

## INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: CON0286

**Name, Location, Ownership**

1. Historic name: Summer Street School
2. District or area: Penacook
3. Street and number: 12 Cross Street
4. City or town: Concord (Penacook)
5. County: Merrimack
6. Current owner: Merrimack Valley School District

**Function or Use**

7. Current use(s): office
8. Historic use(s): school

**Architectural Information**

9. Style/type: elements of Gothic Revival
10. Architect/builder: Charles Sanders (presumed)
11. Source: Annual School Reports
12. Construction date: 1877
13. Source: Brown, 1902
14. Alterations, with dates: two-story addition (1889), sash (ca. mid-1970s)
15. Moved? no  yes  date: \_\_\_\_\_

**Exterior Features**

16. Foundation: granite
17. Cladding: brick
18. Roof material: asphalt
19. Chimney material: brick
20. Type of roof: gable
21. Chimney location: slope
22. Number of stories: 2 1/2
23. Entry location: façade, center
24. Windows: translucent panel above hopper Replacement? no  yes  date: ca. 1976

**Site Features**

25. Setting: city neighborhood
26. Outbuildings: none
27. Landscape features: none
28. Acreage: .56 acres
29. Tax map/parcel: 534/P 31
30. UTM reference: 19.289300/4785175
31. USGS quadrangle and scale: Penacook, 1:24000

**Form prepared by**

**Description:** North & east elevations of 1889 addition, showing one of two main entrances & original building at rear

35. Photo #1      36. Date September 2010

37. Direction: SW

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.

32. Name: Elizabeth Durfee Hengen with Sarah Dangelas Hofe

33. Organization: Preservation Consultant

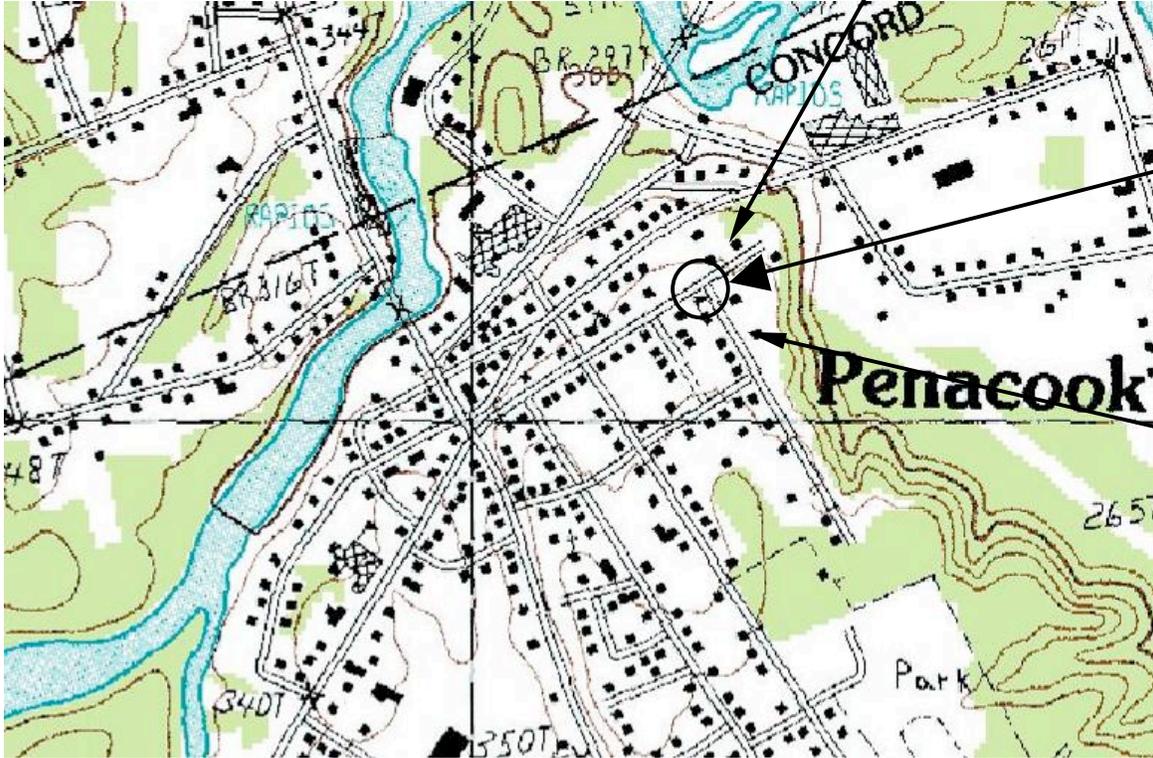
34. Date of survey: July-September 2010

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39. LOCATION MAP: USGS Map, Penacook Quad, 1987

Summer St.

