

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: CON0198

Name, Location, Ownership

1. Historic name: Eastman School
2. District or area: East Concord Village
3. Street and number: 15 Shawmut St.
4. City or town: Concord
5. County: Merrimack
6. Current owner: Concord School District

Function or Use

7. Current use(s): School
8. Historic use(s): School

Architectural Information

9. Style/type: Colonial Revival
10. Architect/builder: Harold Holmes Owen
11. Source: original plans
12. Construction date: 1936
13. Source: School Annual Reports
14. Alterations, with dates: rear addition (1964), sash (ca. mid-1980s)
15. Moved? no yes date: _____

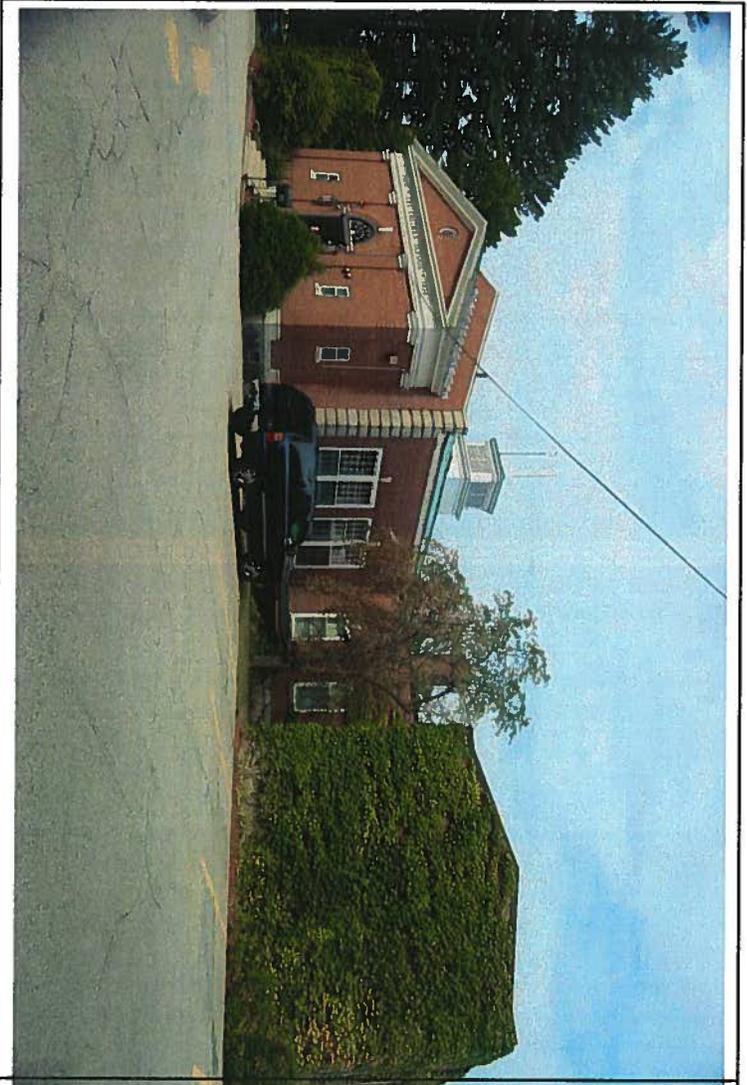
Exterior Features

16. Foundation: concrete, poured
17. Cladding: brick
18. Roof material: metal, standing seam & membrane
19. Chimney material: brick
20. Type of roof: gable & flat
21. Chimney location: east end, single interior
22. Number of stories: 1
23. Entry location: façade, center
24. Windows: 12/12

Replacement? no yes date: ca. mid-1980s

Site Features

25. Setting: village
26. Outbuildings: none
27. Landscape features: other: remains of 1870 school foundation
28. Acreage: 4.6 acres
29. Tax map/parcel: 83/3/1

**Description: Façade (south elevation)**

35. Photo #1
36. Date August 2010
37. Direction: NW

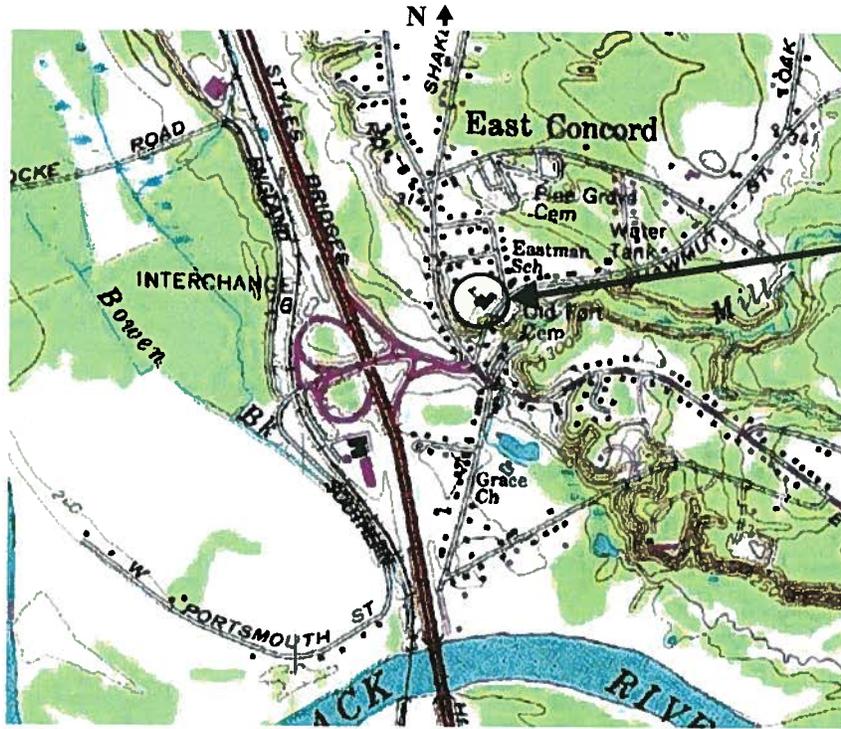
I, Elizabeth Durfee Hengen, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Draft Digital Photo Policy (3/1/09-1/31/10). My camera was set to the following minimal specifications: 1496 x 2256/300ppi. These photos were printed at the following commercial printer: Concord Camera.

