to John Swasey, who was a Seminary Trustee. He would later, in 1936, sell the property and buildings to the Seminary for use as gymnasium space.

Recognizing the need for a girl's dormitory, Elihu Colcord donated funds in 1903 to build Colcord Hall. Colcord Hall included a dining room, kitchen, a reception room for female students, and apartments for matrons and staff in-charge of the building. It is interesting to note that weekly charges for board was \$3.50 and \$0.50 for light and heat. Charges for male students at Wiggin Hall were the same.

By 1955, Colcord Hall's use as a women's dorm ended. That same year, Wiggin Hall's use was changed to a teacher's residence.

It was recognized that the old Swasey Gym had outlived its usefulness. In 1959, the new gym east of Colcord Hall was opened. With the old gym no longer needed, it was sold.

In 1963, the bell tower atop Sanborn Seminary was considered unsafe, so the bell was removed from the tower and placed within a pavilion on the west campus lawn. The tower was taken down from the Seminary building.

In 1965, the school opened the English/Science addition to the northeast of the Seminary building. Science lab space in the old Seminary structure was lacking and additional instructional space was needed.

In the late 1950s and early 1960s, financial issues became apparent to the Kingston School District administration. They considered forming a co-operative school district with the surrounding towns (Atkinson, Brentwood, Danville, East Hampton, East Kingston, Hampstead, Kingston, Newton, Plaistow, and Sandown). The Sanborn Trustees were concerned that any newly formed co-operative school district would form their own high school, taking away students from Sanborn Seminary. After reviewing the school's financial position, the Trustees offered to sell the property, excluding Wiggin Hall to a new co-operative school district. The proposed district would have been made up of the towns of Kingston, Newton, Brentwood, and Fremont. However when put forward to the voters, Brentwood and Fremont declined to be part of the new district. Newton and Kingston went ahead with the purchase of the land and buildings of Sanborn Seminary and the school changed from a private institution to a public school district becoming the Sanborn Regional School District on 1 July 1966.

By 1968, the student population had grown throughout the district such that classroom crowding became an issue. In 1968, the citizens of the district voted against any new school building construction. The number of middle school students at that time was 398 students in grades 1-6, while the number of students in grades 7-12 was 249. As time would go on, the crowding issue in the middle and high school would only get worse. On 22 Oct 1969, the Sanborn Regional School Board voted to institute "double sessions" in order to face the crowding issue.

The Sanborn High School campus would be divided so that grades 9-12 would use the campus from 7:00 AM until 12:20 PM. Grades 6-8 would use the high school buildings from 12:15 PM until 5:30 PM.

After receiving approval from the State Board of Education, double sessions began for the 1970-1971 school year. During the time of double sessions, parents, students, teachers, administrators, and townspeople became more dissatisfied with the double session compromise. By 1978, a new middle school opened and double sessions ended. It was during this time that Sanborn Regional School District had grown to the point where a new School Administrative Unit 17 was split from SAU14.

It was also during this time that two changes occurred in building use. In 1976, the Gilmore House became the superintendent's office and in 1980 Colcord Hall was converted into administrative offices.

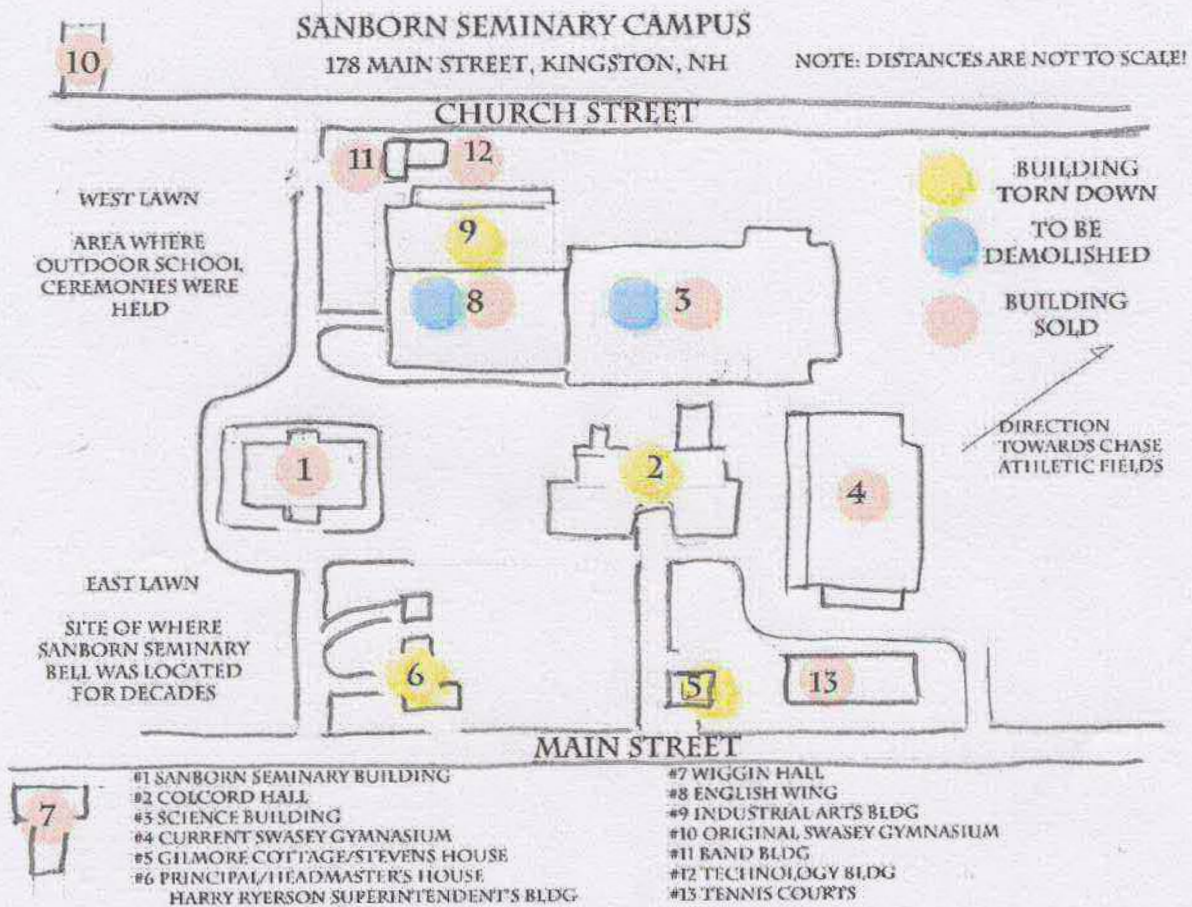
In 1986, Gilmore House was heavily damaged by fire. After reconstruction, it was renamed the Ryerson Building in 1988, being named for Harry E. Ryerson, Sanborn Regional School District former superintendent.

The issue of finances along with safety and usability concerns with the Sanborn Seminary building came to a head with the voters eventually agreeing to fund the construction of a new high school at the March 2004 town meeting. The Wadleigh/Swett farm on Kingston's west side was purchased for the new school. The final graduating class from the Sanborn Seminary campus occurred in June of 2006. The new high school opened in the fall of that year.

For a time, the vacant Seminary buildings were used for a variety of purposes. When the town offices were being renovated at town hall, the duties were relocated there. In 2007 for a period of eight years, space in the English/Science building was leased to the Seacoast Charter School. The district's maintenance and music departments were housed in several buildings on campus. The Swasey gymnasium has been used for town functions, such as voting.

The Sanborn Regional School District was still responsible for the old Sanborn campus. Maintenance costs continued to rise and needed repair and upkeep was postponed or neglected in both the main Seminary and the English/Science buildings. Broken windows, bird intrusions, failure of roof and ceiling tiles plague the buildings. Discussions about renovation or selling the property began. It soon became apparent that the costs of renovation along with continued operational costs would be beyond the budgets of the district and the town. By 2020, the townspeople of Kingston and Newton voted in favor of selling the property to Eric Chinburg Properties for residential property development.

This is a rather brief description of the historical passage of information of the school system. Please consult Chapter 4, "Our Children and Their Education" in the Kingston New Hampshire: Our History and Stories 1694-2019" book published in 2021.



# **An Inventory of the Buildings of Sanborn Seminary**



## An Inventory of the Buildings of Sanborn Seminary

Each building for the Sanborn campus is described in the following sections. There is a narrative that describes the significant features of the building, a set of floor plans for each building, a copy of the relevant Heritage Preservation Assistance Project data sheets, and if available, several photographs showing the interior of the building.

### Sanborn Seminary (178 Main Street, Survey Number 69)



Photo by Steve Sousa

Construction of the seminary building began in 1883. Because of the death of Sanborn in 1885 and the family bickering over his will, the school did not open until 1888. There is some confusion about the builder and architect. Some references indicate that Oliver L. Giddings of Exeter, NH was the architect. Other sources indicates that he was the builder. The three storey structure stands on a stone foundation with brickwork walls. The Mansard roof covering is slate. The front and rear of the building each

has a central entry portico. Please refer to the floor plans for the buildings in the appendix of this document. At the time the building was constructed, there was a central bell tower atop the roof. The bell was rung at the beginning of each school year, for the call to chapel, or to announce significant student achievements. Over the years, the bell fell into disrepair and in 1963 was taken from the bell tower and placed in a structure on the campus' east lawn. During the 2009 graduation ceremonies as the bell was struck for each graduate, it developed a crack. In 2010, it was sent out for repair by R.C. Welding in Hudson, NH. The restored bell is now placed in the new Sanborn Regional High School on the west side of town.

The building's architectural design, listed in Tolles and Tolles book *New Hampshire Architecture: An Illustrated Guide*, (p 59) describes the building's style as

“... New Hampshire's best example of High Victorian Gothic architecture....[T]his remarkable edifice includes such characteristic Victorian Gothic features as polychrome wall and roof materials; stone best courses set against brick; pointed window arches; inordinately high stories; steep-pitched dormer and tower roofs; complex roof lines; tall, elaborate chimneys; and wrought iron finials and crestings. The building contrasts with

earlier examples of the Gothic Revival style in having heavier moldings, tracery, and carved ornament; it conveys an overall felling of solidity rather than delicacy.”

There are many elements of the early construction of the Seminary building. Newel posts at the stairways and long window shutters in some of the office spaces are some of the early features still seen in the building. A trip up to the attic spaces provide an architectural feast for anyone interested in building practices of the late 19<sup>th</sup> century.



Photo by Walt Roy

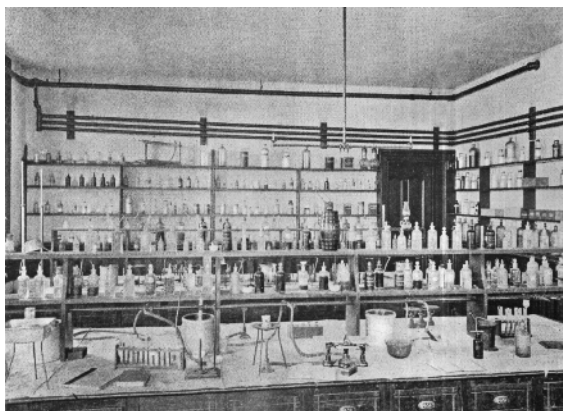
There is a striking stain glass window over each of the doors that enter into the building. They are images of the two hemispheres of the globe. Both of these windows were produced by art teacher Allen Taylor. While these windows have been more recently added, they provide a reminder to the students entering the building that once their studies are completed, they will be going out into the world to make their mark.



Stained Glass Window over Entrance to  
Sanborn Seminary  
Photo by Walt Roy



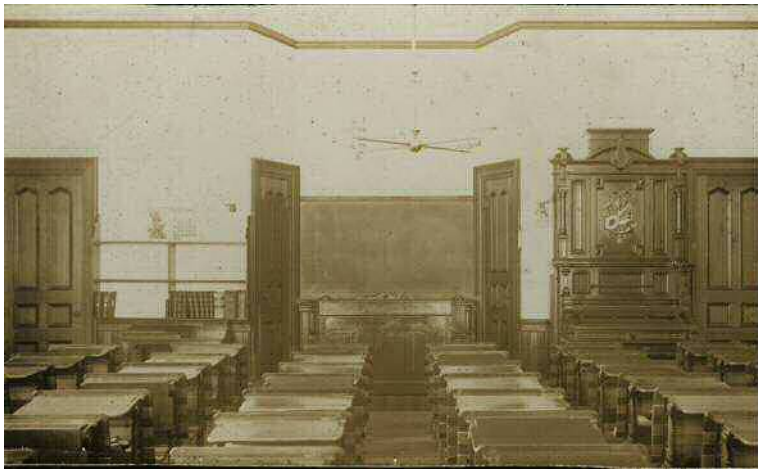
Stained Glass Window over Entrance to  
Sanborn Seminary  
Photo by Walt Roy



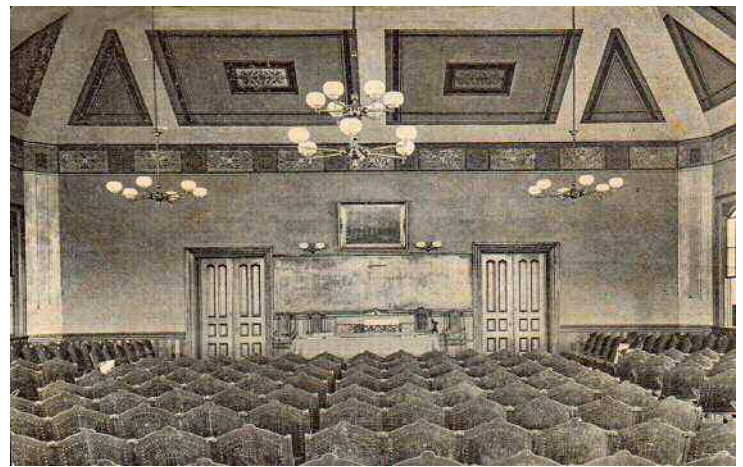
Science Laboratory. Photo courtesy of Kingston  
Historical Museum, Sanborn Seminary Collection

Over the years, the need for additional classroom and office space resulted in the slicing up of the large areas of the building. The need for additional classrooms for science and English classes as well as a larger library to supply the book stacks needed for a modern high school caused the district to build another structure near the original main building for this space. The English/science/library building was added to the campus during the mid 1960s. Period photographs illustrate what the main building’s instructional spaces looked like.





Classroom Space Photo courtesy of Kingston Historical Museum, Sanborn Seminary Collection



Seminary Hall. Photo courtesy of Kingston Historical Museum, Sanborn Seminary Collection

As time passed, the labs, library, and auditorium spaces were walled off to provide the needed classrooms. However, the addition of these spaces over time still did not provide the needed room. It was also the age of the building and its disrepair that eventually resulted in the school system deciding to begin plans for a new high school to replace this building.



Renovated Construction  
Photo by Walt Roy



Renovated Construction  
Photo by Walt Roy

In 2006, a new high school was opened on the west side of Kingston and the original Sanborn building was closed. While there was discussion about the potential reuse of the buildings on the campus, the maintenance of the buildings was neglected. Over time, roof leaks, broken windows and animal incursions occurred. In preparation for the sale of the Sanborn buildings to Chinburg Properties, LLC, in September of 2021, several members of the Kingston Heritage Commission toured the Seminary and the Science buildings to document aspects of construction and condition. Bob Bean, Walt Roy, and Steve Sousa photographed and made videos of the interior of both buildings. Appended to this document is a CD containing the photos and videos made. What was discovered ran the gamut of original construction that can still be found in the 'attic' space of the Seminary building to complete revisions of the interior spaces of the three floors to

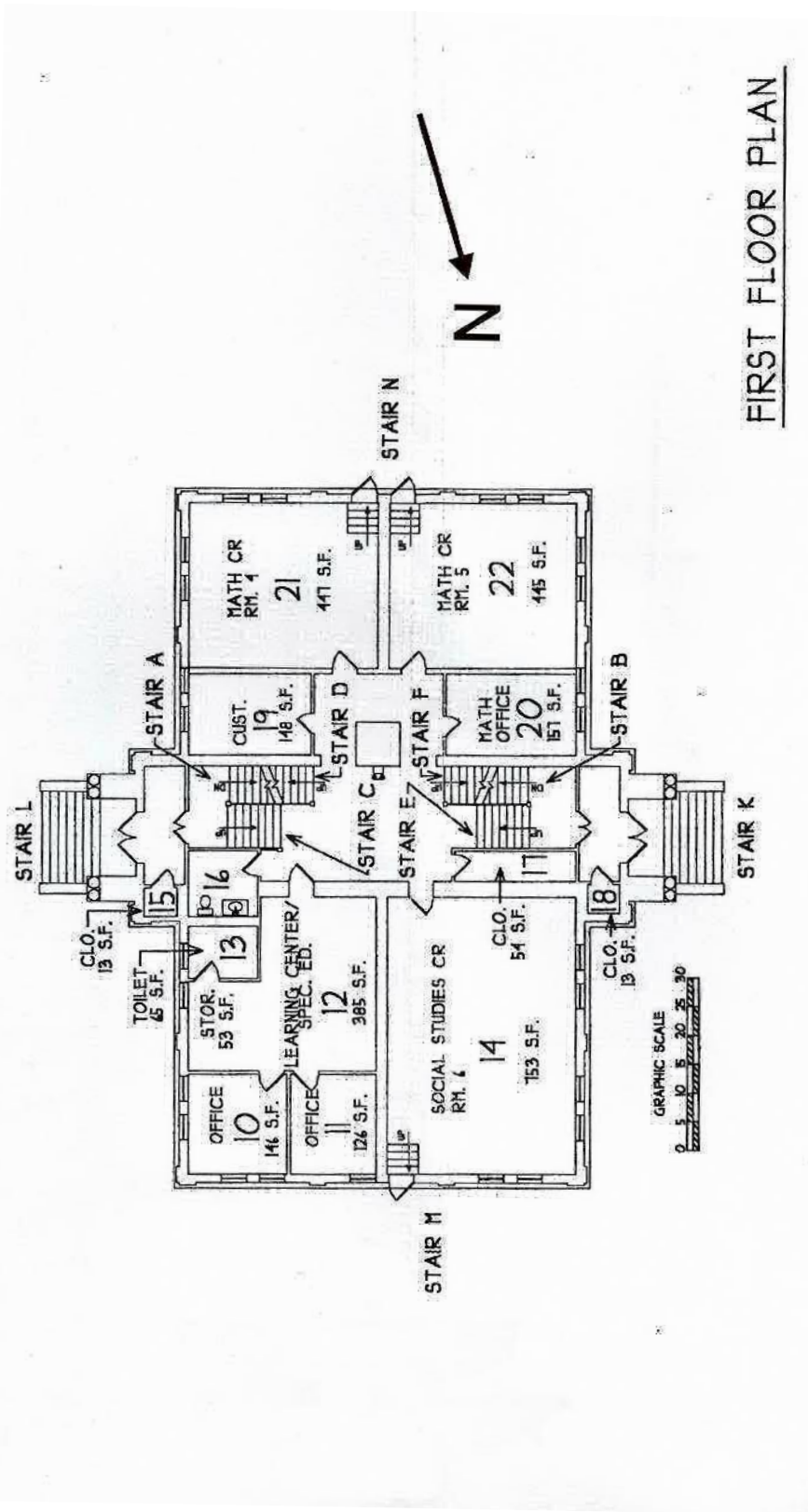


make better use of the building's old structure as the needs of the school changed over the decades of its use. We also found a variety of 'grafitti' marks left by students over the years. Some dating to the later part of the 1880s!