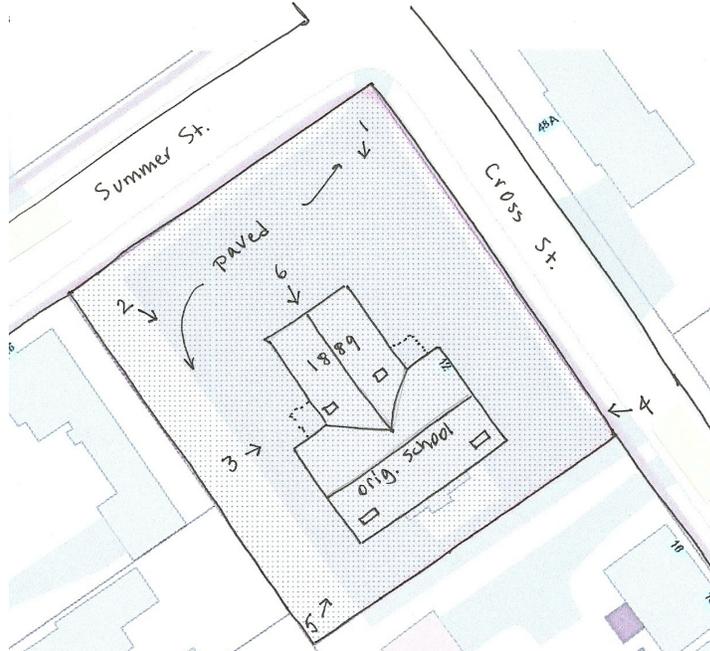


School

Cross St.

40. PROPERTY MAP:

NB: Building Description assumes building faces due north



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

Over a period of 100 years, Concord (including Penacook) 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.<sup>1</sup>

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), the subject Summer Street School (1877), and Chandler School (1878, South & Fayette streets).<sup>2</sup>

The history of Penacook's schools is linked to both the City of Concord and the Town of Boscawen, as Penacook Village includes both municipalities within its limits. Though permanent settlement in the village dates back to the mid-18<sup>th</sup> century, the village did not take shape until the mid-1830s when the Fisher brothers purchased land and waterpower rights and erected a stone cotton mill. Over the next 100 years, the community involved as an important manufacturing center, producing textiles, wagon axles for the various coach companies in Concord, furniture and excelsior (used as a packing material and for stuffing), flour, and building components. During the late 19<sup>th</sup> and 20<sup>th</sup> centuries, electrical instruments and twine and sash cord also came from the village, as well as products from a tannery.

On the Concord side of Penacook, a number of schools have served the village. The first was built in 1817, the year Concord's District No. 2 was split in two, creating District No. 20 in the village and to which part of Boscawen was annexed.<sup>3</sup> The schoolhouse straddled the town line and was supported by both municipalities; boys sat on the north side (in Boscawen), while girls sat on the south (Concord) side. A decade or so later, it was relocated and replaced, used until the two towns split their schooling apart in 1836. Boscawen erected a new schoolhouse, while Concord students attended a new, small schoolhouse on Rolfe Street. The latter was quickly outgrown, however, necessitating the construction of a new, two-story, wooden building on Summer Street in 1849. When it burned in February, 1877, the district voted to spend \$5,000, plus the insurance money received, to replace it, erecting the existing—and subject—Summer Street School.<sup>4</sup>

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<sup>1</sup> 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.

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

<sup>3</sup> Ordway, 1903: 1223. Penacook and Boscawen shared schools from 1815-1836 and again from 1909 through 1935.