- 30 UTM reference: 19.294120/4790230
31. USGS quadrangle and scale: Concord, 1:24000
- Form prepared by**
32. Name: Elizabeth Durfee Hengen with Sarah Dangelas Hofe (historian)
33. Organization: Preservation Consultant
34. Date of survey: July-September 2010

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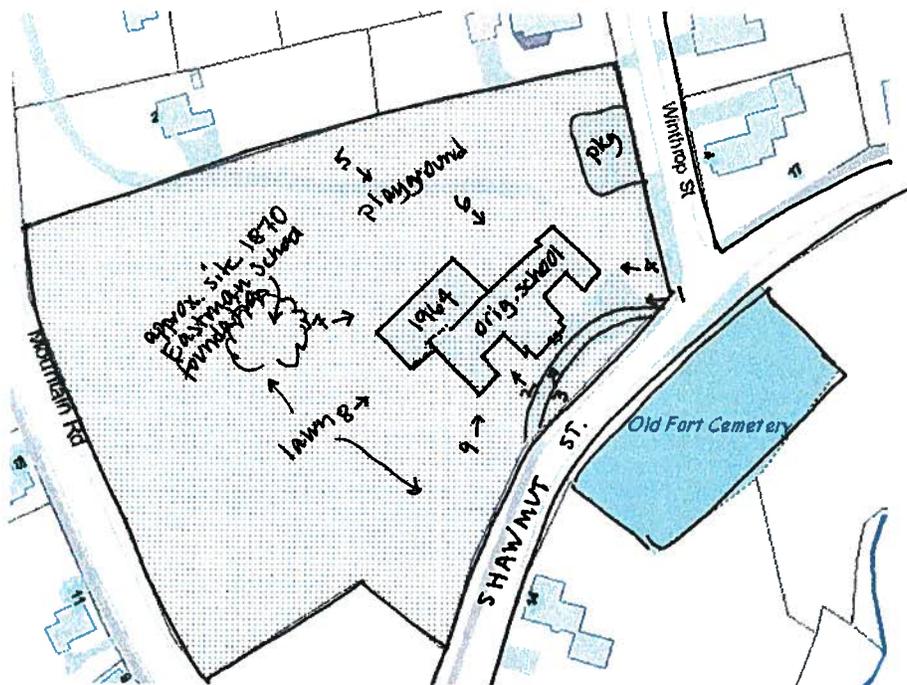
39. LOCATION MAP: USGS Map, Concord Quad, 1985



40. PROPERTY MAP:

N ↑

NB: Building Description assumes building faces due south



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41. Historical Background and Role in the Town or City's Development:

Over a period of 100 years, Concord schools underwent two major and one minor construction campaigns to meet the ever-increasing student population. Yet, despite the seeming abundance of new schools, many of them were overcrowded within a few years of their opening.¹

The first flurry occurred during the late 1850s and into the late 1870s, in response to the dramatic growth caused by the arrival of the railroad. At least sixteen new schools were erected, most of which replaced overcrowded or outmoded wooden schoolhouses, in some instances with brick buildings: Rumford School (1858), Merrimack School (1858, still standing on Beacon Street), Eleven Lots School (1858), District No. 3 School (1862, still standing on Knight Street in West Concord), Third High School (1864, burned 1888), Bow Brook Schoolhouse (1864), Franklin Street School (1865), District No. 22 Schoolhouse (1867, Heights), Penacook School (1870, South State & West streets), District No. 1 Schoolhouse (1870, Horse Hill), Eastman School (1870), Walker School (1873), Dame School (1873), District No. 13 (1873, Sewalls Falls), Summer Street School (1877 and still standing at 12 Cross Street in Penacook), and Chandler School (1878, South & Fayette streets).²

Concord's growth at the end of the nineteenth and into the twentieth century, fuelled in large part by the city's prosperous and varied industries, compelled a second building campaign that included eleven new schoolhouses within twenty-five years. Starting in 1889 with Franklin School, the flurry of construction followed with Parker School (erected as the fourth high school, 1890), the original Kimball [elementary] School (1890), Cogswell School (1895), Dewey School (1900 and still standing on Liberty Street), Rumford School (1902 and still standing on Thorndike Street but to be vacated in 2012), the first Harriet P. Dame School (1904), Garrison School (1905-06, still standing at 17 Knight Street in West Concord), a fifth high school, present-day Kimball School (1907, still standing at 17 North Spring Street but slated for demolition in late 2010), Morrill Manual Training School (1907, still standing at 16 Rumford Street but slated for demolition in late 2010), and Walker School (1915, still standing at 4 Church Street but to be vacated in 2012).

The period 1923-1942, when the city underwent a population bubble between the wars, saw the erection of yet six more schools: Millville School (1923, still standing at 2 Fisk Road), the sixth Concord High School (1927, still standing at 170 Warren Street), Conant School (1929, still standing at 152 South Street but slated for demolition in 2012), the subject Eastman School (1936, still standing at 15 Shawmut Street but to be vacated in 2012), Penacook High School (1936, now Washington Street School and still standing at 26 Washington Street in Penacook) and a new Harriet P. Dame School (1942, still standing at 14 Canterbury Road but to be vacated in 2012).

The majority of the two latter building booms can be credited to the progressive vision of Louis J. Rundlett, who served as superintendent for almost fifty years, from 1885 to his death

¹ Of these twentieth century schools, only Dewey and Millville served developing neighborhoods; the remainder replaced earlier schools on or near their site. Interestingly, many of the schools that replaced an older one on or near the same site, it retained the earlier name.

² The Merrimack and Rumford schools were constructed from the same set of plans. [Ordway, 1903: 1255]

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in 1934. Rundlett was a powerful man in Concord, and among his pet issues were new, up-to-date school facilities.