Graffiti found in the attic of the Seminary building. Some from 1888!  
Photo by Steve Sousa

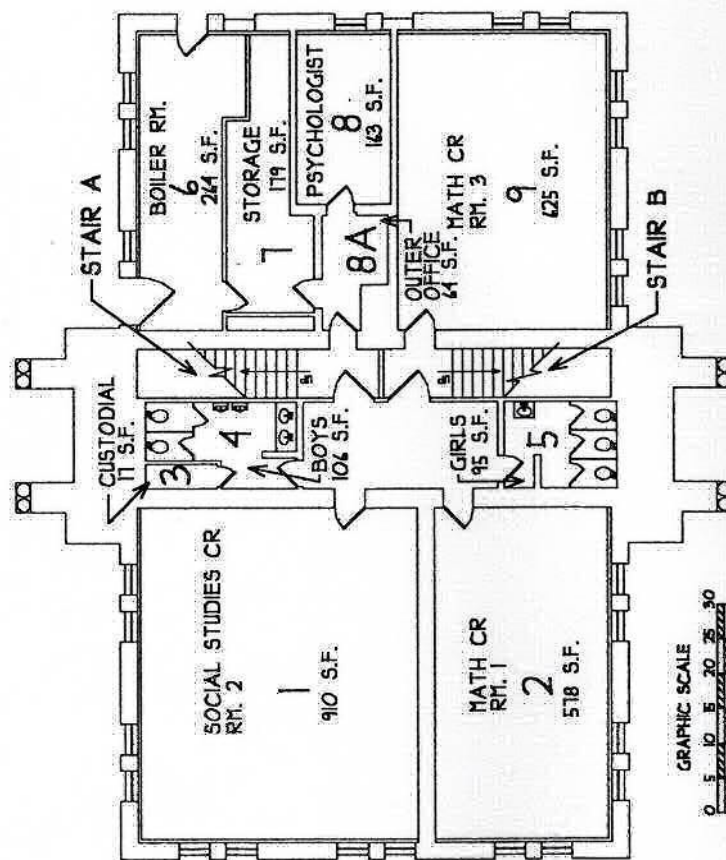
# **Floor Plans for the Sanborn Seminary Main Building**



FIRST FLOOR PLAN



## SECOND FLOOR PLAN



GRAPHIC SCALE  
0 5 10 15 20 25 30

N

# BASEMENT FLOOR PLAN



# HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

Phone: (603) 778-0885

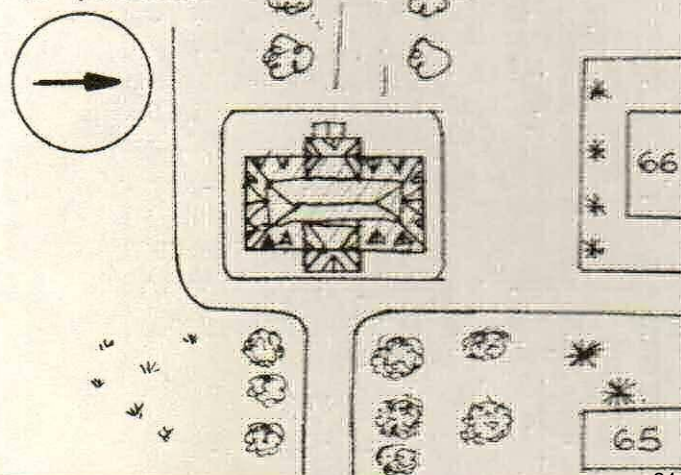
TOWN: Kingston	COUNTY: Rockingham	UTM: Z 19 /E 332375 /N 4755875
SURVEY NUMBER: 69*		USGS QUAD: Haverhill Quad 15' series
COMMON NAME: Sanborn Regional High School		FUNCTIONAL TYPE: Educational
HISTORIC NAME: Sanborn Seminary		PRESENT USE: Educational
LOCATION: W. side Main St., .16 Mi. N. inter. Main & Depot		ARCHITECT/BUILDER: Oliver L. Giddings
OWNER: Sanborn Regional School District		CONDITION: Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/>
ADDRESS: 178 Main St., Kingston, NH		INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When: <input type="text"/> )
MAP & PARCEL #: R34 17		Major alterations & date: Unknown
DATE: c. 1893		1962: 2nd floor converted from chapel to classrooms. Trees planted c. 10 yrs after bldg.
SOURCE: Engraved in Stone		LEVEL/SIGNIFICANCE: Natl <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/>
STYLE: High Victorian Gothic		

## GENERAL DESCRIPTION: Structural System

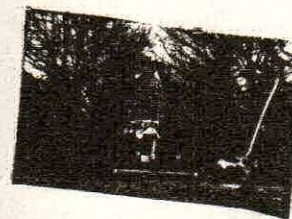
Arched entry gate removed for school buses.

- FOUNDATION: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
- WALL STRUCTURE: Wood Frame ☐ Post & Beam ☐ Ballon Frame ☐ Other ☐  
Load Bearing Masonry ☐ Stone ☐ Brick ☒ Concrete Block ☐ Other ☐  
Metal ☐ Iron ☐ Steel ☐ Other ☐
- WALL COVERING: Clapboard ☐ Wood Shingle ☐ Board & Batten ☐ Shiplap ☐ Aluminum ☐  
Novelty ☐ Stucco ☐ Stone ☐ Brick ☒ Sheet Metal ☐ Asphalt Shingles ☐ Vinyl ☐  
Asphalt Sheeting ☐ Composite Board ☐ Other ☐
- ROOF SHEATHING: Wood Shingle ☐ Asphalt Shingle ☐ Standing Seam Tin ☐ Slate ☒  
Pressed Metal ☐ Sheet Metal ☐ Rolled Asphalt ☐ Other ☐
- ENGINEERING STRUCTURE:
- OTHER:  
# of Stories  # of Bays ☒ Approx. Dimensions  85' x 50'  
Roof Style: Gable ☐ Hip ☐ Gambrel ☐ Flat ☐ Shed ☐ Mansard ☒ Jerkinhead ☐  
Monitor ☐ Sawtooth ☐ Other ☐  
Appendages: Porches ☐ Towers ☐ Dormers ☐ Bay Windows ☐ Ells ☐ Chimneys ☐  
Wings ☐ Cupolas ☐ Sheds ☐ Garage ☐ Other ☐ 2 porticos  
Entry Location: Center ☒ Sidehall ☐ Other ☐

## MAP (Indicate North in circle):



## PHOTO



## Description of View:

Front (E)

Photographer: Scott Novak

Negative with: S.R.R.C.

Negative File Number: K-80-30 8-8A



### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

The Sanborn Regional High School embodies all the characteristic features of late nineteenth century High Victorian Gothic architecture. The extreme massiveness of the 2<sup>1</sup>/<sub>2</sub> story building is emphasized by a steeply-pitched hip roof and the strong vertical thrust of its entry tower. The contrast of pressed brick, limestone and colored slates gives the building a lively polychromatic appearance.

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

**RELATED STRUCTURES AND CONTEXT:** The Sanborn Academy is set between Main St. and Church St., approached from either by a stately driveway shaded by a column of maples. Recent additions to the school have not wholly compromised the integrity of the site.

**BOUNDARY AND ACREAGE DESCRIPTION:** Total 10 Acres. Bounded on the N. by Peard, Reynolds Sanborn Regional, South by Larson, Bartlett, East, Main Street, West Church Street Merrick, Carr, Clark

**REFERENCES:** History of Kingston, 1694-1969. Kingston Improvement & Historical Soc.  
Exeter Newsletter, Feb.23, 1883; September 4, 1884; March 21, 1890.  
Boston Globe, September 4, 1885  
New Hampshire Architecture: An Illustrated Guide. Bryant F. Tolles, Jr., 1979  
1892 Map

### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

The Sanborn Seminary, built 1883, in Kingston, NH, is an outstanding polychromatic brick and limestone edifice which has completely retained its integrity of design, setting, materials and workmanship. It is architecturally significant to N.H. as the only school in the state built in the High Victorian Gothic style, and is in fact the finest example of this style in the state's building stock. Relatively few examples of the High Victorian Gothic style were built in N.H., and the grand scale, massing, detail and materials used in the Sanborn Seminary most fully articulate the tenets of this exuberant style. The architect of the Sanborn Seminary is unknown, but the builder, Oliver L. Giddings of Exeter, N.H. (b.1836 - d.1890) is known to have built many monumental structures throughout New England. Among them are the Baptist Church, Exeter, N.H. designed by Peabody and Stearns; Masonic Block and First Baptist Church, Haverhill, MA.; Rice Public Library, Kittery, ME; Stone Hall, Music Hall and Simpson's Hall at Wellesley College; the Burlingame and Merrill Blocks and 3 buildings at Phillips Exeter Academy in Exeter, N.H.; as well as buildings in Philadelphia, PA, and St. Johns, New Brunswick, Canada. The Sanborn Seminary cost approximately \$55,000 to build. It was a gift of Major Edward Stevens Sanborn, b.1819, d.1885, who also endowed it with \$175,000..."as a token of his regard for his native town and his appreciation (continued)

**SURROUNDING ENVIRONMENT:** Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☒  
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By: Herb Bubert, Scott Novak



CONTINUATION SHEET

Site #69\* - Sanborn Seminary

Continuation of Statement of Significance:

of the importance of education."<sup>1</sup> The Major is a colorful character in Kingston history, as a son of one of the original and prominent town families, who strayed to the city of Boston where he earned a fortune as the proprietor of several brothels. The founding of the Sanborn Seminary was a great philanthropic gesture representative of the era of the great American fortunes of Carnegie, Ford, and Rockefeller. Due to the controversial nature of his wealth, his will was contested after his death in 1885, and the Seminary did not open until the fall of 1888 when it was settled.

Educationally, the founding of the Seminary was intended to bring Kingston into the ranks of its neighbor, Exeter. The objective of the Seminary seems to have been typical of such institutions during this period "...designed as a school of the highest class for the preparation of both young women and young men for our best colleges and scientific schools."<sup>2</sup>

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

<sup>2</sup> Circular of Information, Sanborn Seminary, Kingston, NH., 1888, 1889

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Continuation of Architectural Description:

The side and rear elevations exhibit similar polychromatic embellishment and have matching fenestration. The brick piers, cornice and a limestone sillcourse encircling the building at the second story level echo the architectural motifs of the facade. Three symmetrically-placed gable dormers punctuate the roof face with the larger central dormer creating a focus.

Contributing to the building's attractive polychromy, all the roof surfaces display an ornamental banded pattern composed of contrasting colored slates, a common hallmark of High Victorian Gothic architecture.







# Photo Gallery of Selected Photos of Sanborn Seminary Building

Sanborn Seminary Photo Gallery  
2022



Wood Panelling in Principal's Office  
Photo ID # 6970  
Photo by Walt Roy



First Floor Room 5-22  
Photo ID # 6998  
Note: Security drop curtains and fire escape  
Photo by Walt Roy



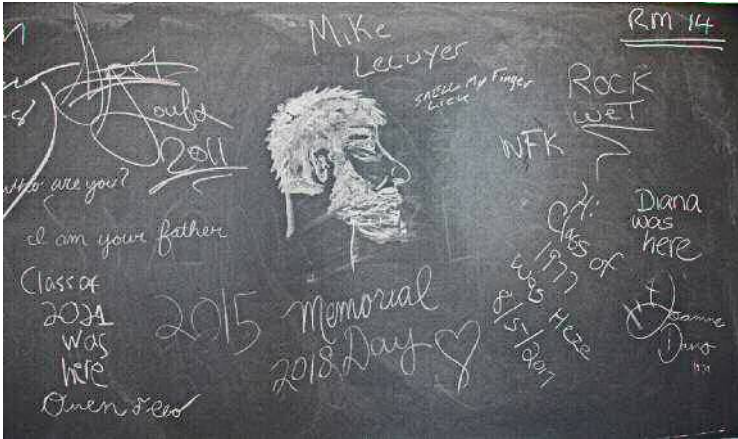
Basement Room 1 Math Classroom  
Artwork  
Photo ID # 7063  
Photo by Walt Roy



First Floor Room 6-14  
Photo ID # 6959  
Photo by Walt Roy



# Sanborn Seminary Photo Gallery 2022



First Floor Room 6-14  
Graffiti  
Photo ID # 6963  
Photo by Walt Roy



Basement Room 3-9  
Math Classroom Artwork  
Photo ID # 7076  
Photo by Walt Roy



Second Floor Business Office  
False wall on the Right to an  
Interior Room. Window Shutters on  
the left  
Photo ID # 6931  
Photo by Walt Roy



Second Floor Classroom  
Photo ID # 6948  
Photo by Walt Roy

Sanborn Seminary Photo Gallery  
2022



Second Floor Room 32  
View from window looking outside  
Note Fire Escape Ironworks  
Photo ID # 6907  
Photo by Walt Roy



Second Floor Room 32 Hallway  
Note Combination of old and new  
construction  
Photo ID # 6909  
Photo by Walt Roy



Third Floor Gym Space  
Photo ID # 6869  
Photo by Walt Roy



Third Floor - Storage of Christmas Posters  
Photo ID # 6880  
Photo by Walt Roy



Sanborn Seminary Photo Gallery  
2022



Attic Construction #1  
Photo # 6842  
Photo by Walt Roy



Attic Construction #2  
Photo # 6839  
Photo by Walt Roy



Attic Construction #3  
Showing Truss Construction  
Photo ID # 6856  
Photo by Walt Roy



Attic Construction #4  
Showing Turnbuckle Fixture  
Photo ID # 6861  
Photo by Walt Roy



# Sanborn Seminary Photo Gallery 2022



Hall Stairway  
Photo ID # 7033  
Photo by Walt Roy



Hallway outside of main office  
Photo ID # 7012  
Photo by Walt Roy



Alcove where bust of Edward Stevens Sanborn  
was placed  
Note the different shade of gray at the bottom of  
the alcove. This was where Julia Hilton's gift of  
library was mentioned but removed!  
Photo ID # 7009  
Photo by Walt Roy



Plaque honoring Edward Stevens  
Sanborn's gift of the seminary  
Photo ID # 7011  
Photo by Walt Roy



**Swasey Gymnasium  
(178 Main Street, Survey Number 63)**



Swasey Gymnasium.  
Photo by Steve Sousa

Designed by Edward Benton Miles of Exeter and constructed by S.A. LaPerle and sons also of Exeter, the current Swasey Gymnasium was dedicated in January of 1959. The new building was a major improvement for the Sanborn students. The original gym at 12 Church Street was able to provide some space for physical activities for the students. However as athletic needs grew, the new Swasey Gym's larger footprint allowed for a variety of sporting events along with changing areas for the Chase athletic fields a short distance away. While the Swasey building is included in the purchase of the Seminary property by Chinburg Properties, Kingston will continue to lease the building so as to have space for meetings and for municipal events, such as voting.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/88	ISSUED FOR PERMIT
2	10/1/88	ISSUED FOR PERMIT
3	10/1/88	ISSUED FOR PERMIT
4	10/1/88	ISSUED FOR PERMIT
5	10/1/88	ISSUED FOR PERMIT
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98	10/1/88	ISSUED FOR PERMIT
99	10/1/88	ISSUED FOR PERMIT
100	10/1/88	ISSUED FOR PERMIT

**EXISTING FLOOR PLAN**

DATE: 10/1/88  
 DRAWN BY: J. L. LEE  
 CHECKED BY: J. L. LEE  
 APPROVED BY: J. L. LEE  
 PROJECT: SWASEY GYMNASIUM  
 SHEET: A-1

**BASEMENT FLOOR PLAN**

# Historic Preservation Assistance Project - Swasey Gym Data Sheet - pg1

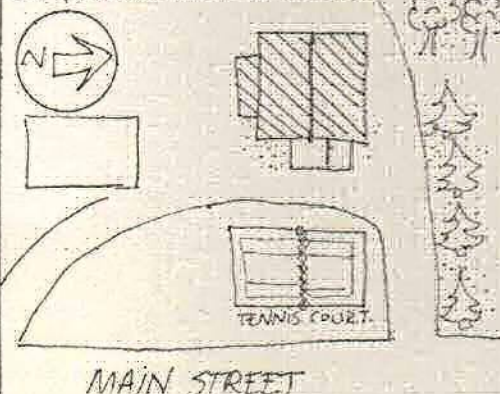
HISTORIC PRESERVATION ASSISTANCE PROJECT  
Strafford Rockingham Regional Council  
1 Water Street, Exeter, New Hampshire  
Phone: (603) 778-0885

TOWN: <u>Kingston</u>	COUNTY: <u>Rockingham</u>	UTM: <u>Z 19 / E 232425 / N 4755975</u>
SURVEY NUMBER: <u>63*</u>		USGS QUAD: <u>Haverhill Quad 15' Series</u>
COMMON NAME: <u>Swasey Gymnasium</u>		FUNCTIONAL TYPE: <u>Gymnasium</u>
HISTORIC NAME: <u>Swasey Gym</u>		PRESENT USE: <u>Gymnasium</u>
LOCATION: <u>West side of Main Street .22 miles north of inter. Main &amp; Depot</u>		ARCHITECT/BUILDER: <u>Edward Benton Miles, Exeter. S.A. LaPerle &amp; Sons, Exeter.</u>
OWNER: <u>Sanborn Regional School District</u>		CONDITION: <u>Exc. X Good Fair Poor Ruins</u>
ADDRESS: <u>178 Main St., Kingston, NH</u>		INTEGRITY: <u>Original Site X Moved</u> (When: _____)
MAP & PARCEL #: <u>R-34, plot 17</u>		Major alterations & date: _____
DATE: <u>G. 1959</u>		LEVEL/SIGNIFICANCE: <u>Nat'l State Local</u>
SOURCE: <u>Dedication pamphlet 1/4/59</u>		
STYLE: _____		

## GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone Brick Concrete Concrete Block X
- WALL STRUCTURE: Wood Frame Post & Beam Ballon Frame Other  
Load Bearing Masonry Stone Brick X Concrete Block Other  
Metal Iron Steel Other Other
- WALL COVERING: Clapboard Wood Shingle Board & Batten Shiplap Aluminum  
Novelty Stucco Stone Brick X Sheet Metal Asphalt Shingles Vinyl  
Asphalt Sheeting Composite Board Other
- ROOF SHEATHING: Wood Shingle Asphalt Shingle X Standing Seam Tin Slate  
Pressed Metal Sheet Metal Rolled Asphalt Other
- ENGINEERING STRUCTURE: \_\_\_\_\_
- OTHER:  
# of Stories: 1 # of Bays: 1 Approx. Dimensions: 60' x 60'  
Roof Style: Gable X Hip Gambrel Flat Shed Mansard Jerkinhead  
Monitor Sawtooth Other  
Appendages: Porches Towers Dormers Bay Windows Ells Chimneys  
Wings Cupolas Sheds Garage Other  
Entry Location: Center X Sidehall Other

## MAP (Indicate North in circle):



## PHOTO



Description of View: Front-east elevation

Photographer: Scott Novak

Negative with: S.R.R.C.