<sup>4</sup> Randall, 1959: 3-4. An additional \$1,200 was ultimately needed to fund the new school.

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John Whittaker, George W. Abbott, David Putnam, John C. Linehan, and Charles H. Sanders formed the building committee. Sanders was a local architect and may have designed the school.<sup>5</sup> Originally known as District No. 20 Schoolhouse, Summer Street School opened in the fall of 1877.

In 1881, the district voted to build a porch around the front doors of the school to protect the hallways from the cold. In the 1881-1882 annual report, the superintending committee reported that “the addition in front, built last season, serves its purpose well and affords much comfort and convenience to the children in bad weather.”<sup>6</sup> By 1885, discussions began about the school’s overcrowding, though nothing was done to the building until 1889, when a \$4,500 addition created the needed space. As voted, it stood 2 ½ stories, plus basement, and measured 32’x40’. The Board of Education for District 20 said of the addition that the school, with its six classrooms, was now “a large and convenient house with all the improvements necessary, and particularly so as regards ventilation, heating and sanitary arrangements.” By then, the building accommodated 248 students.<sup>7</sup>

In 1893, D.A. Brown donated a flagstaff, claimed to be “the first flag ever owned and used regularly at the schools.” It remained in use until 1954.<sup>8</sup>

In 1915, the basement was excavated for additional classroom space. A retaining wall was built, a cement floor poured, and a bulkhead erected at the southwest corner for access. This southwest room was first used only for a woodworking class, as the lack of proper lighting did not allow for a full-size class. It was later used for domestic science instruction.<sup>9</sup>

Over the years, the school served varying grades, depending on population shifts. For instance, in 1936, grades 5-8 were taught here, while younger students attended the Charles Street School. In 1952, fourth graders also attended the school. A decade later, the two schools swapped students, and grades 1-4 came to the Summer Street School. Sometimes, even high school classes were held here.<sup>10</sup>

Minor changes to the building include realigning and capping the chimney with molded cement (1924); moving the fire escape from under the eaves to remove the danger of ice and snow on it in winter (1932); laying a new floor in the lower hall and painting classrooms throughout the building cream with red trim (1940); replacing the wooden fence that enclosed the school yard with a chain link fence (1954-58); adding a second fire escape (1959); and gradually introducing

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<sup>5</sup> Brown, 1902: 111-115; *Concord Annual Report*, 1878: 30-31; *Concord School District Annual Report*, 1877: 13; 1878: 12; Linehan, 1899; Ordway, 1903: 1308. There is no definitive documentation regarding the architect or builder for the building. Sanders was paid \$1,330 in 1877 for unspecified work on District No. 20 schoolhouse, a figure rather high for architect’s fees. Furthermore, committee member David Putnam received \$1,000.

<sup>6</sup> *Concord School District Annual Report*, 1882: 25. This porch would have been on the north side of the building and removed when the addition was built eight years later.

<sup>7</sup> *Concord School District Annual Report*, 1890: 5; Randall: 7.

<sup>8</sup> Brown, 1902: 114-115. Brown’s claim is not substantiated, nor is it clear whether he was referring to just Penacook schools or all schools in Concord.

<sup>9</sup> *Penacook Union School District Annual Report*, 1916: 12; Randall, 1959: 7.

<sup>10</sup> *Penacook Union School District Annual Reports*, 1926, 1936-37, 1941, 1942, 1952, 1963, 1966. The Charles Street School stood behind the current Washington Street School from ca. 1900 until the late 1980s.

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fluorescent lights (late 1950s). A more major alteration was replacing the window sash (ca. mid-1950s).<sup>11</sup>

This building is now used by the Capital Area Center for Educational Support, a professional development organization.

**42. Applicable NHDHR Historic Contexts:**

105. Elementary and secondary education, 1770-present.

**43. Architectural Description and Comparative Evaluation:**

NB: Building Description assumes building faces due north

Summer Street School is located at the southwest intersection of Summer and Cross streets in the Village of Penacook. The ½-acre lot is entirely paved and enclosed with a chain link fence.