The existing Eastman School is the third—though not consecutive—schoolhouse on this site, serving East Concord Village (also known as East Village), one of the earliest settlements in Concord. First inhabited in the late 1720s, the area included grist and saw mills, as well as a ferry crossing over the Merrimack River. In 1746, Captain Ebenezer Eastman (1689-1748), who operated the ferry and is credited with being the village's first inhabitant, built a garrison house. Throughout the 18th century, scattered farms and houses characterized the area. It was not until the opening of the First New Hampshire Turnpike in 1796, with a branch terminus in East Concord, and the construction of the first bridge over the river two years later, which linked East Concord to the North Main Street area, that the village's major period of development began.

The village emerged as a small industrial center with a nucleus along Mill Brook (also known as Turtle Brook). Along its length were five dams and up to seven mills. Among the mills and shops, both along the brook and elsewhere in the village, were a tannery, carding and fulling mill, blacksmith shops, cider mill, machine shop (where the first clapboard machine was invented), brickyards, a carriage factory, a joiners' shop (later a sleigh and coffin shop), the Samuel Eastman Company (makers of leather fire hose and the village's largest industry), foundry, bark mill, harness shop, and a silk and woolen dye shop. In addition to the mills, the village had, during the course of the 19th and early-mid 20th centuries, several general stores, firehouse, Episcopal and Congregational churches, two cemeteries, grange, at least four taverns in the village center and more scattered along Mountain and Hoit roads, railroad depot and several doctors' offices chiefly located in residences.³

The first schoolhouse in the village was constructed in 1794 on or near the site of the subject school. A one-room structure, this District 12 School was sold in 1834 and moved to the opposite side of the road and the foot of the hill, where it became the dining room annex to a house.⁴ Its replacement, built that year, was placed on the west side of Eastman Street, near the former firehouse, and remained in use until 1870. That year, a new, two-and-a-half-story brick school was erected on the lot of the subject building, but set farther back from the road. Like the existing building, it was named Eastman School, after the village's first settler. This school served the village population for sixty-six years, when it was demolished for the current school.⁵

At the start of 1935, the primary concern of the city's Board of Education was for a new school for East Concord. By then, the 1870 Eastman School was the oldest still in use by the district, and its mechanical systems, in particular, were far below standard. Yet Concord, like most communities, was struggling with a depressed economy. Teachers' salary increases had already been suspended, and overall pay was soon cut. The school administration held off on ordering supplies and new equipment. However, offsetting the tight financial situation was the availability of federal money. In 1935 the city was one of several municipalities to receive such funds for a new school building. The Public Works Administration awarded Concord \$36,000, matched by

³ Colby, 1993: 23-26; Hengen, 1995: 3-4; 1858 and 1892 maps.

⁴ Colby: 35. Sometime in the early 19th century, the north portion of the district became part of District 19; its schoolhouse stood across the road from the East Congregational Church on Mountain Road.

⁵ Colby: 35, 39. Despite the size of this building, it is described as having only three classrooms, as grades were grouped in pairs; it was capable of holding 150 students. Northwest of the current school building, granite stones set flush in the ground are visible on the playground; they are undoubtedly part of the 1870 school foundation.

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the city's \$44,000 raised through bonds, for a new Eastman School for 250 pupils. Construction progressed quickly, and the building was fit for occupation in the summer of 1936.⁶

The building was designed by Harold "Red" Holmes Owen. The contractor was Pieretti Brothers of Centerbrook, Connecticut. Some of the suppliers were Concord Brick Co. and Perry Bros. Granite. A Concord native, Owen graduated from Columbia School of Architecture ca. 1925 and maintained a practice in Concord from about 1929-the late 1930s. During that time, he designed 3 North State Street, built in 1929 for the Concord Monitor, as well as numerous residences in Concord's West End, including most of the houses on Kensington Road. Beyond Concord, he is credited with the Bellows Falls Times Building in Vermont (1931).⁷

Like many others of its era, Eastman School was designed as a one-story, coal-heated, fireproof structure, with four permanent classrooms, two in each wing, and a cafeteria in the basement. It achieved optimal flexibility through folding partition walls on either side of the central hallway, allowing the entire middle section of the building to open up into a generous auditorium with stage, or to be partitioned into two large classroom spaces. The stage, located on the north side of the hallway, had an anteroom in each outer corner. Below the stage area itself and accessed from the hallway, were deep storage cupboards. All of these features survive. An advertisement by Deskor Chair, a Boston company, in *Architectural Record* points to Eastman School employing Deskor products—specifically convertible desk-chair units and folding walls—that allowed room sizes to be instantly changed, even "by the students themselves," thereby solving "many a school planning problem" and saving on both maintenance and expense. A student could lift a desk and place it into a "slide," thereby converting it to a chair. According to the ad, the Concord School Board, featured in it, was delighted with the end results.⁸

In 1959-1960 the cafeteria was enlarged by removing its north wall. Far more extensive alterations occurred in 1964, when a one-story addition with two classrooms, a smaller room, and a full-length hallway was appended to the northwest corner—an expansion to meet population growth likely caused by the new Interstate 93, which substantially reduced travel time between downtown and East Concord.⁹ Though the architect is unknown, it was probably the same firm that designed the 1964-65 addition to Dame School, given their remarkable similarity. (Both additions resemble that designed by Manchester architects Koehler & Isaak for Garrison School in 1967-68.)

42. Applicable NHDHR Historic Contexts:

105. Elementary and secondary education, 1770-present.

⁶ *School District Annual Reports*, 1934: 6, 1935: 8, 1936: 5-6, 52, 1937: 5. As was true elsewhere in New Hampshire, much of Concord's earlier federal funding during the Depression—all Federal Emergency Relief Funds—went toward adult education and, to a lesser extent, student health programs and jobs for college students, rather than construction projects. It was not until 1937 that construction activity rose: during state fiscal year 1937, nine school houses were built across the state, all with federal assistance, compared to only four two years earlier. [*NH State Board of Education Annual Reports*, 1933-34, 1935-36: 6]

⁷ "General Specifications," booklet prepared by Harold Holmes Owen, Architects, October 1935. On file at SAU Maintenance; Hengen, "Architect Files."