Negative # 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000



ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

RELATED STRUCTURES AND CONTEXT:

BOUNDARY AND ACREAGE DESCRIPTION:

North-Pearl, Reynolds, Sanborn Regional, South-Larson, Bartlett, east-Main Street,  
west-Church Street, Herrick, Carr, Clark

REFERENCES:

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☒  
Densely Built Up ☐ Residential ☒ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By: Scott Hovan  
Herb Dubent

Date: 12/26/79

Historic Preservation Assistance Project - Swasey Gym Data Sheet - pg3  
(Colcord Hall is on the left in the photo below)





**English - Science Building  
178 Main Street  
(Survey Numbers 67)**



Photo of the west entrance to the English/Science building.  
Photo by Walt Roy

The English/Science Building's construction in the mid 1960's is reflected the manner of school buildings of the time; a flat roof and the simplicity of single floor movement from classroom to classroom providing easy access to each of the classrooms. The classrooms ran on either side of a long central corridor of the building. At the end closest to Swasey Gymnasium is a lower floor where the cafeteria, lunch room, art rooms, boiler room, and custodian store rooms are located.

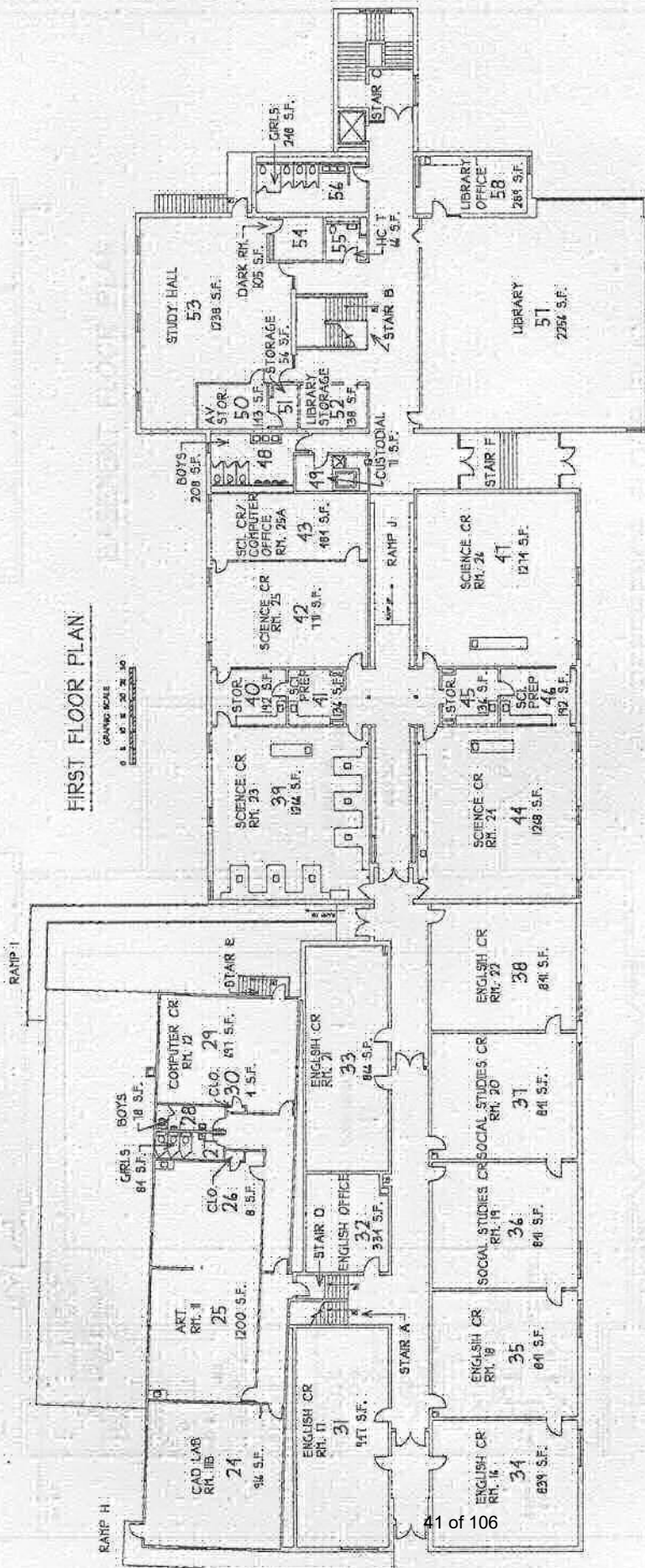
With the move from the Sanborn campus to the new high school on the west side of town, the building became unoccupied. The building's classroom spaces and the kitchen facilities were an ideal location for another instructional space. In 2007, the building was leased to Seacoast Charter Schools. A charter school provides specialized instruction in the arts or math and science. The Seacoast Charter School excelled in the arts. For eight years the charter school, the state's oldest charter school, occupied the space. However, the deteriorating condition of the building and the costs associated with bringing the structure up to health and safety codes was more than the Sanborn Regional School System wanted to undertake. The leasing of the space was not renewed. The Seacoast Charter School is now (2022) located in Dover, NH.

The condition of the building has deteriorated. Ceiling tiles have fallen, the roof is leaking, and the boiler room was under about a foot of water.

REVISIONS

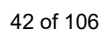
FIRST FLOOR PLAN

GRAVING SCALE



# REFERENCE FLOOR PLAN

HIGH SCHOOL - LIBRARY/ENGLISH/SCIENCE/INDUSTRIAL ARTS





## HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

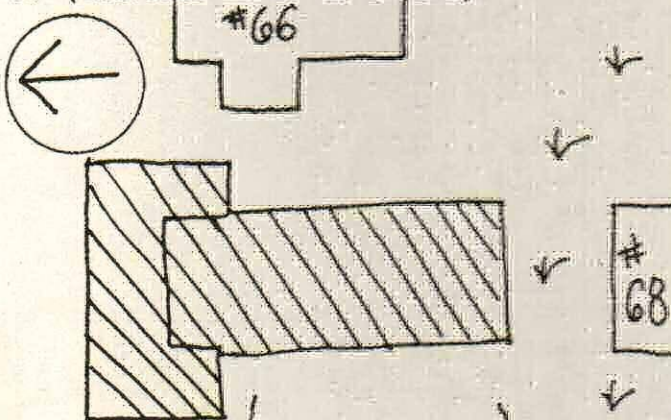
Phone: (603) 778-0885

TOWN: Kingston	COUNTY: Rockingham	UTM: Z 19 /E 332325 /N 4755925
SURVEY NUMBER: 67 *		USGS QUAD: Haverhill Quad 15' Series
COMMON NAME: Science Building		FUNCTIONAL TYPE: School
HISTORIC NAME:		PRESENT USE: School
LOCATION: Behind #54 .18 miles south of intersection Main & Depot.		ARCHITECT/BUILDER: Unknown
OWNER: Sanborn Regional School District		CONDITION: Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins
ADDRESS: 178 Main St., Kingston, NH		INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When: )
MAP & PARCEL #: R-34/17		Major alterations & date: Large addition 1981
DATE: C. 1965		LEVEL/SIGNIFICANCE: Natl State Local
SOURCE: Assessor's Office, Kingston		
STYLE: Modern School Building		

GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☐
- WALL STRUCTURE: Wood Frame ☐ Post & Beam ☐ Ballon Frame ☐ Other ☐  
Load Bearing Masonry ☒ Stone ☐ Brick ☒ Concrete Block ☐ Other ☐  
Metal ☐ Iron ☐ Steel ☐ Other ☐
- WALL COVERING: Clapboard ☐ Wood Shingle ☐ Board & Batten ☐ Shiplap ☐ Aluminum ☐  
Novelty ☐ Stucco ☐ Stone ☐ Brick ☒ Sheet Metal ☐ Asphalt Shingles ☐ Vinyl ☐  
Asphalt Sheeting ☐ Composite Board ☐ Other ☐
- ROOF SHEATHING: Wood Shingle ☐ Asphalt Shingle ☐ Standing Seam Tim ☐ Slate ☐  
Pressed Metal ☐ Sheet Metal ☐ Rolled Asphalt ☐ Other ☐
- ENGINEERING STRUCTURE:
- OTHER:  
# of Stories 1 # of Bays 1 Approx. Dimensions 90' x 60'  
Roof Style: Gable ☐ Hip ☐ Gambrel ☐ Flat ☒ Shed ☐ Mansard ☐ Jerkinhead ☐  
Monitor ☐ Sawtooth ☐ Other ☐  
Appendages: Porches ☐ Towers ☐ Dormers ☐ Bay Windows ☐ Ells 1 Chimneys ☐  
Wings 1 Cupolas ☐ Sheds ☐ Garage ☐ Other ☐  
Entry Location: Center ☒ Sidehall ☐ Other ☐

MAP (Indicate North in circle):



PHOTO



Description of View: Front (east)  
Side (south)

Photographer: Scott Novak  
Negative with: S.R.R.C.  
Negative File Number: K-80-70-5-5A



ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

1 story brick classroom building.  
Windows in North block tall and thin where roof higher  
Windows in Main block narrow and tip out.  
Windows in new part are terracotta, large paired casements.  
Simple square overhang, flat roof.  
Metal and glass doors.

RELATED STRUCTURES AND CONTEXT:

BOUNDARY AND ACREAGE DESCRIPTION:

REFERENCES:

Kingston Historic Advisory Committee; interviews w/members, Spring 1980  
Kingston Historical Society. The History of Kingston: 1694-1969. Kingston  
Improvement and Historical Society, 1969.

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☐  
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By:



# Photo Gallery of Selected Photos of the English/Science Building



## Sanborn Science Building Photo Gallery 2022



Science Building Boiler Room  
Note flooded floor  
Photo ID # 7322  
Photo by Walt Roy



Basement Cafeteria  
Note: Student lockers at rear and on Right  
Food service window on left  
Photo ID # 7289  
Photo by Walt Roy



Kitchen area in basement floor  
Photo ID # 7300  
Photo by Walt Roy



Stained Glass window on classroom door  
Photo ID # 7194  
Photo by Walt Roy

## Sanborn Science Building Photo Gallery 2022



Hallway with classrooms and lockers on either side of the walkway  
Photo ID # 7127  
Photo by Walt Roy



Hallway stairs descending into cafeteria  
Note: Whale's tail from whaleboat project  
Photo ID # 7183  
Photo by Walt Roy



Library Space  
Note: Artwork showing different subjects taught in the building  
Photo ID # 7209  
Photo by Walt Roy



Room 42 with windows between classrooms  
Photo ID # 7147  
Photo by Walt Roy



## Sanborn Science Building Photo Gallery 2022



Room 40  
Science Prep Room  
Photo ID # 7155  
Photo by Walt Roy



Three room pass through  
Photo ID # 7246  
Photo by Walt Roy



Room 44  
Teacher's demonstration desk also  
showing space for student desks  
Photo ID # 7238  
Photo by Walt Roy



After 2006, Sanborn High School moved to  
the new Sanborn Regional High School  
location on the west side of Kingston. The  
Seacoast Charter School leased space in  
the empty English/Science building for  
several years.  
Photo ID # 7228  
Photo by Walt Roy



Sanborn Science Building Photo Gallery  
2022



Room 31

Note: Folding panels can be used to divide the large space into two smaller classrooms

Photo ID # 7084

Photo by Walt Roy



Room 33

Note: Damage to classroom from roof leaking; ceiling panels have collapsed onto floor

Photo ID # 7111

Photo by Walt Roy



English room 32

Note: Ceiling tiles damaged, one on the floor

Photo # 7107

Photo by Walt Roy

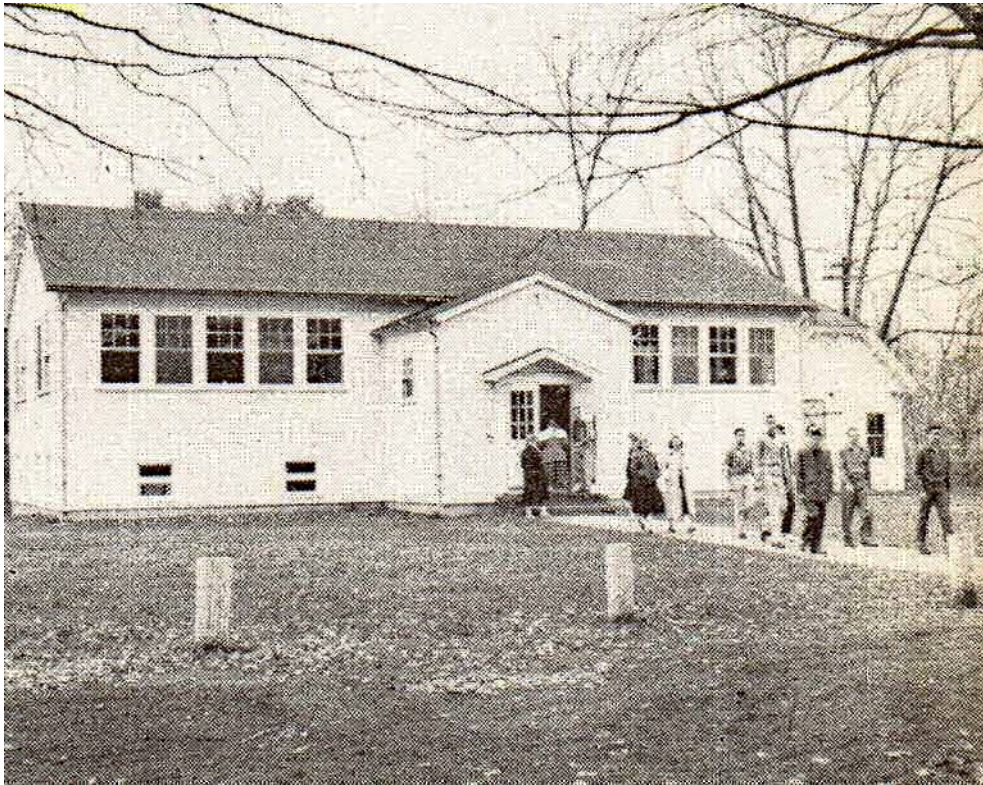


Room 39 - Science lab student lab tables

Photo ID # 7131

Photo by Walt Roy

**Industrial Arts Building  
(178 Main Street, Survey Number 68)**



The Industrial Arts building. Photo courtesy of the Kingston Historical Museum. Sanborn Seminary Collection

In 1951, headmaster Arnold Bartlett added the Industrial Arts building to the campus. In 1981, as a result of the voters approving a bond issue, a renovation of the industrial arts facility was carried out incorporating this addition into the already existing science building



# HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

Phone: (603) 778-0885

TOWN: Kingston	COUNTY: Rockingham
SURVEY NUMBER: 68 *	
COMMON NAME: Industrial Arts Building	
HISTORIC NAME:	
LOCATION: west side of Main St. behind Sanborn High .16 miles north of inter, Main &	
OWNER: Sanborn Regional School District	
ADDRESS: 178 Main Street, Kingston, NH	
MAP & PARCEL #: R-74 plot 17	
DATE: c. 1951 (tax c. 1900)	
SOURCE:	
STYLE:	

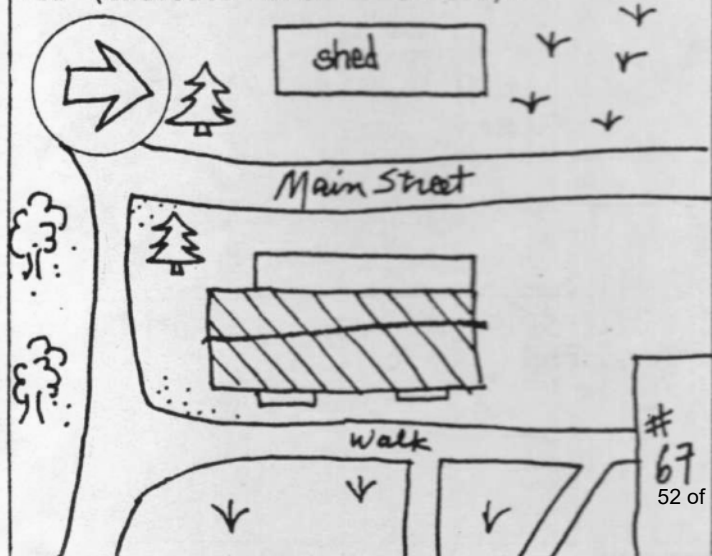
UTM: Z 19 /E 332325 /N 4755875
USGS QUAD: Haverhill Quad 15' Series
FUNCTIONAL TYPE: Educational
PRESENT USE: Educational
ARCHITECT/BUILDER: Unknown
CONDITION: Exc. <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins
INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When: )
Major alterations & date: shed roofed, addition, date unknown
LEVEL/SIGNIFICANCE: Natl State Local

## GENERAL DESCRIPTION: Structural System

Poured and block

- FOUNDATION: Stone ☐ Brick ☐ Concrete ☒ Concrete Block ☒
- WALL STRUCTURE: Wood Frame ☐ Post & Beam ☐ Ballon Frame ☒ Other ☐  
Load Bearing Masonry ☐ Stone ☐ Brick ☐ Concrete Block ☐ Other ☐  
Metal ☐ Iron ☐ Steel ☐ Other ☐
- WALL COVERING: Clapboard ☒ Wood Shingle ☐ Board & Batten ☐ Shiplap ☐ Aluminum ☐  
Novelty ☐ Stucco ☐ Stone ☐ Brick ☐ Sheet Metal ☐ Asphalt Shingles ☐ Vinyl ☐  
Asphalt Sheeting ☐ Composite Board ☐ Other ☐
- ROOF SHEATHING: Wood Shingle ☐ Asphalt Shingle ☒ Standing Seam Tim ☐ Slate ☐  
Pressed Metal ☐ Sheet Metal ☐ Rolled Asphalt ☐ Other ☐
- ENGINEERING STRUCTURE:
- OTHER:  
# of Stories 1 # of Bays 6x2 Approx. Dimensions 75' x 30'  
Roof Style: Gable ☒ Hip ☐ Gambrel ☐ Flat ☐ Shed ☐ Mansard ☐ Jerkinhead ☐  
Monitor ☐ Sawtooth ☐ Other ☐  
Appendages: Porches 2 Towers ☐ Dormers ☐ Bay Windows ☐ Ells ☐ Chimneys 1  
Wings ☐ Cupolas ☐ Sheds ☐ Garage 1 Other ☐ separate shed  
Entry Location: Center ☐ Sidehall ☐ Other ☐ twin offset

## MAP (Indicate North in circle):



## PHOTO



Description of View: Front-east  
Side-south

Photographer: Scott Novak  
Negative with: S.R.R.C.  
Negative File Number: K-80-7C/6-6A



#### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

1½ story gable roofed school building with clapboard, simple overhangs, plain cornerboards.