The building consists of the original school, erected in 1877, and a front addition, erected in 1889; with the exception of a slight change in brick color, the two components appear to be contemporaneous. The original building, which constitutes the south end of the structure, stands 2 ½ stories high on a granite block foundation.<sup>12</sup> The side-gabled roof is covered with asphalt (originally slate or metal). The molded, box cornice returns at the gable ends. Two broad, brick chimneys rise from the lower portion of the front slope. The east chimney may have lost a corbelled cap, but is otherwise unaltered and features pointed-arch panels on each face; the west chimney has been reduced in height to just below the panels. Each elevation features a full-width wall panel: three rows of stepped bricks separate the first and second story panels, while at the cornice, there is a course of corbelling that continues along the gable end to simulate a pediment. Each gable end is distinguished with sawtooth brick courses along the rake. Window openings are regularly spaced; they have granite sills and pointed-arch heads with brick hood molds that terminate in a corbel. The sash, originally 6/6 (4/4 in the few narrower openings), has been replaced (ca. 1970s) with a translucent panel above a small, hopper window, all set in an aluminum frame.<sup>13</sup> Most of the segmental-arch basement openings are blocked in. (They originally held three-pane sash.)

The south entrance, centered in the seven-bay south elevation, is set within an arched recess. The door is a mid-20<sup>th</sup> century replacement, surrounded by infill. (The original doors were likely double and paneled.) A mid-20<sup>th</sup> century gabled hood protects the entrance. Concrete stairs and a ramp lead to the doorway. A window in the third bay from the west has been converted into a second story doorway, with a similar hood and accessed via a fire escape. There is a wooden

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<sup>11</sup> *Penacook Union School District Annual Reports*, 1925: 8, 1934: 15, 1942: 20-21, 1954: 20 1958: 27, 1959: 43.

<sup>12</sup> Given the school's name and the deep setback from Summer Street the building enjoyed before the addition was built, it is assumed it was designed to face north onto Summer Street, with an entrance centered on the north elevation. The two staircases on the interior would then have been right inside the entrance. There is evidence on the inner north wall that the original entrance was set within a pointed-arch opening, rather than a round-arched like the opening on the south elevation. After the addition was erected and that entrance blocked off, the two new entrances of the ell became the main entries.

<sup>13</sup> Walker School received similar sash at this time, manufactured by the Kalwall Corporation in Manchester, NH, which was one of two leading producers of this product. It is likely these sash, as well, came from Kalwall. Though they dramatically affected the original appearance, these fiber-reinforced translucent sheets were popular for window sash replacement due to their strength and light-transmitting qualities.

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bulkhead at the east end of the façade, with a low-pitched gable roof and clapboard siding; it dates from 1915 when the basement was excavated for additional space. A similar bulkhead is found on the west elevation, near the south end, and accesses a classroom.

The ell matches the original building in its architectural detailing. Windows have the same replacement sash, with the exception of those along the east elevation, where the openings have been blocked in with wood, distinguished by small, horizontal panels and a raised roundel in the arch. Both side elevations have a segmental-arch entrance located near the main block that served as the main entrances to the school, once the addition was erected. They are protected by a pedimented porch on a poured concrete base (originally a wooden deck with railing) with granite steps and supported by chamfered posts with sawn, scroll brackets. The porches are contemporaneous with the addition. The single doors (probably double initially) are mid-late 20<sup>th</sup> century and surrounded by infill. On the north wall, a second story window has been converted to a fire exit with exterior fire escape. Like the main block, the ell has two chimneys, found on either roof slope near the south end; both have been reduced in height. (As late as 1990, the east chimney and perhaps the west retained their height and corbelled cap.)

Despite some minor partitions and dropped ceilings, the interior of the school retains virtually all of its character-defining features. In the original section of the building, there is a center hallway running north-south. On the first floor, there are large corner classrooms at the south end, twin stairways along the north wall, and a smaller room in between. Second floor classrooms are above those on the first. Large classroom closets that bump out into the second floor hallway were created early on. A fifth classroom, created in 1915, occupies the southwest corner of the basement. A pointed-arch opening in the middle of the north wall, likely the original entrance, now leads into the 1889 addition which shares the original staircase. (The addition is also connected on the second floor.) Each floor of the addition has one full-width classroom along the north, east and west walls for ample natural light. However, in the first floor classroom, the east windows are now blocked off, and the second floor classroom has an entirely new, inner envelope with only the north windows still visible.