⁸ *Architectural Record*, 1938 (issue unknown; advertisement found on eBay, September 2010). These space-saving desk-chair units were also installed at Rumford School, and the district contemplated ordering them for other schools. [*School District Annual Report*, 1936: 32]

⁹ *School District Annual Reports*, 1960: 15, 1965: 5.

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43. Architectural Description and Comparative Evaluation:*NB: Building Description assumes building faces due south*

Eastman School is located on the north side of Shawmut Street, at the corner of Winthrop Street. Its 4.6-acre lot is open and unfenced, surrounded by neighborhood dwellings to the north and east, and an early cemetery directly across Shawmut Street. Lawn and playground equipment comprise the land behind the school. Some of granite slabs from the foundation of the 1870 Eastman School, which are flush in the ground, are visible northwest of the addition.

The school consists of the original 1936 structure and a rear addition erected in 1964. The original building is a one-story brick structure oriented south toward the street. The design is symmetrical and Colonial Revival in style with a center gable-front section, flanking wings, and gable-front end wings. A shallow courtyard is formed between the center and end gable-front sections. The building rests on a poured-concrete basement, scored to simulate granite. A square cupola with a louvered opening on each face and low hipped roof rises from the ridge of the center gable-front section, while a brick chimney projects from the east wing. Trim is granite and includes quoins on all gable-front sections, water table, and keystones. Windows appear as singles and in pairs, with flared brick lintels, keystones, and granite sills. Sash is replacement vinyl (originally wooden), mostly 12/12 (the larger rear windows are now 1/1), as it was historically, while smaller openings contain 1/1 or 6/6, again following historic precedent.

The focal point of the façade is the centered entrance, set within a pedimented pavilion with four brick pilasters terminating in molded wooden capitals and granite bases extending across the front. The words "The Eastman School" flanked by "1870" and "1936" fill the frieze. The center bay contains an arched entrance with replacement aluminum doors (originally wood, with small panes in the upper half) and semi-circular transom (a close replica of the original). Granite steps provide access. A round, louvered opening punctuates the tympanum. The two end wings lack openings on their front (south) and inner faces, but the south walls feature arched niches with granite impostes and keystones. The design of the rear elevation is similar to the façade, but simpler. An arched doorway with semi-circular transom is found in the east wing. (A matching doorway is in the west wing, but now enveloped by the addition.) The original hatch for coal deliveries survives at the east end of the center section.

The 1964 addition, which starts at the center of the rear elevation and extends well past the northwest corner, is one-story in height and rests on a concrete slab. It has a flat roof with a deep overhang clad in an asbestos panel; the wide fascia has a simple recess above each wing wall. Walls are clad with brick. The rear (north) wall is divided into bays through a series of poured-concrete wing walls; each bay contains a band of three fixed, wooden windows above operable hoppers and a smooth concrete panel below. The west wall is largely blank, while the south wall features a recessed entrance with double wooden doors set in a glazed, wooden enframingent.

The interior of Eastman School reflects only superficial alterations from its two construction periods. In the original building, molded door and window casings and chair rails and beaded-board wainscot survive throughout. Each classroom has a bank of windows along one wall; blackboards and chalk holders set in wooden frames on two walls; and on the fourth wall, a recess for coats, shelving, closet and cupboard. Visible floor boards appear to be birch. Doors are wooden, with nine lights above a square, raised panel or solid with two raised panels. Walls in the hallway are clad with glazed, mustard tiles; bullnose tiles are used at outer corners. The two glazed firewalls with double doors that appear at either end of the hallway appear original, likely

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part of the fireproof design. Similar tiles appear on basement walls. The 1936 sliding partition wall remains in place on either side of the hallway, as do the storage cupboards beneath the stage. The only notable alteration to the main floor plan is that the front center room (which could become part of the auditorium) has been partitioned into two rooms. The two stairways have metal newels and balusters and a wooden handrail. The glazed fire walls that enclose each stairwell also appear original, though the double doors are later (ca. 1964).

The addition, which connects to the original school through the west arched rear entrance, has walls of concrete block, metal door and window jambs, and tiled floors. Each classroom is well lit with nine windows (three in the smaller room) and has its own bathroom. One wall has a recessed niche with shelving that functions as a coatroom; next to it is a closet. The remaining two walls hold blackboards set in aluminum frames. Pass doors allow interior movement between classrooms.

44. National or State Register Criteria Statement of Significance:

Criterion A: Eastman School is eligible for the National Register under Criterion A. It is significant for its associations with the history of public education in Concord and as a good example of a mid-20th century elementary school erected to meet an ever increasing neighborhood population. The school is the Concord Union School District's only representative of Depression-era budgetary constraints, reflected in its reliance of federal funding for construction, as well as the careful thought to interior space planning and overall expense, best seen in the introduction of moveable partition walls and accompanying convertible furniture.¹⁰

Criterion B: Eastman School is not eligible for the National Register under Criterion B, as it lacks direct associations with people that have played a notable role in local or state history.

C: Eastman School is eligible for the National Register under Criterion C as a good example of mid-20th century elementary school architecture designed in the Colonial Revival style, a popular style for Concord's school buildings of the first three decades; character-defining features include exterior arched doorways and niches, pedimented entry pavilion, fanlights, pilasters, quoins, keystones, flared lintels, round window, and cupola. Of note are the replacement sash and entry fanlights, which, unlike new sash at any other local historic school, faithfully follow the historic muntin patterns on all but part of the rear elevation. The school is also architecturally noteworthy for an innovative space-saving feature, moveable partition walls which, though no longer used as such, remain in place and fully visible. (The convertible desk-chairs were removed from the building at some unknown date.) Finally, the generous bank of windows which light each classroom is a hallmark of all of the city's historic school buildings.

While the 1964 addition is typical of its era, with low, horizontal massing and concrete wing walls, it has not yet achieved the fifty-year benchmark for it to be part of the eligible building. Despite the decidedly different stylistic appearances between the two, both the original school and its addition followed two distinct design principals: one-story height and a generous bank of windows to light each classroom.