Windows 6/1 with plain surrounds, no shutters, paired in most cases.

On west side, 1 group of 4, and 1 of 3.

Ramp across front leading to door on SW corner.

On west side is shed-roofed addition with plain trim and garage doors below level at windows.

Concrete block chimney at North junction of building addition.

#### RELATED STRUCTURES AND CONTEXT:

Now joined with Site 67. Small gable roof outbuildings: garage, and storage to west of addition.

#### BOUNDARY AND ACREAGE DESCRIPTION:

Kingston Historical Society. The History of Kingston: 1694-1969. Kingston Improvement and Historical Society, 1969

#### REFERENCES:

#### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

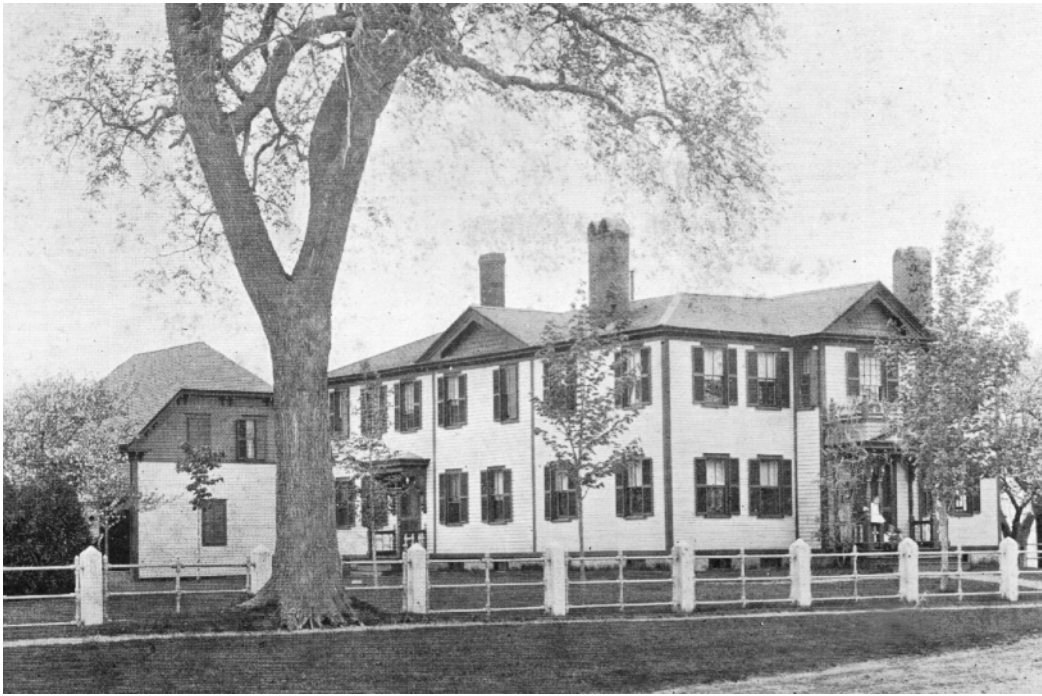
SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☒  
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By: Herb Bubert  
Scott Novak



54 of 106

**Headmaster's House - Ryerson's Superintendent Building  
(178 Main Street, Survey Number 65)**

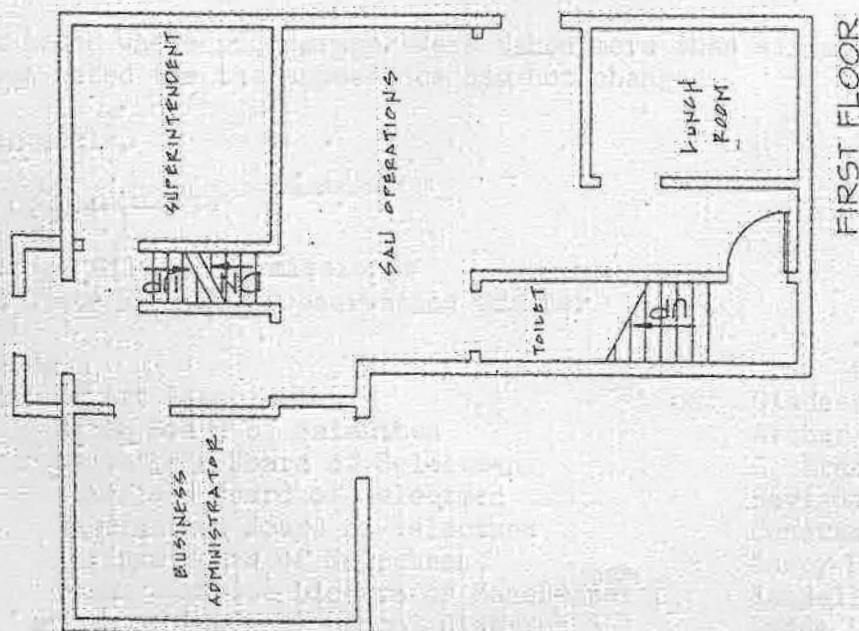
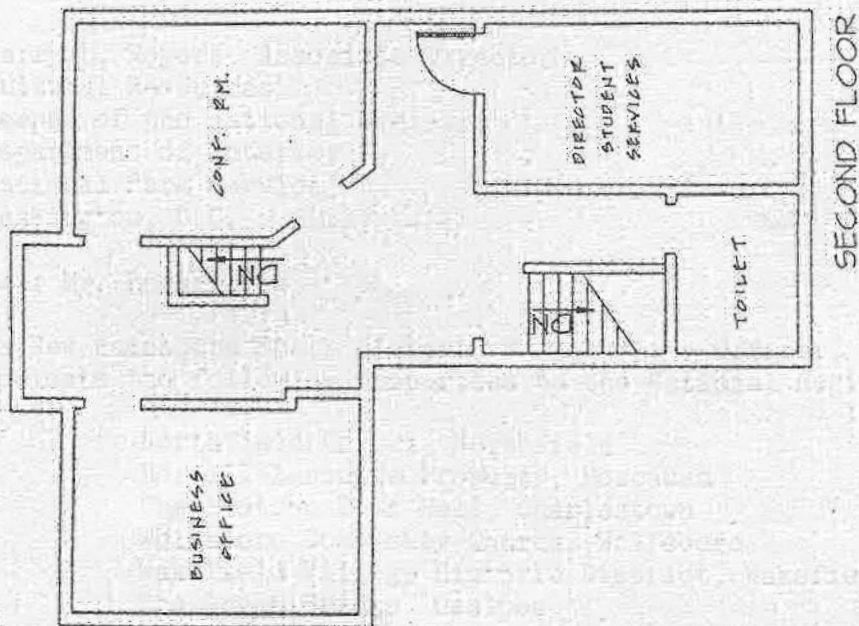


Sanborn Seminary's Principal's House. Photo courtesy of the Kingston Historical Museum, Donald and Priscilla Clark Collection

Constructed at about 1800, it is described as a 2 story Federal style building. Its historic name is the 'French House'. It served as the home for Sanborn's current headmaster from 1888 until 1974 when the last headmaster lived there. In March 1986, the old headmaster's house, was heavily damaged by fire. Over the next two years, it was restored and in 1988 its name was changed to the Ryerson Building in honor of Mr. Harry Ryerson who served as SAU #17's first superintendent from 1976 to 1988. The district offices were located here. This building has been torn down.



REVISIONS NO. DESCRIPTION DATE 1 2 3 4 5 6 7 8 9 10	PROJECT: 8X0112 DATE: JULY 99 DESIGNED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	SANBORN REGIONAL SCHOOL DISTRICT REGIONAL HIGH MANAGEMENT SANBORN, N.J.	PROJECT NO. 8X0112 DATE: JULY 99 DESIGNED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	PROJECT NO. 8X0112 DATE: JULY 99 DESIGNED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]	PROJECT NO. 8X0112 DATE: JULY 99 DESIGNED BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]



SANBORN REGIONAL SCHOOL DISTRICT - RYERSON BUILDING



# HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

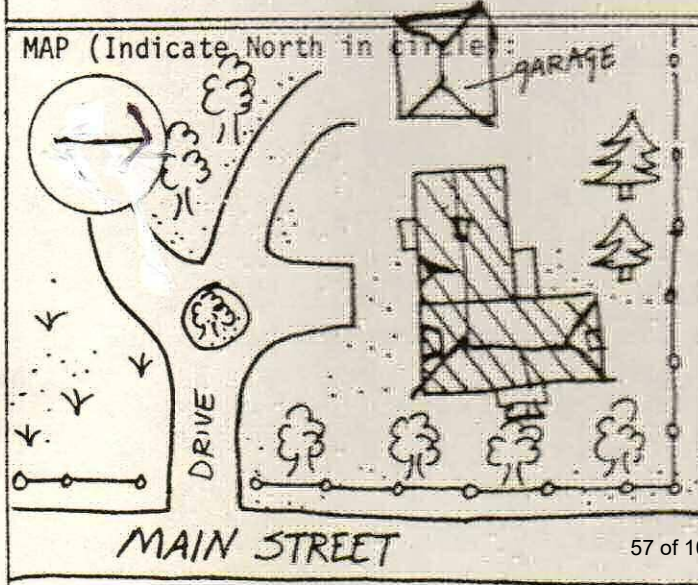
Phone: (603) 778-0885

TOWN: Kingston	COUNTY: Rockingham
SURVEY NUMBER: 65*	
COMMON NAME: Headmaster's House	
HISTORIC NAME: French House	
LOCATION: West side of Main Street .18 miles south of Main & Depot Road	
OWNER: Sanborn Regional School District	
ADDRESS: 178 Main St., Kingston, NH	
MAP & PARCEL #: R-54, Plot 17	
DATE: c. 1800	
SOURCE: Inspection	
STYLE: Federal	

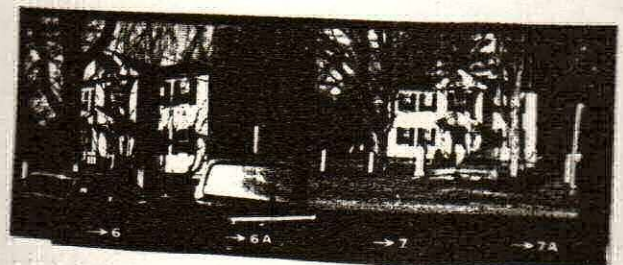
UTM: Z 19 /E 332475 /N 4755875
USGS QUAD: Haverhill Quad 15' Series
FUNCTIONAL TYPE: Dwelling
PRESENT USE: Seacoast Learning Collaborative
ARCHITECT/BUILDER: Unknown
CONDITION: Exc. <u>Good</u> X Fair Poor Ruins
INTEGRITY: Original Site <u>Moved</u> (When: )
Major alterations & date: Remodeled in 1876.
LEVEL/SIGNIFICANCE: Natl State Local X

## GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone X Brick Concrete Concrete Block
- WALL STRUCTURE: Wood Frame Post & Beam X Ballon Frame Other  
Load Bearing Masonry Stone Brick Concrete Block Other  
Metal Iron Steel Other
- WALL COVERING: Clapboard X Wood Shingle Board & Batten Shiplap Aluminum  
Novelty Stucco Stone Brick Sheet Metal Asphalt Shingles Vinyl  
Asphalt Sheeting Composite Board Other
- ROOF SHEATHING: Wood Shingle Asphalt Shingle X Standing Seam Tim Slate  
Pressed Metal Sheet Metal Rolled Asphalt Other
- ENGINEERING STRUCTURE:
- OTHER:  
# of Stories 2 # of Bays 2 Approx. Dimensions 40' x 20' M.B.  
Roof Style: Gable Hip X Gambrel Flat Shed Mansard Jerkinhead  
Monitor Sawtooth Other  
Appendages: Porches Towers Dormers Bay Windows Ells 1 Chimneys 2 M.B.  
Wings Cupolas Sheds Garage Other  
Entry Location: Center Sidehall Other



## PHOTO



Description of View: Front-East  
Side -West

Photographer: Scott Novak  
Negative with: S.R.R.C.  
Negative File Number: 2-80-7016-74



### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

2-story Federal 5x2 bay style house with projecting eaves, plain cornerboards and water table.

Windows 2/2 with plain surrounds and shutters

Front door modern 4 light 4 panel colonial door with plain surrounds.

Small gable porch with turned posts and 4 brackets supporting porch roof.

Simple overhangs.

Projection in front of house with  $\frac{1}{2}$  window on each side, 2nd floor.

Gable end - shingles.

On south side, decorative roof gable with molded eaves and fancy shingles.

Small gable roof porch with door identical to front.

Ell, 4x2 bay.

### RELATED STRUCTURES AND CONTEXT:

Barn box

2/3 bay, large overhangs with molded cornice and paired brackets.

Windows 2/2, plain cornerboards, Behind granite and iron school fence.

### BOUNDARY AND ACREAGE DESCRIPTION:

### REFERENCES:

1856 Map

1892 Map

### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

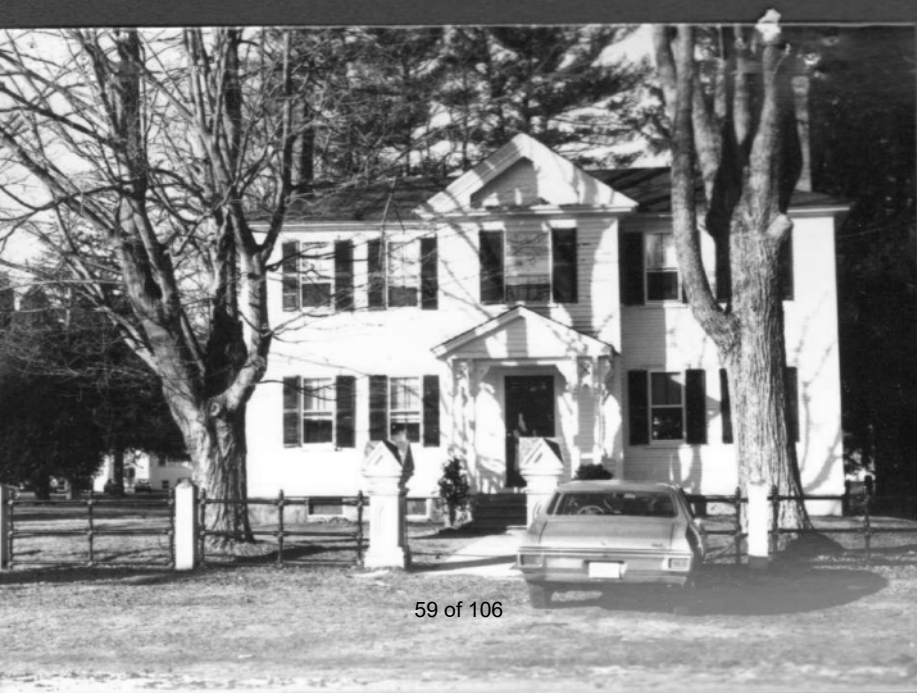
The French House is a fine example of Federal style architecture and as such contributes significantly to the architectural mix of the historic district. Even though it was remodeled in the late 19th century, its three-part facade with pedimented center projection, and the shallow hip roof make this house unusually high styled in the region.

MAP DATA 1852-Sanborn Seminary 1856-Mrs. French

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☐  
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By:



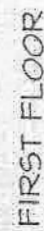


**Gilmore Cottage, Superintendent's Office  
(178 Main Street, Survey Number 64)**



Gilmore Cottage/Stevens House in 1920. Photo courtesy of Kingston Historical Museum, Sanborn Seminary Collection

The Gilmore House is described as “...a simple 5x2 bay vernacular structure, typical of New England building patterns.” In 1920, after his death, Mr. William Gilmore wrote in his will that the house and its property was to be given to Sanborn Seminary. It functioned as a Home Economics facility. The building housed several electric and a treadle operated sewing machines. It also had a kitchen with several electric and a gas operated stoves. In honor of the efforts by Annie Locke Stevens a Sanborn Trustee who worked to establish a home economics course of study for the school, its name was changed to the Stevens Home Economics Building. On July 1, 1976 the building became the superintendent’s office and the headquarters for the newly established SAU17. In March of 1986, the building was heavily damaged by fire. It was renovated and was able to continue use by the school. At the end of its useful life for the school system, the building had many of the interior architectural features removed and was then used by the Kingston Fire Department as a practice ‘burn’.





## HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

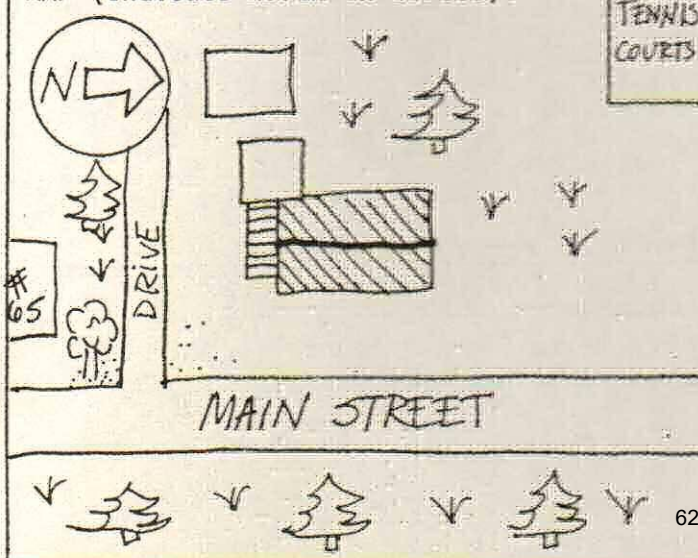
Phone: (603) 778-0885

TOWN: Kingston	COUNTY: Rockingham	UTM: Z 19 /E 332475 /N 4755900
SURVEY NUMBER: 64*		USGS QUAD: Haverhill Quad 15' Series
COMMON NAME: Superintendent's Office		FUNCTIONAL TYPE: Dwelling
HISTORIC NAME: Gilmore House		PRESENT USE: SW#16 Offices
LOCATION: W side of Main St., .20 miles N of intersection of Main St. & Depot Rd.		ARCHITECT/BUILDER: Unknown
OWNER: Sanborn Regional School District		CONDITION: Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins
ADDRESS: 178 Main St., Kingston, NH		INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When: )
MAP & PARCEL #: R-34/17		Major alterations & date: Foundation work, chimney altered dates unknown
DATE: c. 1880		LEVEL/SIGNIFICANCE: Natl State Local <input checked="" type="checkbox"/>
SOURCE: Assessor's Office, Kingston		
STYLE: Late 19th Century		

## GENERAL DESCRIPTION: Structural System

1. FOUNDATION: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☒
2. WALL STRUCTURE: Wood Frame ☐ Post & Beam ☐ Ballon Frame ☒ Other ☐  
Load Bearing Masonry ☐ Stone ☐ Brick ☐ Concrete Block ☐ Other ☐  
Metal ☐ Iron ☐ Steel ☐ Other ☐
3. WALL COVERING: Clapboard ☒ Wood Shingle ☐ Board & Batten ☐ Shiplap ☐ Aluminum ☐  
Novelty ☐ Stucco ☐ Stone ☐ Brick ☐ Sheet Metal ☐ Asphalt Shingles ☐ Vinyl ☐  
Asphalt Sheeting ☐ Composite Board ☐ Other ☐
4. ROOF SHEATHING: Wood Shingle ☐ Asphalt Shingle ☒ Standing Seam Tin ☐ Slate ☐  
Pressed Metal ☐ Sheet Metal ☐ Rolled Asphalt ☐ Other ☐
5. ENGINEERING STRUCTURE:
6. OTHER:  
# of Stories ☒ # of Bays ☒ Approx. Dimensions 35' x 30'  
Roof Style: Gable ☒ Hip ☐ Gambrel ☐ Flat ☐ Shed ☐ Mansard ☐ Jerkinhead ☐  
Monitor ☐ Sawtooth ☐ Other ☐  
Appendages: Porches ☐ Towers ☐ Dormers ☐ Bay Windows ☐ Ells ☒ Chimneys ☐  
Wings ☐ Cupolas ☐ Sheds ☐ Garage ☒ Other outside stairs to s.  
Entry Location: Center ☒ Sidehall ☐ Other ☐

MAP (Indicate North in circle):



PHOTO

Description of View: Front-east  
Side-northPhotographer: Herb Bubert  
Negative with: S.R.R.C.  
Negative File Number: K-80-30/5A



#### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

This house is a 2½-story, 5x2 bay, late-nineteenth century structure with some Italianate influence evident in the door treatments. The center entry has a multi-panel and light (Victorian) door with a flat-roofed doorhood exhibiting a blocked cornice and supported by heavy Italianate brackets. All of the windows have two-over-two sash and the first floor windows are topped by slightly projecting caps. The medium-pitch roof has a new exterior chimney on the south elevation and the eaves treatment consist of a boxed cornice with a wide frieze and gable-end returns. Along the front and south elevations the structure is supported by a granite slab foundation. To the rear and north, the foundation is made of concrete blocks.

A 1-story, gable-roofed ell with clapboard siding and a concrete block foundation, projects to the west.

**RELATED STRUCTURES AND CONTEXT:** A separate 1-story, gable-roofed garage/shed is located to the southwest of the house. It has clapboard siding and rests on a concrete block foundation.

#### BOUNDARY AND ACREAGE DESCRIPTION:

#### REFERENCES:

1892 Map

#### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

The Gilmore House is a simple 5x2 bay vernacular structure, typical of New England building patterns. Its massing, scale and historic associations make a significant contribution to the Kingston Historic District.

**Historic Associations:** Mrs. A. Gilmore left the house to Sanborn Seminary.

MAP DATA 1892-Mrs. A. Gilmore \_\_\_\_\_

**SURROUNDING ENVIRONMENT:** Open Land\_\_ Woodland\_\_ Scattered Bldgs\_\_ Moderately Built Up\_\_  
Densely Built Up\_\_ Residential\_\_ Commercial\_\_ Industrial\_\_ Agricultural\_\_  
Roadside Strip Development\_\_ Other\_\_

Recorded By: Herb Bubert  
Scott Novak

Date: 12-26-79





**Colcord Hall**  
**(178 Main Street, Survey Number 66)**

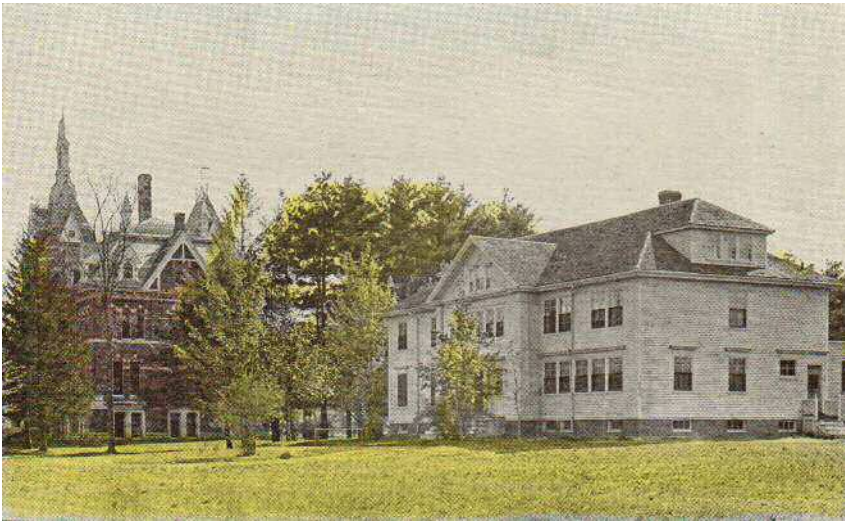


Photo of Colcord Hall on the right, the main Sanborn building can be seen on the left.  
Photo courtesy of the Kingston Historical Museum, Arthur H. Reynolds Collection

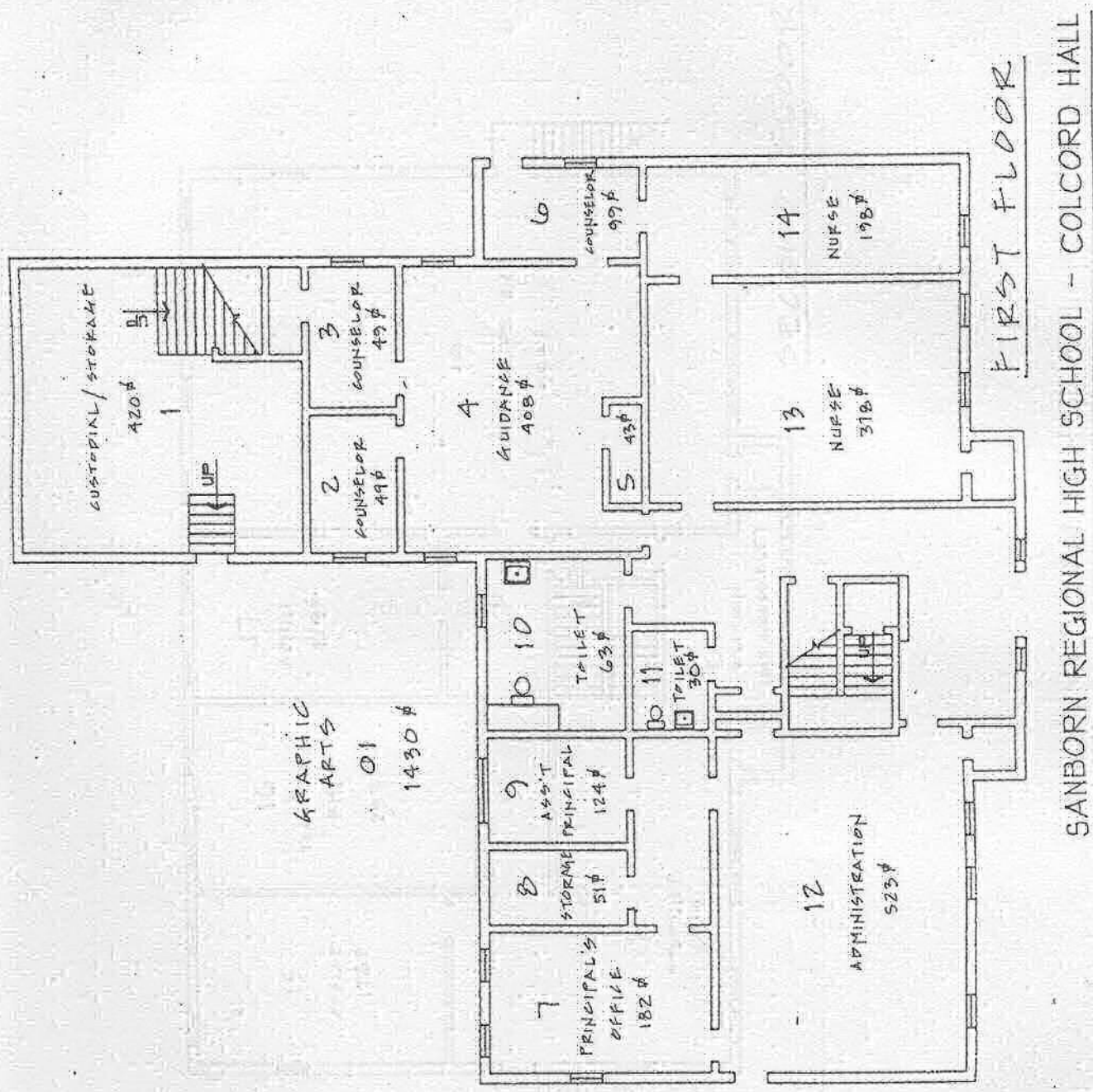
In 1913, Mr. Elihu Woodman Colcord donated the funds to construct girl's dormitory on campus. In the Kingston Town History of 1994, the building was described as "This dormitory is heated by steam, lighted by electricity, furnished with bathrooms and all the conveniences of a modern home." It functioned this way until 1955 when the building was converted to

classrooms. In 1980, it was converted to administrative offices. This building has been torn down. Colcord Hall is an example of Colonial Revival Style architecture.



Typical dormitory room in Colcord Hall in 1938. Photo courtesy of Kingston Historical Museum, Arthur H. Reynolds Collection

A typical girl's dorm room at Colcord Hall as might be seen from 1913 until 1955 when the building became classrooms.



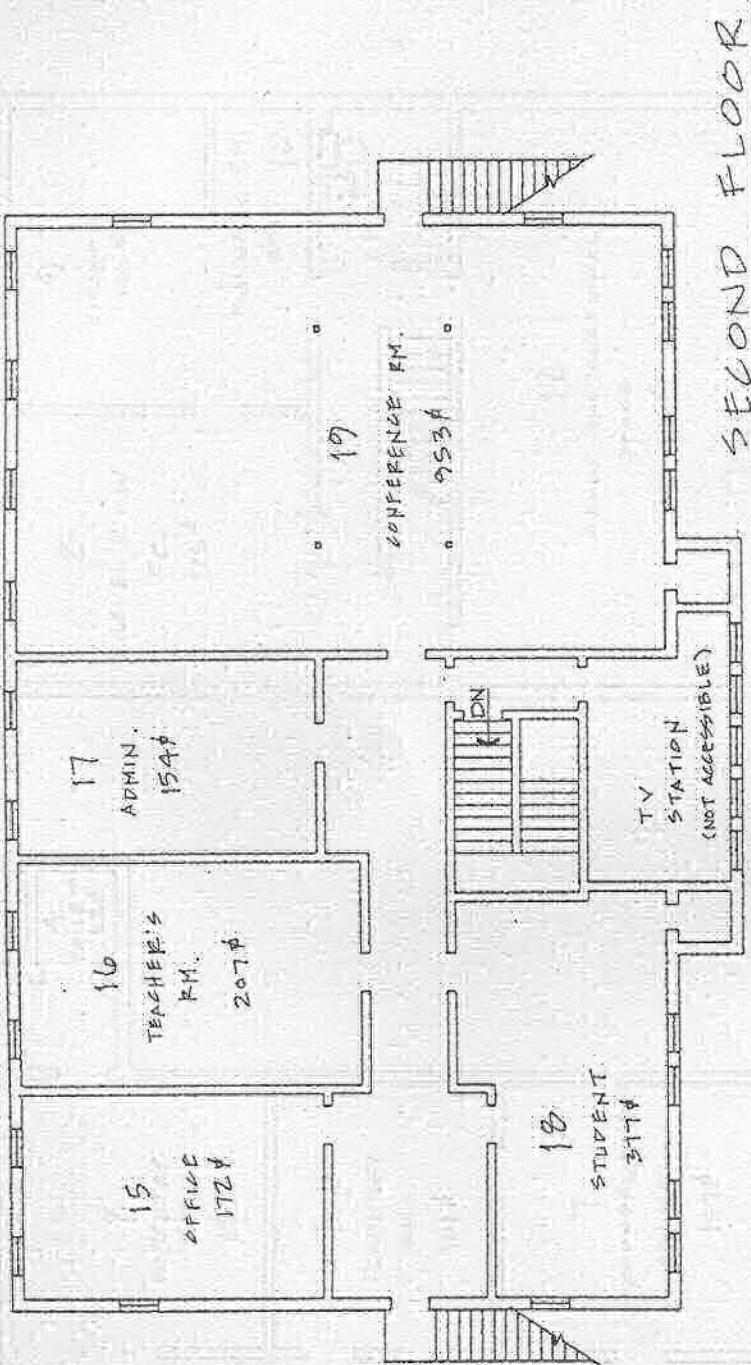


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TREAT  
 DESIGN  
 IN C.  
 ARCHITECTS AND ENGINEERS  
 1000 15th St. N.E.  
 WASHINGTON, D.C. 20002  
 (202) 556-1100

PROJECT SANBORN REGIONAL SCHOOL, DISTRICT 1511 15th St. N.E. WASHINGTON, D.C. 20002	
DATE JULY 19 1999	DRAWN BY J. HANSEN
CHECKED BY J. HANSEN	SCALE N.T.S.