¹⁰ The other Depression-era school within the City of Concord, the former Penacook High School, now known as Washington Street School, was built by the Penacook Union School District.

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Eastman School is also eligible as a contributing property within East Concord Village Historic District which, while not formally determined eligible for the National Register, was evaluated as such by NHDHR in a letter to NHDOT dated September 6, 1994.

45. Period of Significance:

A: 1936-1960 (the period during which the school functioned as a school; the end date reflects the 50-year cut-off for the Register)

C: 1936 (the year the original building was constructed)

46. Statement of Integrity:

Despite replacement window sash (which retains the muntin pattern of the historic sash) and doors, Eastman School retains integrity of location, design, materials, setting, workmanship, feeling and association. Though the school has an addition that is less than fifty years old, the addition does not compromise the design of the original building as it was appended to the northwest corner and utilized an existing opening for access. Furthermore, it reflects shifting architectural tastes and educational practices.

47. Boundary Discussion:

The eligible boundary is the entire 4.6-acre lot that is associated with Eastman School.

48. Bibliography and/or References:

Bourassa, Cheryl, "Repeating the Course." In *Crosscurrents of Change: Concord, N.H. in the 20th Century*. Forthcoming publication of Concord Historical Society, 2010.

Colby, Virginia L. and Ruth M. Stevenson, *Concord Eastside. A History of East Concord, N.H.* Privately published, 1993.

Concord, City of, *Concord Union School District Annual Reports, 1935-65.*

Hengen, Elizabeth Durfee, East Concord inventory forms, 1995. On file at NH Division of Historical Resources.

Hengen, Elizabeth Durfee, "Architect Files."

New Hampshire State Board of Education Annual Reports, 1931-1945.

Owen, Harold Holmes, "General Specifications." Booklet prepared by architect, October 1935. On file at SAU Maintenance Office, 29 Pembroke St., Concord, NH.

Ordway, John C., "Schools, Public and Private." In *History of Concord, New Hampshire*, edited by James O. Lyford. Concord: Rumford Press, 1903, Vol. II, pp. 1203-1310. (Chapter also appears as separate booklet, published that same year by Ordway.)

"Whence Our School Names," in *The Concord Daily Monitor* 7 November 1927: 4.

Maps & Plans

1935 "Plumbing: Eastman School." Harold Holmes Owen, Inc. Architectural blueprint on file at SAU Maintenance Office, 29 Pembroke St., Concord, NH.

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Photograph Collections

Concord Public Library, Concord Room.

New Hampshire Historical Society. (*Note: There are additional historic photographs of the interior of Eastman School in this collection not reproduced below.*)

Surveyor's Evaluation

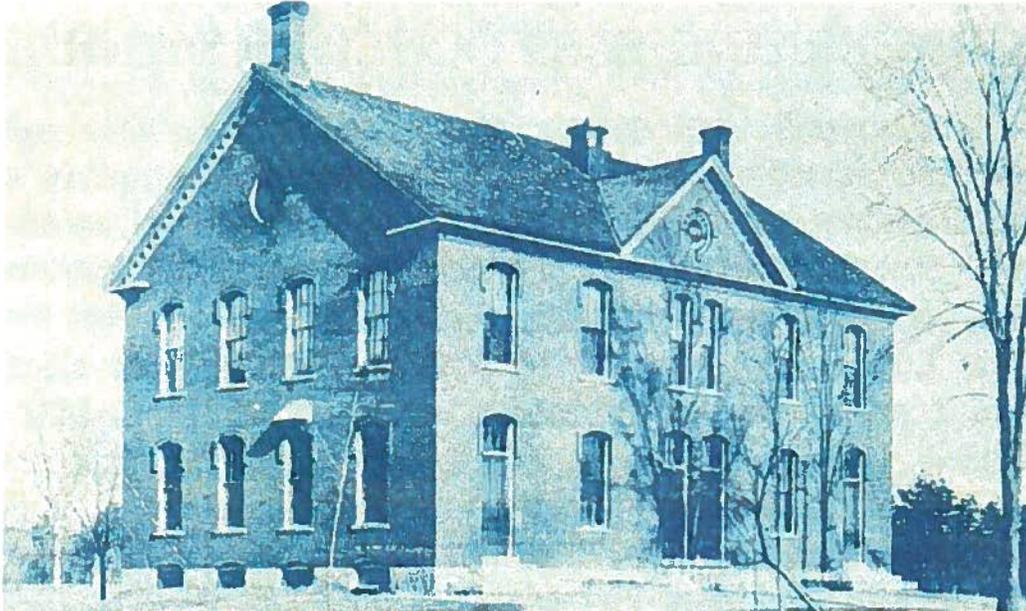
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within district