A-2



SECOND FLOOR

SANBORN REGIONAL HIGH SCHOOL - COLCORD HALL



## HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

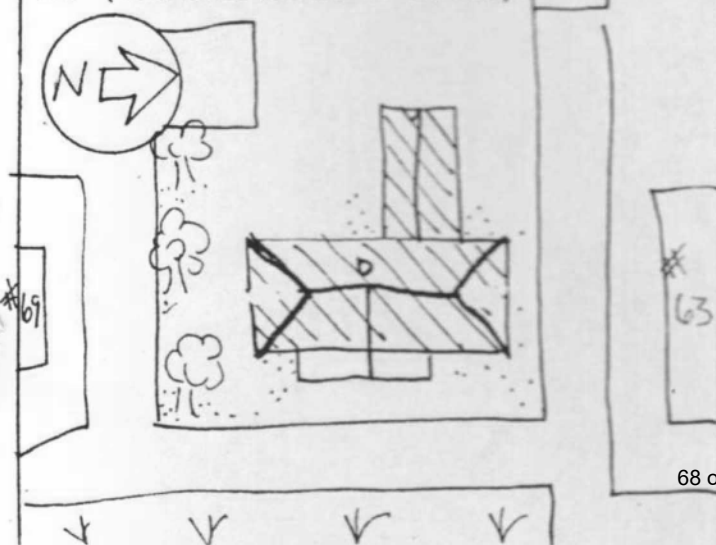
Phone: (603) 778-0885

TOWN: Kingston	COUNTY: Rockingham	UTM: Z 19 / E 332375 / N 4755925
SURVEY NUMBER: 66*		USGS QUAD: Haverhill Quad 15' Series
COMMON NAME: Colcord Hall		FUNCTIONAL TYPE: Educational
HISTORIC NAME: Unknown		PRESENT USE: High School Administration
LOCATION: west side of Main St. (set back) .18 miles S. of inter. of Main & Depot		ARCHITECT/BUILDER: Unknown
OWNER: Sanborn Regional High School 178 Main St.		CONDITION: Exc. <u>Good</u> <input checked="" type="checkbox"/> Fair <u>Poor</u> <u>Ruins</u>
ADDRESS: Kingston, NH.		INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <u>    </u> (When: <u>    </u> )
MAP & PARCEL #: R-34/17		Major alterations & date: <u>    </u>
DATE: c. 1913		
SOURCE: History of Kingston		
STYLE: Colonial Revival		LEVEL/SIGNIFICANCE: Natl <u>    </u> State <u>    </u> Local <u>    </u>

GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone      Brick ☒ Concrete      Concrete Block
- WALL STRUCTURE: Wood Frame      Post & Beam      Ballon Frame ☒ Other       
Load Bearing Masonry      Stone      Brick      Concrete Block      Other       
Metal      Iron      Steel      Other
- WALL COVERING: Clapboard ☒ Wood Shingle      Board & Batten      Shiplap      Aluminum       
Novelty      Stucco      Stone      Brick      Sheet Metal      Asphalt Shingles      Vinyl       
Asphalt Sheeting      Composite Board      Other
- ROOF SHEATHING: Wood Shingle      Asphalt Shingle ☒ Standing Seam Tim      Slate       
Pressed Metal      Sheet Metal      Rolled Asphalt      Other
- ENGINEERING STRUCTURE:
- OTHER:       
# of Stories 2 1/2 # of Bays      Approx. Dimensions 65' x 30'  
Roof Style: Gable      Hip ☒ Gambrel      Flat      Shed      Mansard      Jerkinhead       
Monitor      Sawtooth      Other       
Appendages: Porches 1 Towers      Dormers 3 Bay Windows      Ells 1 Chimneys 1  
Wings      Cupolas      Sheds      Garage      Other 2 sets of stairways (covered)  
Entry Location: Center ☒ Sidehall      Other

## MAP (Indicate North in circle):



## PHOTO



Description of View: Front-east  
Side-south

Photographer:  
Negative with: S.R.R.C.  
Negative File Number: 80-36/9-9A

### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

This building is a 2½-story, hip-roofed, Colonial Revival style structure featuring a 2½-story entry pavilion on its main facade. The pavilion is framed by 2-story, fluted, engaged columns resting on brick piers and rising to a closed pediment containing a Palladian window. The double-leaf doors on the pavilion are flanked by fluted, tapering pilasters and sheltered by a 1-story, gable-roofed, open porch. All windows on the pavilion have criss-cross sash above and one light below, with the first story windows having recessed panels below.

All of the windows on the main block have four-over-two sash framed with architrave trim and the first story windows are capped by denticulated entablatures. The eaves treatment on the entry pavillion and main block consists of a boxed cornice with a wide, denticulated frieze. The hip-roof is topped by a narrow, corbel-capped chimney and has two, hip-roofed, 3-bay dormers on its north and south elevations. On the west elevation is a 1-bay, gable-roofed dormer with a pedimented gable. All of the dormers have the same eaves treatment as the main block.

The south elevation has a 2-panelled door with six lights topped by a semi-circular, radiating fan light and flanked by fluted, tapering pilasters. Recent 2-story, open stairways are located on the north and south elevations.

(SEE CONTINUATION SHEET #1)

### RELATED STRUCTURES AND CONTEXT:

### BOUNDARY AND ACREAGE DESCRIPTION:

### REFERENCES:

- Kingston Historic Advisory Committee; interviews w/members, Spring 1980
- Kingston Historical Society. The History of Kingston: 1694-1969. Kingston Improvement and Historical Society, 1969.

### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

Colcord Hall is an outstanding example of the Colonial Revival style, easily the finest in Kingston. Built as a dormitory, it contrasts interestingly with the architecture of the Seminary, i.e., it is an "American Looking" building utilizing wood, clapboards and classical ornament against the monumental European-styled masonry structure which is the centerpiece of the complex.

Historic Associations: Gift of Elihu W. Colcord, and used as girls' dormitory until c.1955, when the building was converted to classrooms. C.1980 it was converted to administrative offices.

\* SURROUNDING ENVIRONMENT: Open Land \_\_\_ Woodland \_\_\_ Scattered Bldgs \_\_\_ Moderately Built Up x  
• Densely Built Up \_\_\_ Residential \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Agricultural \_\_\_  
• Roadside Strip Development \_\_\_ Other \_\_\_

Recorded By: Herb Bubert  
Scott Novak

Date: 12/26/79

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

Phone: (603) 778-0885

Continuation Sheet #1 SITE 66\*

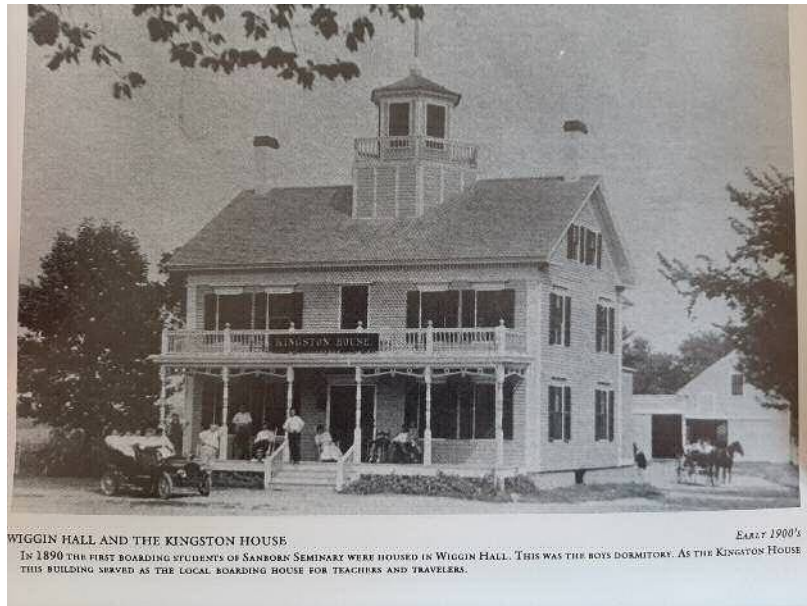
The 1-story, shed-roofed ell has clapboard siding, four-over-two windows, and rests on a brick foundation.





**Wiggin Hall**  
**(175 Main Street, Survey Number 44)**

Originally, this structure began life as an inn. In 1892 it had become Kingston Hall, the boy's dormitory for the Sanborn Seminary and then later to Wiggin Hall. By 1955 its use changed when it became a teacher's residence. The building has been sold and is now in private hands.



WIGGIN HALL AND THE KINGSTON HOUSE  
IN 1890 THE FIRST BOARDING STUDENTS OF SANBORN SEMINARY WERE HOUSED IN WIGGIN HALL. THIS WAS THE BOYS DORMITORY. AS THE KINGSTON HOUSE THIS BUILDING SERVED AS THE LOCAL BOARDING HOUSE FOR TEACHERS AND TRAVELERS.

Kingston House Hotel that would later become Wiggin Hall, the boy's dormitory.  
Photo courtesy of Kingston Historical Museum, Sanborn Seminary Collection



Typical boys dormitory room at Wiggin Hall in 1939. Photo courtesy of Kingston Historical Museum. Sanborn Seminary Collection.

## HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

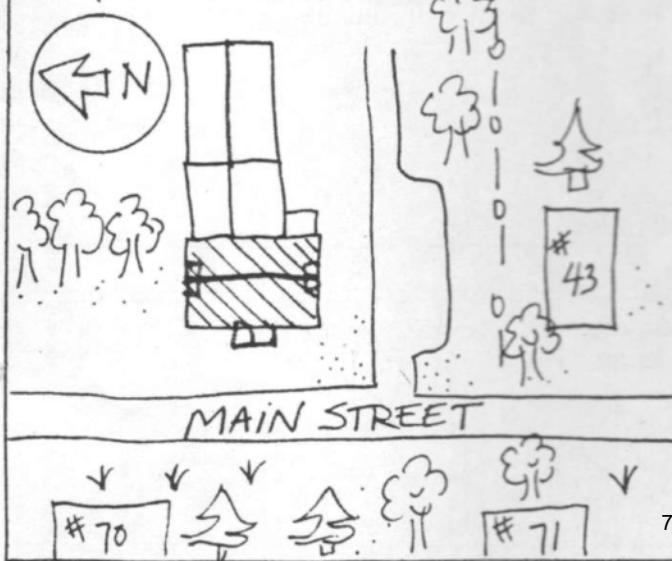
Phone: (603) 778-0885

TOWN: Kingston	COUNTY: Rockingham	UTM: Z 19 /E 332500 /N 4755775
SURVEY NUMBER: 44*		USGS QUAD: Kingston Quad 7.5' series
COMMON NAME: Wiggin Hall		FUNCTIONAL TYPE: Farmhouse
HISTORIC NAME: Wiggin Hall		PRESENT USE: Residential
LOCATION: E side of Main St., .12 miles north of intersection of Main & Depot		ARCHITECT/BUILDER: Unknown
OWNER: James & Nancy Penney		CONDITION: Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/>
ADDRESS: 175 Main St., Kingston, NH		INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When: <input type="text"/> )
MAP & PARCEL #: U-10/28		Major alterations & date: Cupola and balustrade over porch, porch & chimney removed.
DATE: c.1879 (may be later)		LEVEL/SIGNIFICANCE: Natl <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/>
SOURCE: Estimate		
STYLE: Late 19th Century Vernacular		

GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone ☐ Brick ☒ Concrete ☐ Concrete Block ☐
- WALL STRUCTURE: Wood Frame ☐ Post & Beam ☒ Ballon Frame ☐ Other ☐  
Load Bearing Masonry ☐ Stone ☐ Brick ☐ Concrete Block ☐ Other ☐  
Metal ☐ Iron ☐ Steel ☐ Other ☐
- WALL COVERING: Clapboard ☒ Wood Shingle ☐ Board & Batten ☐ Shiplap ☐ Aluminum ☐  
Novelty ☐ Stucco ☐ Stone ☐ Brick ☐ Sheet Metal ☐ Asphalt Shingles ☐ Vinyl ☐  
Asphalt Sheeting ☐ Composite Board ☐ Other ☐
- ROOF SHEATHING: Wood Shingle ☐ Asphalt Shingle ☒ Standing Seam Tin ☐ Slate ☐  
Pressed Metal ☐ Sheet Metal ☐ Rolled Asphalt ☐ Other ☐
- ENGINEERING STRUCTURE:
- OTHER:  
# of Stories 2 1/2 # of Bays 5x2 Approx. Dimensions 30' x 25'  
Roof Style: Gable ☒ Hip ☐ Gambrel ☐ Flat ☐ Shed ☐ Mansard ☐ Jerkinhead ☐  
Monitor ☐ Sawtooth ☐ Other ☐  
Appendages: Porches ☐ Towers ☐ Dormers ☐ Bay Windows ☐ Ells ☒ Chimneys 1  
Wings ☐ Cupolas ☐ Sheds ☐ Garage ☐ Other ☐  
Entry Location: Center ☒ Sidehall ☐ Other ☐

MAP (Indicate North in circle):



PHOTO

Description of View: Front-west  
Side-southPhotographer: Herb Bubert  
Negative with: S.R.R.C.  
Negative File Number: K-80-20/22A-23



### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

The Penney House is a 2½-story late 19th century vernacular structure. The center entry has a three-panel door with six lights. It is flanked by recessed panels which appear to have at one time contained sidelights extending the entire height of the door. A 1-story, gable-roofed portico shelters the entrance. Most of the windows are six-over-six (some have two-over-two sash) framed by shutters, and are topped by denticulated denticulated frieze and gable-end returns. Wide, paneled pilasters frame the main block of the house.

Extending to the east is a 2-story, gable-roofed ell with clapboard siding, windows with varying sash, and a brick foundation. A second 2-story, gable-roofed ell also extends to the east. It has clapboard siding, six-over-one windows and a concrete block foundation. Extending to the north of the first ell is a 1-story, shed-roofed ell with clapboard siding, two-over-two windows and a brick foundation. Also extending to the east is a 1-story, flat-roofed shed with clapboard siding, a brick foundation, and the same denticulated cornice as the main block.

See picture in Town History, page 45

**RELATED STRUCTURES AND CONTEXT:** There is a separate gable-roofed shed with vertical-board siding and a sliding vertical-board door.

**BOUNDARY AND ACREAGE DESCRIPTION:** 2.6 acres bounded to the N-Darch, Bakie School, S-Chase, E-Chase, W-Main Street.

**REFERENCES:** Kingston Historic Advisory Committee; interviews with members, spring 1980  
1892 Map -- Kingston House  
Kingston Historic Society. "The History of Kingston: 1694-1969." Kingston Improvement and Historic Society, 1969.

### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

Originally, Wiggin Hall was a handsome Italianate Inn. Old photographs show an elegant structure with far more architectural detailing than currently exists. It did a thriving business in the late 19th century and likely contributed to the economy and liveliness of the town center. Today, the stripped structure is not out of place in the district, especially to those who have never seen older photos.

**Historic Associations:** Built as an inn (see old photographs for views of spectacular building) by about 1892 it had become Kingston Hall, boys' dormitory for Sanborn Seminary. It remained a dorm until about 1955 when it became the teachers' residence.

MAP DATA 1892-Kingston House

**SURROUNDING ENVIRONMENT:** Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☒  
Densely Built Up ☐ Residential ☒ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By: Herb Bubert  
Scott Nqvak

Date: 12/20/79



## **Old Gymnasium (12 Church Street, Survey Number 79)**

This building has had a variety of roles over its history. Originally, the structure began life as a Methodist Church. Its location is recorded on Kingston's 1856 and 1892 maps. In 1917, parts of the structure, the steeple, windows, and bell was transferred to the Methodist Church in Fremont, NH. John Swasey, a trustee of Sanborn Seminary, acquired the building in 1925. Swasey sold the property and building to the Sanborn Seminary on 23 October 1936 where it was used for a time as the school's gymnasium. The open first floor provided students with a basketball court. In the 1960's, after the new Swasey gymnasium was built on the main campus, it was sold to Sam Shore and became an egg processing facility. Currently, the Kingston Children's Center owns the building and operates a childcare facility there..



Old gymnasium on Church Street that previously was a Methodist Church.  
Photo by Walt Roy



Interior view of the basketball court of the old Swasey Gymnasium. Photo courtesy of Kingston Historical Museum, Donald and Priscilla Clark and the Sanborn Seminary Collections



# HISTORIC PRESERVATION ASSISTANCE PROJECT

Strafford Rockingham Regional Council

1 Water Street, Exeter, New Hampshire

Phone: (603) 778-0885

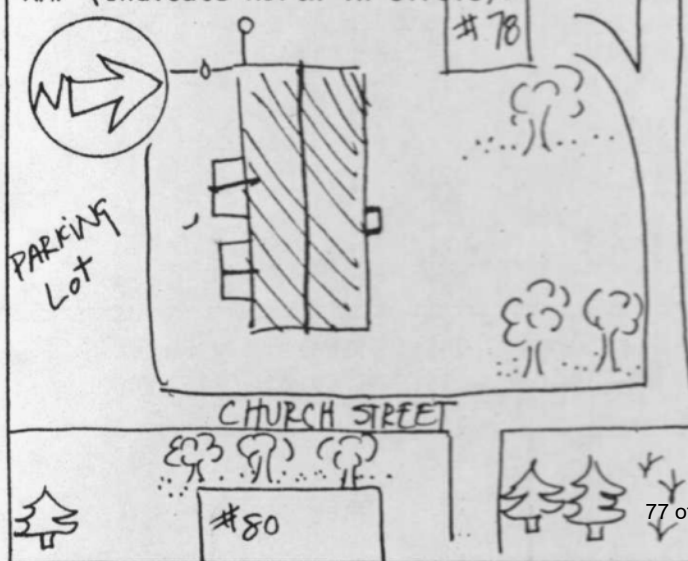
TOWN: Kingston	COUNTY: Rockingham
SURVEY NUMBER: 79 *	
COMMON NAME: Pilgrim United Church of Christ	
HISTORIC NAME: Methodist Church	
LOCATION: W side of Church St., .16 miles S of intersection of Church & Cottage.	
OWNER: Pilgrim Church of Christ 12 Church St.	
ADDRESS: Kingston, NH.	
MAP & PARCEL #: U-10/15	
DATE: c. 1899	
SOURCE: History of Kingston	
STYLE: Colonial Revival	

UTM: Z 19 /E 372225 /N 4755775
USGS QUAD: Haverhill Quad 15' Series
FUNCTIONAL TYPE: Church
PRESENT USE: Church
ARCHITECT/BUILDER: Unknown
CONDITION: Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins
INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When: )
Major alterations & date: Increased size, Balcony Front Entrance removed, covered with clapboards roof shingles replaced
LEVEL/SIGNIFICANCE: Natl <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/>

## GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
- WALL STRUCTURE: Wood Frame ☐ Post & Beam ☒ Ballon Frame ☐ Other ☐  
Load Bearing Masonry ☐ Stone ☐ Brick ☐ Concrete Block ☐ Other ☐  
Metal ☐ Iron ☐ Steel ☐ Other ☐
- WALL COVERING: Clapboard ☒ Wood Shingle ☐ Board & Batten ☐ Shiplap ☐ Aluminum ☐  
Novelty ☐ Stucco ☐ Stone ☐ Brick ☐ Sheet Metal ☐ Asphalt Shingles ☐ Vinyl ☐  
Asphalt Sheeting ☐ Composite Board ☐ Other ☐
- ROOF SHEATHING: Wood Shingle ☐ Asphalt Shingle ☒ Standing Seam Tim ☐ Slate ☐  
Pressed Metal ☐ Sheet Metal ☐ Rolled Asphalt ☐ Other ☐
- ENGINEERING STRUCTURE:
- OTHER:  
# of Stories 1½ # of Bays 2x5 Approx. Dimensions \_\_\_\_\_  
Roof Style: Gable ☒ Hip ☐ Gambrel ☐ Flat ☐ Shed ☐ Mansard ☐ Jerkinhead ☐  
Monitor ☐ Sawtooth ☐ Other ☐  
Appendages: Porches 1 Towers ☐ Dormers ☐ Bay Windows ☐ Ells 1 Chimneys 1  
Wings ☐ Cupolas ☐ Sheds ☐ Garage ☐ Other ☐  
Entry Location: Center ☐ Sidehall ☐ Other ☐ Sidewall ☐

MAP (Indicate North in circle):



PHOTO



Description of View: Front-east  
Side-south

Photographer: Herb Bubert  
Negative with: S.R.R.C.  
Negative File Number: K-80-3c/19-19A, 21-21

### ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

The Pilgrim United Church of Christ is a 1½-story, Colonial Revival style structure. The sidehall entry, located on the south elevation, has double-leaf doors, each with one light. Above the door is a gable-roofed door hood. All of the windows have eight-over-two sash. The windows in the gable-end, which is oriented toward the street, have projecting caps, while those on the north and south elevations have pedimented lintels.