Integrity: yes
no

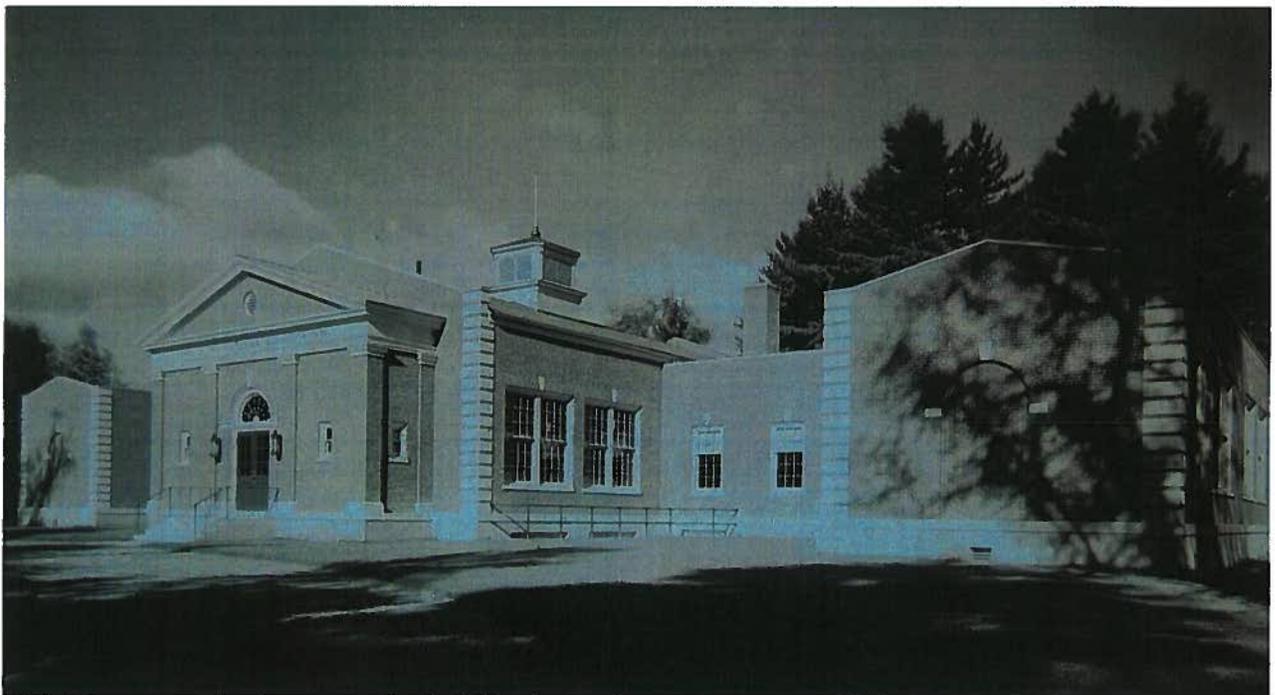
NR eligible:
individual
within district
not eligible
more info needed

NR Criteria: A
B
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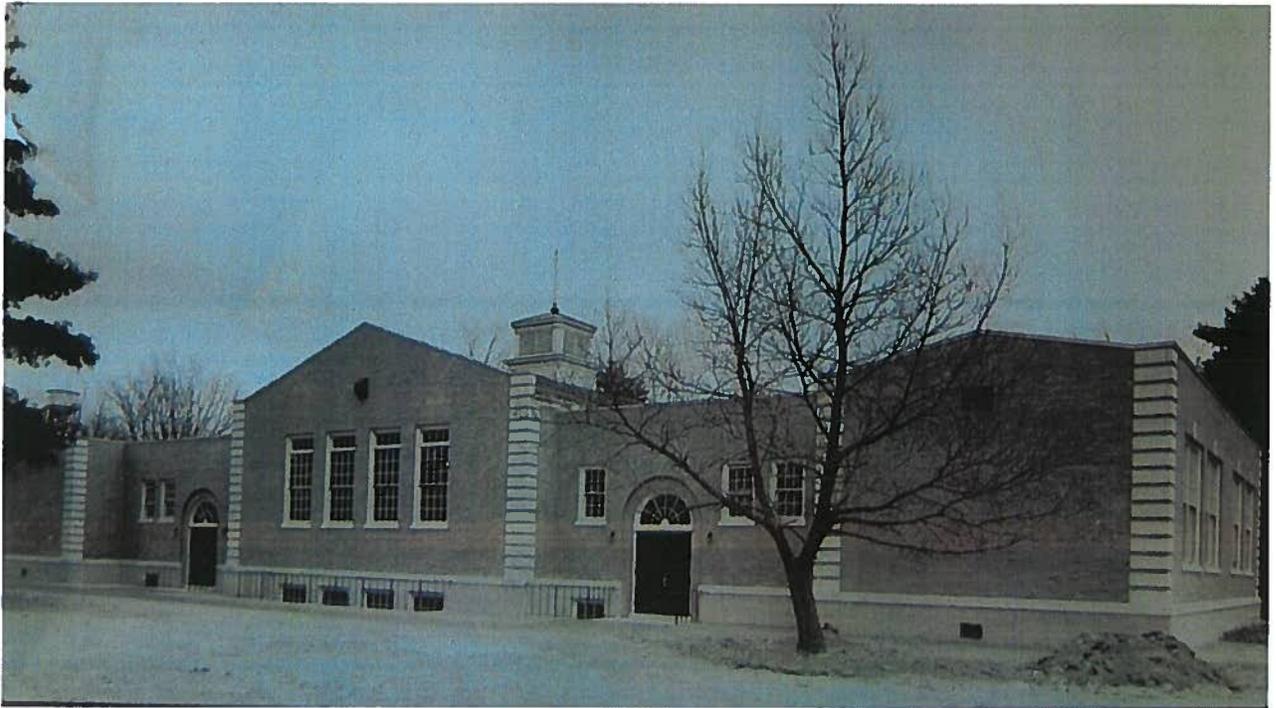
HISTORIC MAPS & VIEWS



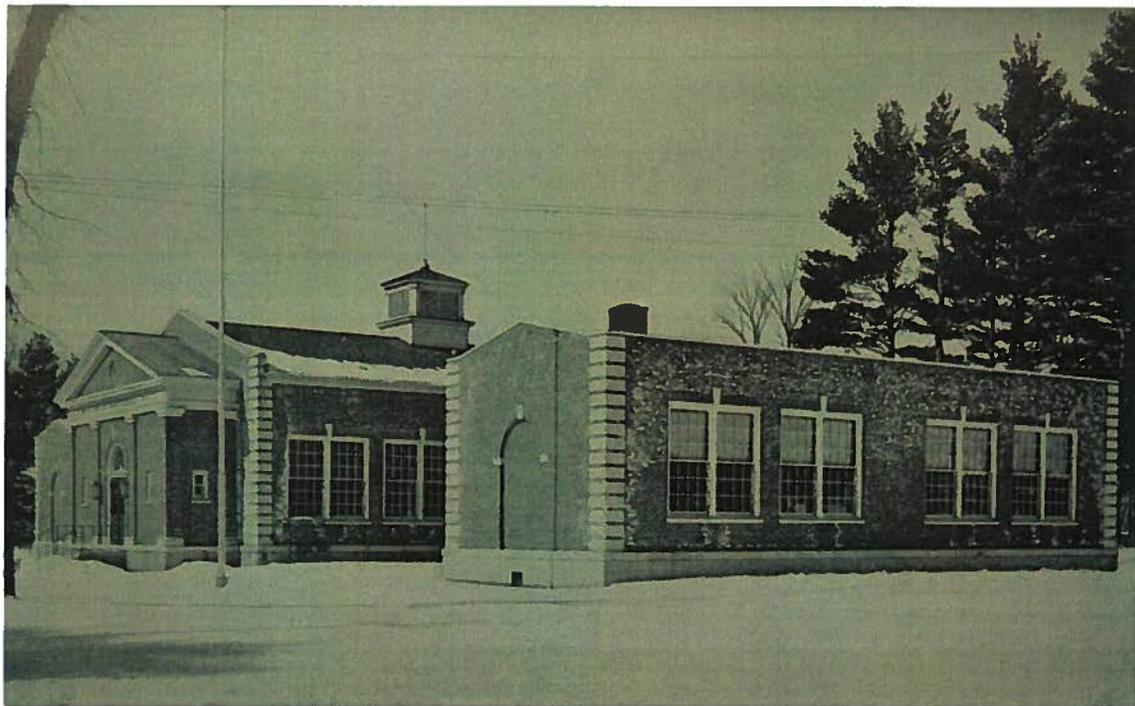
First Eastman School (1870-1936)
from *Concord Eastside*, p. 37



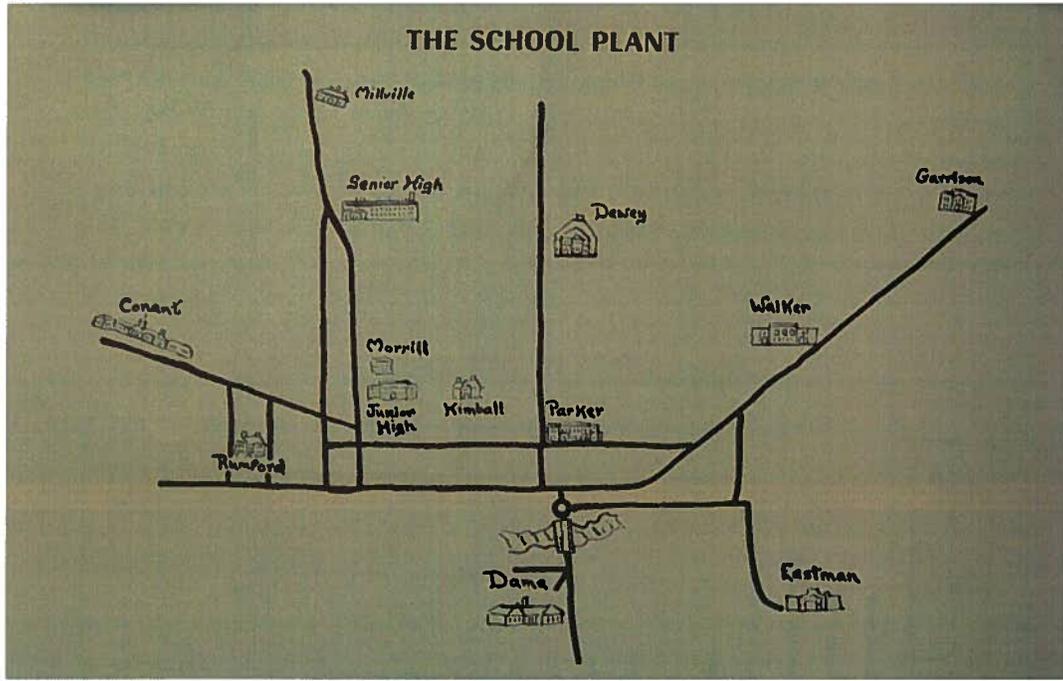
Façade of Eastman School, undated, but likely shortly after it was completed in 1936
Collection of New Hampshire Historical Society



Rear of Eastman School, undated, ca. late 1930s
Collection of New Hampshire Historical Society



Façade and east elevation of Eastman School, 1941
From School District Annual Report, 1941: 56

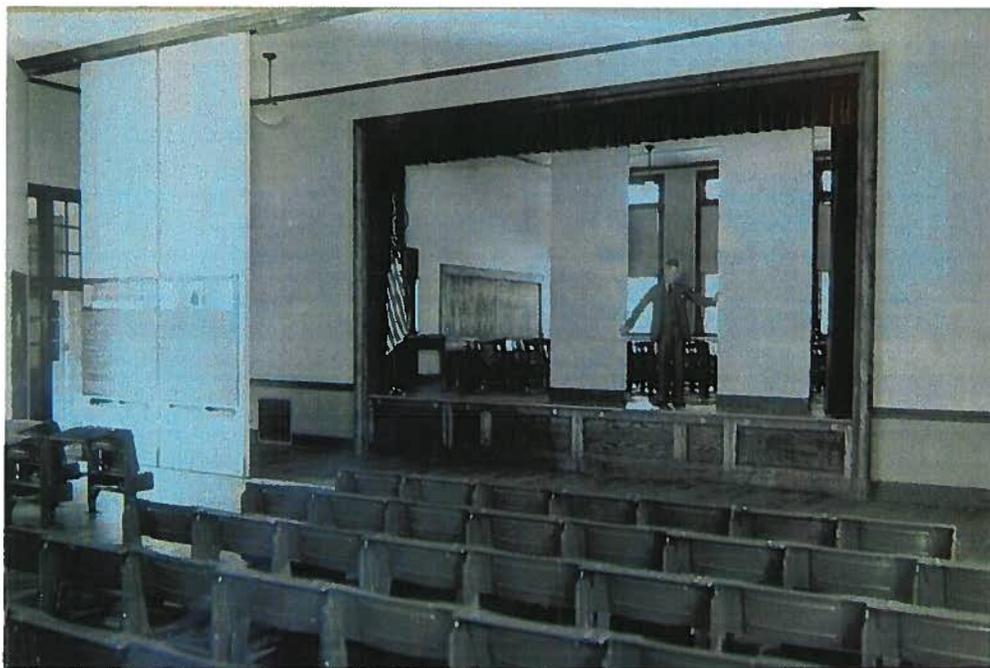


Drawing showing all schools in use in 1951
From 1951 School District Annual Report



Interior of Eastman, ca. late 1930s, showing moveable partition wall of hallway in action.
Note Deskor desk-chair units at far left, with their "desk" extended, while to the right, they have been converted to chairs.