The medium-pitch roof is topped by a narrow chimney with a vault. The eaves treatment consists of a boxed cornice with a wide frieze and gable-end returns supported by wide cornerboards capped with moldings to suggest pilasters. The main block rests on a fieldstone foundation.

A 2-story, gable-roofed ell extends to the west.

Two patterns of pressed tin have been applied (over the clapboards) to the exterior of the west elevation.

A 1-story, gable-roofed enclosed porch is located on the south elevation. It has clapboard siding and rests on a concrete block foundation.

### RELATED STRUCTURES AND CONTEXT:

### BOUNDARY AND ACREAGE DESCRIPTION:

.6 acres bounded to the N-Cross, S-Town of Kingston, E-Church Street, W-Greenwood Pond.

### REFERENCES: Kingston Historic Advisory Committee; interviews w/members, Spring 1980

Kingston Historical Society. The History of Kingston: 1694-1969. Kingston Improvement and Historical Society.

MAP DATA 1856 1892

### STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

The present appearance of the Methodist Church bears little resemblance to the original structure. Today it is a simple plain building shorn of its Colonial Revival character.

Historic Associations: See page 73 of Town History for a picture. Windows, steeple, bell went to Methodist Church in Fremont in 1917 when parish joined congregational church (until 1959). Was high school gym, acquired by John Swazey, trustee of Seminary. In 1960's was egg processing warehouse; balcony removed, front entrance closed. Became a church again in 1968; made a mezzanine.

MAP DATA: 1856: Methodist Church  
1892: Methodist Church

\* SEE ADDITION/CORRECTION SHEETS  
FOR OWNER COMMENTS

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☒  
Densely Built Up ☐ Residential ☒ Commercial ☐ Industrial ☐ Agricultural ☐  
Roadside Strip Development ☐ Other ☐

Recorded By: Herb Bubert





# **Sanborn Memories: Stories from Students, Staff, and Teachers at Sanborn Seminary**

## Sanborn Memories: Oral Histories

Most of this document contain pages of maps, photos, floor plans, and data sheets for the buildings of the Sanborn campus. But what would be most interesting are the stories of those who spent a portion of their lives as members of the Sanborn community. These narrators provide a picture of Sanborn Seminary from when it was a privately operated school to when it was made part of the publicly operated Sanborn Regional School System on 1 July 1966. The Kingston Historical Museum has been collecting oral histories of townsfolk. Several of these stories provide a glimpse of life to the school rooms. Those recollections of a few stories from students, teachers, and administrators of Sanborn's family are included here. The original recordings are part of the Kingston Historical Museum's collection of oral histories.

Listening to student Marion Clark talk about getting to school, especially during the winter months, echo the memories of many kids who walked to school. She remembered...

"I walked to school. I always walked to school. I never went by bus because I lived a half mile from the school, and when I went to grammar school, which was then in what is now the Vet's Club, I walked to school, too. That was a mile away, and that was very hard in the winter because it was very, very cold, and we went from I think school began at 8:45 in the morning, 8:30 to 8:45, and we had an hour for lunch, and then we didn't get out of school until 4 o'clock, and in the winter, it was dark, and especially in late November or December and the early part of January, we'd be coming home in the dark, but we must have adjusted to that, and didn't find much fault with it, but as I think of it now, it was a serious thing because it was very dark and also there were fewer cars, so of course, the hazards of being hit by a car were fewer."

There were benefits, however, to living at home rather than on campus. Once chores were finished and homework completed, there were more opportunities for fun in town. Going to the movies, skiing or skating on the ponds in town, or bike riding with friends allowed for the students to separate the school experience from the personal outside of school life.

As a dormitory student, Halcyon Springer's recollection of campus life was quite different....

"...The years at Sanborn were like nothing you have experienced today in a dormitory . [At Colcord Hall, the girls dormitory] We were almost brought up like little nuns. Sanborn was a small campus. It was totally enclosed with an iron fence and gates, and it had the school building itself and the girls' dormitory and the headmaster's house. The boys' dormitory [Wiggin Hall] was removed across the street, inaccessible. We were not encouraged to fraternize. It was very strictly run. The students coming from the surrounding towns went home after school, but the dormitory students, of course, were kept in the dormitory. We were not allowed off campus. We could be accompanied by a teacher when we went to the gym for mandatory exercise and games, but the rest of the time, we were confined to campus, and we were allowed 1 visiting day a week if we made arrangements with the teachers ahead of time. We could actually use the living room in the dormitory, and they might even have a boy visit a girl there, but it was very supervised."

During Ms. Springer's high school years, a change in family circumstances happened and she became a day student. She remembers "... and my years in Kingston improved considerably. I was free to date. I

was very active in school events. I was editing the paper, co-editor of the yearbook, involved in a lot of activities.”

Ms. Springer's recollection might seem harsh, but Sanborn had an academic reputation to uphold. Ms. Clark was very proud of her school, commenting “It was then a private school and very well received by all the colleges because the teachers were all master’s degree teachers. The opportunities were very intellectual.”

While 'intellectual' opportunities could be found in the classroom, there were other out-of-campus activities that made their way into the 'unwritten history' of student life. Donald Clark, a day student, remembers a prank he and his friends pulled one day:

“[Laughing...] Yeah, we used to go out because there was no other activities, no movies, and we wanted to go out and raise the devil, and...Oh, there was another one, too, we used to do, and not many people knew about this, but in the ...(s/l “Congo”, possibly short for “Congregational”?) Church, it would be a delight to go in and ring the bell, but if you were ringing the bell, and somebody pulled another rope which was the toll bell – That’s the clapper on the inside – if you rang that, I’ll pull that rope at the same time the big bell was swinging back and forth, and it would be enough leverage to take the whole bell off the pinion that it sat in, and then it would come tumbling down, so I remember one Friday night, we all blamed it on the dorm boys over at Sanborn Seminary. We were ringing the bell, and they sneaked in, and they pulled the rope for the toll bell and down came the bell with a crash, and we all ran home. So, we ran home, and I remember sitting by the table so innocent, and my father got a call from the police and wanted to know where I’d been that night, and the police were calling all around the different houses to see where all the kids were, and I can’t remember what happened, but I don’t think I got punished for that, but I got punished for plenty of other things! “

Perhaps this could be chalked up to another example of the 'town and gown' tension that would manifest itself periodically wherever two different student communities clashed.

In 1955, the decision was made to end having boarding students. Colcord Hall was converted to classrooms and Wiggin Hall was transformed into a teacher's residence.

What about those who taught at Sanborn? What were their experiences like? Teaching at a small school meant that the teacher had many duties, besides teaching. That was the expectation of the teaching staff. As a young teacher, Donald Clark recollected...

“Well, we had Arnold W. Bartlett as the Principal. When I first came there, I thought I was going to have dorm duties because we had the girls’ dorm, and we had the boys’ dorm, but he let me off the hook, so I didn’t have to have dorm duty at all, so I had the teaching duties, and then I coached some basketball. I coached some of the girls’ softball and had cross country. I had track, and then I was Athletic Director for a year or two ... I taught all the sciences plus when I first started teaching, I had to teach civics and junior business training and other courses, too....In a small school like that, you needed to have many different courses to teach.”

Probably one of the major events of the middle of the 20<sup>th</sup> century was World War II. For the people who were interviewed, they were high schoolers during those years. While remembering typical teenage pranks and school events, he did share some memories about classmates who went off to war, some not



returning.

“Well, later in high school at Sanborn Seminary, I remember playing football and other sports, but of course, after the war started, they cut out football, but I remember playing with some of the boys that were killed in the war, with Hector Pelley that was killed in Iwo Jima, and he was sort of an idol to me because he was a big football player, and then there was another one - Let’s see. It wasn’t Kenny Davis, it was...I can’t think of his name - but he was killed in Europe, so I remember some of those boys in high school were killed in the war later, not too much later. ...Yeah, some of my friends were killed in the war.”

The war front also had an impact on the women of town. Regularly, a group would gather at the fire station to wind bandages to be sent overseas. Helping out would be some of the young women from Sanborn. Eleanor Childs remembers:

“They used to have people go down there and roll bandages for the war effort, and when I got out of school, I would have to go over there because I couldn’t run around Kingston with nobody around to watch me, (laughs) but anyway, she used to go there a lot. A lot of the ladies went there and roll the bandages, and I used to help do that.”

As mentioned earlier, 1966 saw the transformation of the private Sanborn Seminary into the public school of Sanborn Regional School District. David Conant was on the school committee at that time. He tells it....

“Well, Newton was part of the study group, so that might have been in ’63 maybe, ’64 I think? Here’s the way it went. It started out with 8 towns: Atkinson, Danville, Plaistow, Sandown, Kingston, Newton, Fremont, and Brentwood. That was the towns that sent kids to Sanborn Seminary. The Trustees of Sanborn Seminary wanted to get out of the business of education, so they sent a letter to us, to all the towns, that they’d be interested in selling to the group the complex, and so we formed a committee. I was on. I can’t really think now. I was on it. I think Moe Akin was one it, Bill Friend – Three of us from Kingston, anyway – and we studied for a long time. It was regular meetings, and we studied it, and it was agreed that it was too big, would be. You’ve got to look downstream – I[t] was too big or would be too big, and if some towns wanted to get out of it, it probably would be an impossibility. It could be done, but it would take a long time if you wanted to get out of it. So what happened is one night, 4 towns broke away: Plaistow, Sandown, Danville, and Atkinson, and they formed what is now today Timberlane School District. That left 4 towns to study, and we eventually over a period of time brought it to a vote, a special meeting of the 4 towns: Brentwood no, Fremont no, Kingston and Newton yes. Now Brentwood and Fremont wanted to run...They wanted to have control of the elementary school 1 through 8; they were only interested in having a cooperative from 9 through 12, and we, Kingston and Newton, wanted 1 through 12 cooperative. So Fremont and Brentwood said no, and they left. Now, what’s happened is in Brentwood tuitions their students to Exeter. They do run their elementary school, but the high school kids go to Exeter. Fremont kids are tuitioned here to Sanborn. I’m not sure how it’s going; I have no idea, no followup. But anyways, I served on that. That was interesting, and the School Board was very interesting, ...”

There is another audience we need to hear from. The teachers and staff who brought a human touch to the stone, wood, and glass structures of the building. While the students passed through Sanborn High School in four years or less, many of the teachers and staff spent their entire working careers there. They

have a unique perspective about the buildings and traditions associated with the campus. Several teachers were interviewed for this project hoping to capture their memories and perspectives about the building. Some recalled a bit of sadness, when they had to move to the new high school.

Peter Broderick, a science teacher at the Sanborn Seminary building, pointed out that at the old building “...our school culture went all the way back”. There were behaviors that were part of the teacher’s and student’s daily lives because of the building’s history of what was expected of them. These behaviors had been built up over the decades the school had been in existence. For example, again Mr. Broderick described a school project that illustrated the native American presence in Kingston, documenting that there was something here before them. He said that “... a fourteen year old thinks that the world started when I was born.... And it was so important for the students, to realize that there’s something that existed before they went to school”. Walking the halls was the daily evidence of a history that the students had become part of when they entered the building. The new building didn’t have that historical setting and the traditions and perspectives were either changed or lost.

The interviews also asked the teachers about any special memories they had about the time they spent at Sanborn Seminary. Gordon Bakie, who was a student at Sanborn and worked as a member of the custodial staff commented that “... school spirit was always strong, way back prior to myself even being a student there, I mean, it was a, they used to have big pep rallies and they had bonfires up at Chase Field and you’re going back into the ‘40s and ‘50s. These kids that lived in the dorms, well a lot of them were what they called ‘post graduates’. Some of them came out of World War II and came back to school. So they’re actually older than high school kids. A lot of them played football, they played sports and stuff like that. And the town always supported them”.

Gail Sudduth, who has had a variety of roles at Sanborn, from being a guidance counselor to eventually being a principal at the high school, when asked about special memories of being at the high school said “What was so unique about the graduation, to me, was generally outside .... what a community event it was. There were people there with their dogs, there were kids on bicycles, there were people with lawn chairs, and then there was all the pomp and circumstance of the actual ceremony. It was very community centered.” She identified the spirit of community that made Sanborn Seminary a central feature of their lives.

Some memories of events, when looking back in time, bring smiles and a bit of laughter. Paul Arsenault’s special memory involved hair spray, a potato, and the school’s resource officer.

Let’s let Paul tell the story:

“With calculus, there’s a bunch of things you do, with like, projectiles. You shoot something off and you can see how high it goes and how long and velocities and everything else. So, we (the class) decided to make potato guns, which are pvc tubes and with a little accelerant, and the kids are all excited and three or four of the boys are ‘Ok, I’m going to make one and can I keep it?’ I said ‘OK’. I got them the supplies and they’ll do it. So I talked to the principal at the time. [He said] “Yah, a great idea. So, another nice thing about the school is Chase Field is it’s through the woods and around the corner there where they have all the sports stuff. And you didn’t have to like do what you do these days tell everybody where you were going and have constant communications. ...So we built it all up and we went over, first day was pretty fun. And then we were going to do it a second day, and an SRO [school resource officer] had started there and he comes walking over and he says

‘Paul, what do you got there’?

‘Well, its a potato gun’.

‘Paul, I have three questions for you. Number 1, Does it shoot a projectile?

‘Well, yes, the potato’.

‘Does it have a source of acceleration or accelerant’?

‘Yah, the hair spray stuff you put in it and light it off’.

He said, ‘ Would you stand in front of it when it went off’?

‘HECK, NO! That would be silly!

‘Paul, that’s a weapon and you can’t have that!’

‘So, we got shot out of the sky on that one. We had to give the money back and we destroyed the stuff. So those are the kinds of things you could do back in the day’.

When the teachers were asked about traditions, Danielle Genovese quickly gave a list of events at Sanborn. “The prom which was in the junior year. The Indian festival .... which was in the fall, which the name has been changed to “Homecoming”. The Winter Carnival, graduation. I remember graduation. I remember Debbie taught me this. We would go around with our hand like this [Danielle holds out her palm up] to all the kids. Why? Because they would have chewing gum and put it in your hand. They wouldn’t allowed to be chewing during graduation!”

The last memory of Sanborn High School from the group is a story by Holly Bowden-Price. It tells of the school’s prom celebrations. She said “And I will say something about the prom. Countless times, we were told by the wait-staff at whatever venue we were using that ‘You guys have a great group of kids.’ I mean they always told us how well behaved the Sanborn kids were, and that was great to hear.” For public restaurant staff to make such comments, especially when they must have seen student behaviors that were not well behaved, gives evidence of the respect and sense of responsibility the students and teachers and staff had for each other.

Listening to the interviews, what comes through is the respect and sense of community generated by the staff, teachers, and students at Sanborn high school. It probably would serve as an eye opening sociological project to compare the sense of history and community at the old Sanborn Seminary High School and the new Sanborn Regional High School. From the interviews, there seems to have been a wonderful sense of ‘family’ that surrounded all who made the campus a part of their lives.



**Sanborn Seminary  
campus  
moves into a new  
use:  
Sale to Chinburg  
Properties**

## **Sanborn Seminary campus moves into a new use**

In 1888, the Sanborn Seminary building opened its doors to the first of generations of students. For almost 120 years, Sanborn Seminary, sitting in the center of Kingston, prepared its graduates for life in the upcoming new century.

Over those 120 years, school budgets and maintenance issues never always kept up with what the campus buildings needed. When one also considers the outside pressures of building access through the Americans with Disabilities Act and other mandates, it became apparent that the Seminary building would require extreme finance investments of \$6.5 to \$10 million to bring it up to codes.

The Seminary building was caught in the proverbial “Rock and a Hard Place”. If the building were to be renovated for reuse, the current ADA requirements would need to be implemented. In order to make the upper floors accessible, an elevator would need to be installed. Adding one to the interior of the building would make the costs astronomical. Adding one to the outside of the building might be considered. However, the Seminary building has received National Register of Historic Building status and that prevents any addition of an elevator to the outside of the building. How would the conundrum be solved by the school system?

The decision was made to build a new high school that could address all these issues and provide more opportunities for Kingston’s growth. Construction began and the new school was opened for the 2006-2007 school. The last class to graduate from the Sanborn Seminary building was in 2006.

In the sixteen years since then, large-scale maintenance has been deferred to the point where the English/Science building has had sections of the roof fail and water infiltration and debris has fallen into the classrooms and corridors. The boiler room in the English/Science building is flooded with about a foot of standing water on the floor. Broken windows in the main building has allowed birds to enter the structure. Ceiling tiles in both buildings have fallen. Tom Ambrose, current school superintendent, recently stated in an article for the Lawrence Eagle Tribune that there were “‘issues of abatement’ as major cost drivers, noting the need for mold and asbestos mitigation.”<sup>1</sup>

The school system just didn’t have the money in the budget to not only run the Sanborn Regional School System but also to address the needed costs for the old Sanborn campus. It was impossible to not only stabilize the buildings, but also to budget their annual financial needs. Ambrose has estimated that \$200,000 or more per year is the current costs just to maintain the Sanborn Seminary building at its current level.<sup>2</sup>

This had led to discussions and planning sessions about what to do with the buildings. In a letter to the Newton-Kingston Taxpayers Association, Ambrose wrote: “I have met with numerous developers who ‘kick the tires’ and realize the building will require too much capital to make any project worthwhile.” It would seem that the finance impact of the project would be beyond the ability of many developers.