Collection of New Hampshire Historical Society



Interior of Eastman School, ca. late 1930s, showing demonstration of moveable partition walls
and storage cupboards beneath stage

Collection of New Hampshire Historical Society



Interior of Eastman, ca. late 1930s, showing the convertible Deskor desk-chair units, on stage portion of center room
Collection of New Hampshire Historical Society

How One Architect Saved 3,539 Sq. Ft.

And 30% Of The Cost Of This School Layout
 By Specifying **DESKOR**

The job is illustrated and described in this issue of *Architectural Record*. By using **DESKOR** Convertible Desk-Chair Units and folding walls the architect saved four classrooms.

The school board is delighted. They get full capacity and efficiency with a big saving in maintenance as well as first cost.

DESKOR CHAIRS are used and endorsed by school authorities throughout the nation. Classrooms or study stations may be converted instantly, by the students themselves, into assembly rooms or auditoriums, and vice versa.

The public job, Eastman Laboratory School, Concord, N. H., Architect: Harold Stearns Chase.

Many a school planning problem can be solved in no other way. Let us mail you the whole story on **DESKOR** including a useful capacity sheet for quick determination of room sizes for any given number of seats and desks. Write today to:

DESKOR CHAIR Sales Corporation
 8 SPRING LANE, BOSTON, MASSACHUSETTS

Advertisement for Deskor products, using Eastman School as example of their usefulness
Architectural Record, 1938 (issue unknown)

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Address: Eastman School, 15 Shawmut St., Concord, NH

Date taken: August 2010



Photo #2 Description: West end of façade (south elevation). Ivy covers the arched niche in the gabled wall
Direction: N



Photo #3 Description: Center section of façade, showing front entrance
Direction: NE

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Photo #4 Description: East elevation
Direction: NW



Photo #5 Description: Rear (north) elevation, showing 1964 addition at right
Direction: S

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Photo #6 Description: Rear of 1936 building (east end), showing arched doorway (its west counterpart was used to link the addition to the original school) Direction: S



Photo #7 Description: Rear (north) elevation of 1964 addition Direction: SE

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Photo #8 Description: West elevation of 1964 addition (left) and 1936 school (right)
Direction: E



Photo #9 Description: Front (south) entrance to 1964 addition
Direction: NE

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Photo #10 Description: Main hallway in original school, showing partition wall atop stage and storage cupboards beneath Direction: E



Photo #11 Description: View of sliding partition from on stage and typical original door at left. Direction: SE

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Address: Eastman School, 15 Shawmut St., Concord, NH

Date taken: August 2010



Photo #12 Description: Main hallway, east end, showing historic firewalls.
Direction: W

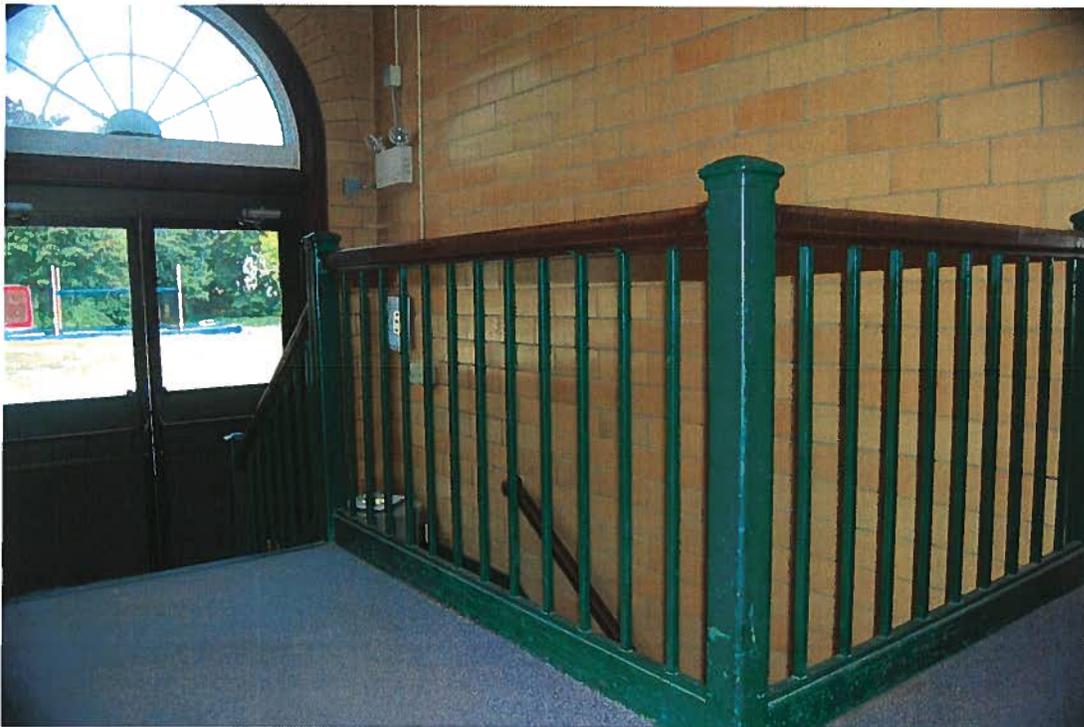


Photo #13 Description: Detail of stairway, shown at east end of building
Direction: NE

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Address: Eastman School, 15 Shawmut St., Concord, NH

Date taken: August 2010



Photo #14 Description: Southwest classroom, showing original cupboards, alcove (originally for coats), closet and blackboard Direction: S



Photo #15 Description: Hallway in 1964 addition Direction: W

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Address: Eastman School, 15 Shawmut St., Concord, NH

Date taken: August 2010



Photo #16 Description: Interior of 1964 classroom, showing built-in storage space and bathroom
Direction: W