While other developers showed no interest in acquiring the Sanborn site for purchase, one did. “The Sanborn Seminary is a beautiful historic structure and our company has long had a passion for bringing such gems back to life,” said Eric Chinburg, president of Chinburg Properties. Chinburg Properties is a well-known development, construction and property management firm in Newmarket that was responsible for redeveloping the historic Newmarket Mills.<sup>3</sup>

Speaking at an informational meeting in January of 2020, Chinburg made the case for why his corporation is interested in purchasing the Sanborn property and what he plans to do with it. What Chinburg is bringing to Kingston is not just a preservation of much beloved building in town. He said that finding new uses for historic buildings “is a passion of ours.” In a post-meeting interview, he added, “Not only is a valuable landmark saved, the vitality gained by bringing new people to the community is an intangible benefit difficult to measure, but very real nonetheless.”<sup>4</sup>

The purchase price has been negotiated at \$200,000. What Chinburg is proposing is the purchase of the Sanborn Seminary building along with the English/Science building. The Swasey Gymnasium, the maintenance garage, and the technology building while included in the purchase plans, will be leased back to the town for a five year lease at \$1.00 per year, with a provision that it may be extended for another five years. This will give the town access to the building for athletic and town events, such as voting. A condition of the lease is that the town would be responsible for maintenance of the gym along with snowplowing and landscaping. This is estimated to be about \$20,000 per year. Chase Fields, located at the corner of Chase and Church Streets is not included in the purchase.

The English/Science building will be torn down and be replaced by apartments and several stand alone buildings located where the Ryerson and Gilmore buildings had been located as well as a proposed building where the current tennis courts are.

At the March 2020 town meeting, the voters of Kingston and Newton voted for the sale. Attached to this document are several of the proposed site plan and building designs from the Chinburg corporation.

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## Citations

1 “District to decide Future of Sanborn Seminary Building”, Lawrence Eagle Tribune, 8 March 2020  
[https://www.eagletribune.com/news/new\\_hampshire/district-to-decide-future-of-sanborn-seminary-building/article\\_b61a3e5e-6cd0-52c1-b010-9a7264d7e374.html](https://www.eagletribune.com/news/new_hampshire/district-to-decide-future-of-sanborn-seminary-building/article_b61a3e5e-6cd0-52c1-b010-9a7264d7e374.html)

2 Tom Ambrose. Superintendent, Sanborn Regional School System. Letter to the Newton-Kingston Taxpayers Association. <https://nkta.vpweb.com/seminary-campus-sale>

3 Manchester Union Leader, 9 Jan 2020.



[https://www.unionleader.com/news/local/board-proposes-selling-historic-sanborn-seminary-building-for-redevelopment/article\\_401b7c33-69bf-5427-940f-e0dfde53b389.html](https://www.unionleader.com/news/local/board-proposes-selling-historic-sanborn-seminary-building-for-redevelopment/article_401b7c33-69bf-5427-940f-e0dfde53b389.html)

4 op cit. Lawrence Eagle Tribune. 8 March 2020



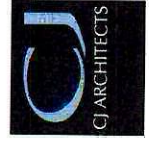




SANBORN SEMINARY  
KINGSTON, NEW HAMPSHIRE

PROPOSED VIEW FROM CHURCH STREET

HDC APPLICATION FOR APPROVAL: MAY 10, 2022



1.2

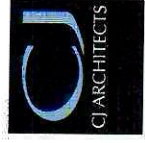




SANBORN SEMINARY  
KINGSTON, NEW HAMPSHIRE

PROPOSED VIEW FROM MAIN STREET

HDC APPLICATION FOR APPROVAL: MAY 10, 2022



1.0

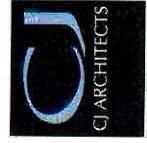




SANBORN SEMINARY  
KINGSTON, NEW HAMPSHIRE

PROPOSED VIEW FROM MAIN STREET

HDC APPLICATION FOR APPROVAL: MAY 10, 2022



1.1

# Table of the Property Deeds Associated with The Sanborn Seminary Campus



Table of the Property Deeds Associated with Sanborn Seminary Campus

<b>Recording Date</b>	<b>Book</b>	<b>Page</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Plot Size</b>	<b>Notes</b>
20 July 1883	0490	0446	Edward S. Sanborn	Trustees of Sanborn Seminary	about 4 acres	
29 Dec 1883	0494	0432	Sanborn et. al	Seminary		Incorporation
2 Aug 1886	0504	0238	Elbridge Judkins	John P. Marshall et al	about 2 and 3/4 acres	
14 Sept 1889	0516	0321	John P. Marshall et al	Sanborn Seminary		
18 June 1895	0520	0370	Mary J. Dominick	Sanborn Seminary	(1) about 50 acres (2) about 2 acres	(1) reserving right of the town of Kingston to remove gravel from the knoll in the pasture
18 June 1898	0558	0240	Mary J. Dominick	Sanborn Seminary		
16 May 1902	0579	0163	Grace C. Sanborn	Sanborn Seminary	(1) 3 acres (2) 10 acres (3) 1 acre (4) 20 acres	
16 June 1902	0589	0119	Amos C. Chase	Sanborn Seminary		Plot boundary description only
14 June 1902	0589	0120	Nellie F. Ingalls	Sanborn Seminary		Plot boundary description only
17 May 1902	0591	0064	Edward de la Granja	Sanborn Seminary		Mortgage Assignment
3 July 1908	0637	0388	Fred B. Tuck	Sanborn Seminary	(1) 8 Acres (2) Plot boundary description only	2 plots
3 Apr 1914	0679	0445-6	Sanborn Seminary	Nathaniel F. Tucker		Assign Mortgage to Tucker
26 Oct 1920	0692	0424	George A. Endicott	Sanborn Seminary		Several pieces of land near the Plains
2 Sept 1920	0705	0460	David O. Brewer	Sanborn Seminary		Several pieces of land near the Plains

2 Sept 1920	0738	0286	Sanborn Seminary	Union Five Cents Savings Bank		Land used as collateral for a \$5,000.00 loan
5 Nov 1920	0747	0036	George A. Endicott	Sanborn Seminary		Release rights of dower
24 Aug 1922	0772	0026	Sanborn Seminary	Sarah E. Babb		Plot boundary description only
20 July 1925	0786	0391	Grace B. Peaslee Johnson and Charlotte F. Peaslee Wood	Sanborn Seminary		Give "All our interest as heirs or legatees under the will of Luther D. Peaslee, late of said Kingston, deceased, to all land lying in the rear and west of the Methodist meeting house on the Plains in said Kingston and north of land now or formerly belonging to the Methodist Society conveyed to it by Fifield Stevens in 1849,"
8 Aug 1925	0801	0007	Charles A. Giramaire	Sanborn Seminary	About 5 acres	"The grantee herein agrees to give me until the first day of October, 1925 to remove the chicken coops on said land and I agree to remove the same before that time so that the grantee can have exclusive possession of all the premises within described."
22 June 1925	0830	0317	Trustees of the New Hampshire Conference of the Methodist Episcopal Church	John F. Swasey		Sell and quit claim "... all the land in said Kingston with the buildings thereon..." with some exceptions
30 Oct 1936	0915	0364	John F. Swasey	Sanborn Seminary		Conveying the building and land that was once the Methodist Episcopal Church property.
31 July 1959	1514	0475	Sanborn Seminary	Sam Shore		Purchase of the old Swasey Gym property
27 June 1960	1550	0229	Collector's Sale of Real Estate Property of Sanborn Seminary			Wiggin House and Land as well as the Gymnasium Building

17 Sep 1963	1688	0145	Clifton D. Moorehouse	Sanborn Seminary		Plot boundary description only and Partial Mortgage Release
4 Oct 1966	1838	0460	Sanborn Seminary	Sanborn Regional School District		Transferring 8 parcels of land and the buildings to the Sanborn Regional School District
28 Dec 1972	2194	0340	Sanborn Seminary	James D. and Nancy A. Penney		Correcting "inaccurate and/or insufficient descriptions of the various parcels of land"
31 Dec 2012	5402	0901	Sanborn Seminary	Town of Kingston		Quit Claim Deed to Parcel "D"
31 Dec 2012	5402	0903	Sanborn Seminary	Gideon Hall Society		Quit Claim Deed to Parcel "C"
16 Dec 2021	6365	2269	Lessor: Major Sanborn Seminary, LLC Eric J. Chinburg	Lessee: Sanborn Regional School District		Lease of Swasey Gymnasium, lease term five years
16 Dec 2021			Lessor: Major Sanborn Seminary, LLC Eric J. Chinburg	Lessee: Sanborn Regional School District		Lease of Music/IT Buildings lease term is one year



Copy of the  
Nomination Form  
to the  
National Register of  
Historic Places  
Inventory for  
Sanborn Seminary

United States Department of the Interior  
National Park Service

For NPS use only  
received FEB 13 1984  
date entered

National Register of Historic Places  
Inventory—Nomination Form

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

1. Name

historic ~~The~~ Sanborn Seminary  
and/or common Sanborn Regional High School

2. Location

street & number 178 Main Street N/A not for publication  
city, town Kingston N/A vicinity of  
state New Hampshire code 33 county Rockingham code 15

3. Classification

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

4. Owner of Property

name Sanborn Regional School District  
street & number 178 Main Street  
city, town Kingston N/A vicinity of state New Hampshire

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds, Rockingham County Courthouse  
street & number Hampton Road  
city, town Exeter state New Hampshire

6. Representation in Existing Surveys

title Cultural Resource Survey  
Inventory and Plan, : Kingston, NH has this property been determined eligible? ☐ yes ☒ no  
date June, 1980 August, 1983 ☐ federal ☐ state ☐ county ☒ local  
depository for survey records Rockingham Planning Commission  
city, town 1 Water Street, Exeter state New Hampshire

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## 7. Description

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**Condition**☐ excellent☒ good☐ fair☐ deteriorated☐ ruins☐ unexposed**Check one**☒ unaltered☐ altered**Check one**☒ original site☐ moveddate N/A

---

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

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

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

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

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

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

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



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

<b>Specific dates</b>	1883	<b>Builder/Architect</b>	Architect-Unknown; Builder-Oliver L. Giddings
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**Statement of Significance (in one paragraph)**

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

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

The Sanborn Seminary cost approximately \$55,000 to build. It was a gift of Major Edward Stevens Sanborn, b.1819, d.1885, who also endowed it with \$175,000 "...as a token of his regard for his native town and his appreciation of the importance of education."<sup>1</sup> The Major is a colorful character in Kingston history, as a son of one of the original and prominent town families, who strayed to the city of Boston where he earned a fortune as the proprietor of several brothels. The founding of the Sanborn Seminary was a great philanthropic gesture representative of the era of the great American fortunes of Carnegie, Ford and Rockefeller. Due to the controversial nature of his wealth, his will was contested after his death in 1885, and the Seminary did not open until the fall of 1888 when it was settled.

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

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreage of nominated property 3 ±  
Quadrangle name Kingston, NH Quadrangle scale 1:24000  
UTM References

A	1 9	3 3 2	3 8 0	4 7 5	5 9 0	0	B							
	Zone	Easting		Northing					Zone	Easting		Northing		
C							D							
E							F							
G							H							

Verbal boundary description and justification  
(see continuation sheet)

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

state	N/A	code	county	code
state	N/A	code	county	code

11. Form Prepared By

name/title Lynne E. Monroe and Christine Scott  
organization Rockingham Planning Commission date September, 1983  
street & number One Water Street telephone (603) 778-0885  
city or town Exeter state New Hampshire

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:  
\_\_\_\_ national ☒ state \_\_\_\_ local

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

State Historic Preservation Officer signature  
title Commissioner, Dept. of resources and Economic Development  
New Hampshire State Historic Preservation Officer date JAN 26 1984

For NPS use only  
I hereby certify that this property is included in the National Register  
Entered in the National Register date 3/15/84  
Keeper of the National Register

Attest: date  
Chief of Registration

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

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

For NPS use only

received

date entered

Continuation sheet #1 BIBLIOGRAPHY

Item number 9

Page 1

BIBLIOGRAPHY

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

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

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Continuation sheet #2 GEOGRAPHICAL DATA

Item number 10

Page 2

Verbal Boundary Description:

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

Boundary Justification:

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only

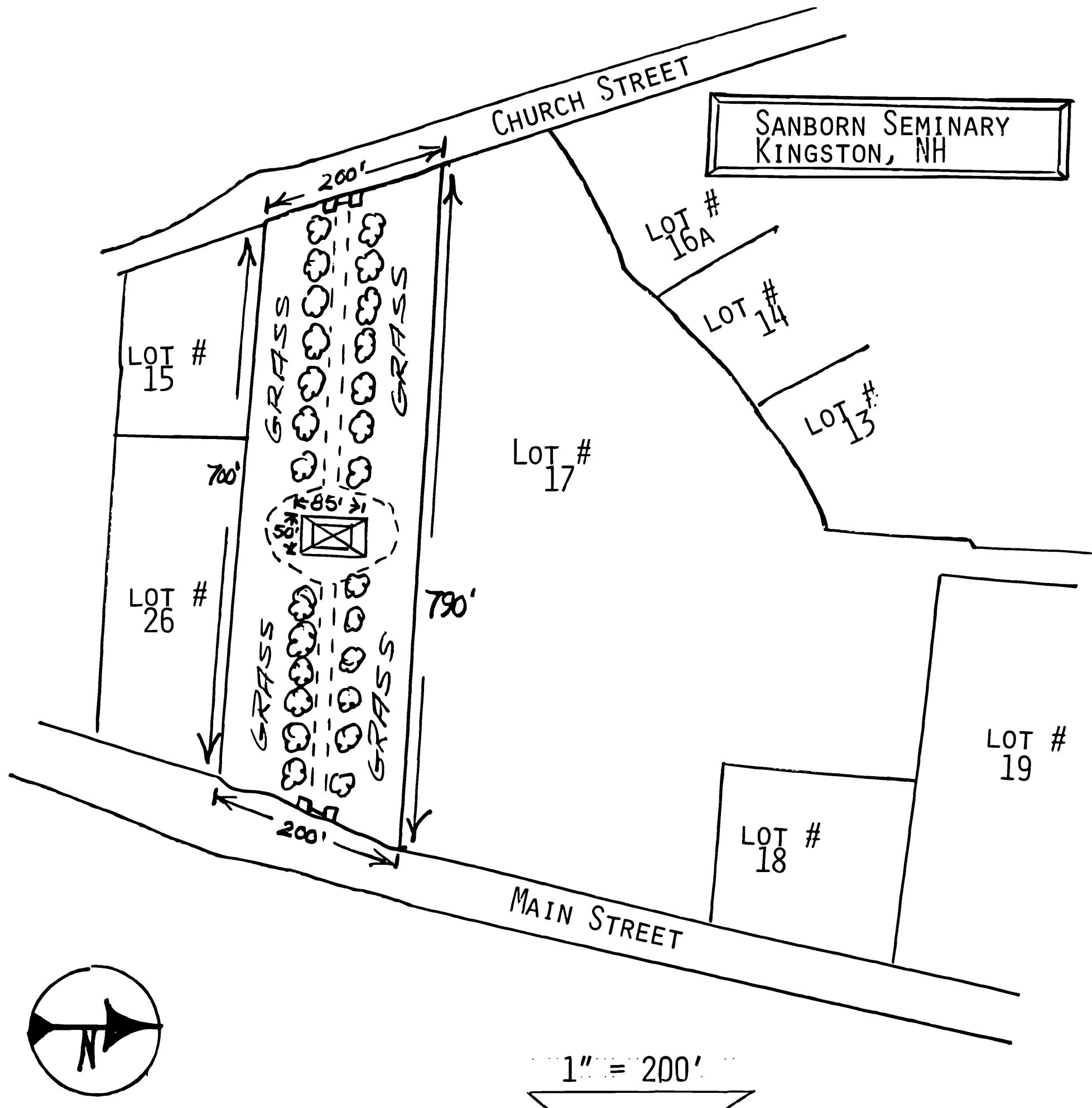
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Continuation sheet #3 SKETCH MAP

Item number

Page 1



## Sanborn Seminary Key Dates

<u>Year</u>	<u>Event</u>
1800	The French family builds their private residence that later would become the Headmaster's house
1879	Edward Stevens Sanborn elected as Rep to NH House
1879	Kingston House Hotel (later Wiggin Hall) built
1883	Edward Stevens Sanborn sold land to the Sanborn Trustees for the Sanborn Seminary building
1883	Construction begins on Seminary Building
1885	Julia Hilton dies from tubercular meningitis
1885	Edward Sanborn dies from tubercular meningitis
1888	Seminary Building finished and opened after protracted court battles
1888	Headmaster's house opened for Seminary
1890	175 Main Street becomes Kingston Hall, later Wiggin Hall, as boys dormitory.
1899	Methodist Episcopal Church built at 12 Church Street. (later to be the site of old Swasey Gym)
1903	172 students from Kingston attend Seminary
1913	Elihu Colcord donates funds to rebuild Colcord Hall as girl's dormitory.
1917	Methodist Church, 12 Church Street, donates steeple, and bell to Fremont.
1920	Gilmore house donated to Sanborn Complex
1925	John Swasey purchases Methodist Church property at 12 Church Street
1936	Deed to Methodist Church property from John Swasey granted to Sanborn Seminary. The building would become the school's gymnasium
1943	57 students in Sanborn Seminary from Kingston
1951	Industrial Arts building added to campus
1955	Colcord hall stopped being used as girl's dormitory. The building is converted into classrooms.
1955	Wiggin Hall is converted to teacher's residence
1957	61 students in Sanborn Seminary from Kingston
1959	New Swasey Gym to the east of Colcord Hall opens
1960	Old Swasey Gym, 12 Church street sold
1961	104 students in Sanborn Seminary from Kingston
1963	School bell was removed from Sanborn Seminary tower to the west lawn and the bell tower removed because of safety and structural issues.
1964	166 students in Sanborn Seminary from Kingston
1965	English/Science/library Building Opened
1966	Seminary campus transferred to the towns of Kingston, Newton, & Fremont. Sanborn Seminary becomes a public school.
1970-71	Double Sessions begin due to crowding and new construction at the old middle school
1976	Gilmore house became Superintendents Office; SAU 17 Established
1978	Double Sessions ends when new middle school in Newton opens
1980	Colcord Hall converted to administration offices.
1981	Industrial Arts building incorporated in to English/Science building expansion
1986	Gilmore House damaged by fire
1988	Headmasters house renamed Ryerson Building
2006	New Sanborn Regional High School on the west side of Kingston Opens. School bell is moved to the new school.
2009	School bell developed a crack
2010	School bell was repaired
2020	Townspeople of Kingston and Newton vote in favor of sale of Sanborn Seminary Campus to Chinburg Properties