Throughout the building, hallway, classroom, and stair walls have molded chair rails and beaded-board wainscot. Window and door casings are flat, with a robust, rounded backband. Doors have four recessed panels with raised molding and stamped ornamental knobs. Flooring is hardwood. The lower portion of the inner wall of the two stairwells curves; the rounded, wooden handrail and decorative brackets are original. There are chalk holders along the inner walls of the classrooms in the original building, though the blackboards are either covered over or have been removed.

**44. National or State Register Criteria Statement of Significance:**

Criterion A: The Summer Street School is eligible for the National Register under Criterion A. It is significant for its associations with the history of public education in Concord/Penacook and as a rare survivor of local schools erected during the city's first burst of school building activity from the late 1850s through the late 1870s. Though one of at least sixteen constructed during that period, it is now one of only three still standing.

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Criterion B: The Summer Street 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.

Criterion C: The Summer Street School is eligible for the National Register under Criterion C. It retains a high level of integrity and is an excellent (and rare) local example of vernacular school architecture from the 1870s and 1880s. Character-defining features include rectangular massing, brick walls, granite trim, segmental-arched window openings with hood molds, paneled chimney, ornamental brickwork, and pedimented entry porticoes. The interior—of both the original structure and 1889 addition—retains its historic floor plan as well as architectural trim, such as beaded-board wainscot, chair rail, doors, casings, staircases and blackboard chalk holders. Through its high level of integrity, it continues to express its educational function.

**45. Period of Significance:**

- A: 1877-1960 (the period during which the school functioned as a school; the end date reflects the 50-year cut-off for the Register)
- C: 1877 & 1889 (the year the original building was constructed and the year the addition was built)

**46. Statement of Integrity:**

Despite the loss of its original window sash and doors, the Summer Street School retains a high level of integrity of location, design, materials, setting, workmanship, feeling and association.

**47. Boundary Discussion:**

The eligible boundary is the entire .56-acre lot that is associated with the Summer Street School.

**48. Bibliography and/or References:**

Brown, David Arthur, *History of Penacook, N. H.* Concord, NH: Rumford Press, 1902.

Concord, City of, *Annual Reports of the Receipts and Expenditures of the City of Concord.* 1877-1879.

Concord, City of, *Concord Union School District Annual Reports*, 1875-1891.

“Course of Study for Penacook Public School,” A. J. Noyes & Co., printers, 1899. Collection of New Hampshire Historical Society.

Hengen, Elizabeth Durfee, *Penacook Architectural Survey*, 1990. On file at New Hampshire Division of Historical Resources.

Metcalf, Henry Harrison and Frances M Abbott, eds., *One Thousand New Hampshire Notables.* Concord, NH: Rumford Print Co., 1919.

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 year by Ordway.)

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Penacook Bicentennial, Inc., *The Village of Penacook*. Penacook, NH: Hazen Printing Co., 1976.

Penacook Union School District Annual Reports, 1909-1938, 1940-1965. Scattered among collections of Concord Public Library, New Hampshire Historical Society, New Hampshire State Library and Merrimack Valley School District (Superintendent's Office).

Randall, Donald Rolfe, "History of the Schools of Penacook, New Hampshire, 1807-1956." Master's thesis, University of New Hampshire, 1959. On file at Merrimack Valley School District (Superintendent's Office) and Concord Public Library (Concord Room).

**Photograph Collections**

Concord Public Library, Concord Room  
 New Hampshire Historical Society  
 Penacook Historical Society

**Maps & Plans**

1886 *Bird's Eye View of Penacook, NH*. Troy, NY: Published & drawn by L. R. Burleigh.

1892 "Penacook P.O." From *Town and City Atlas of the State of New Hampshire*. Boston: D. H. Hurd.

1914 Sanborn Insurance Map

1928 Sanborn Insurance Map

1949 Sanborn Insurance Map

**Surveyor's Evaluation**

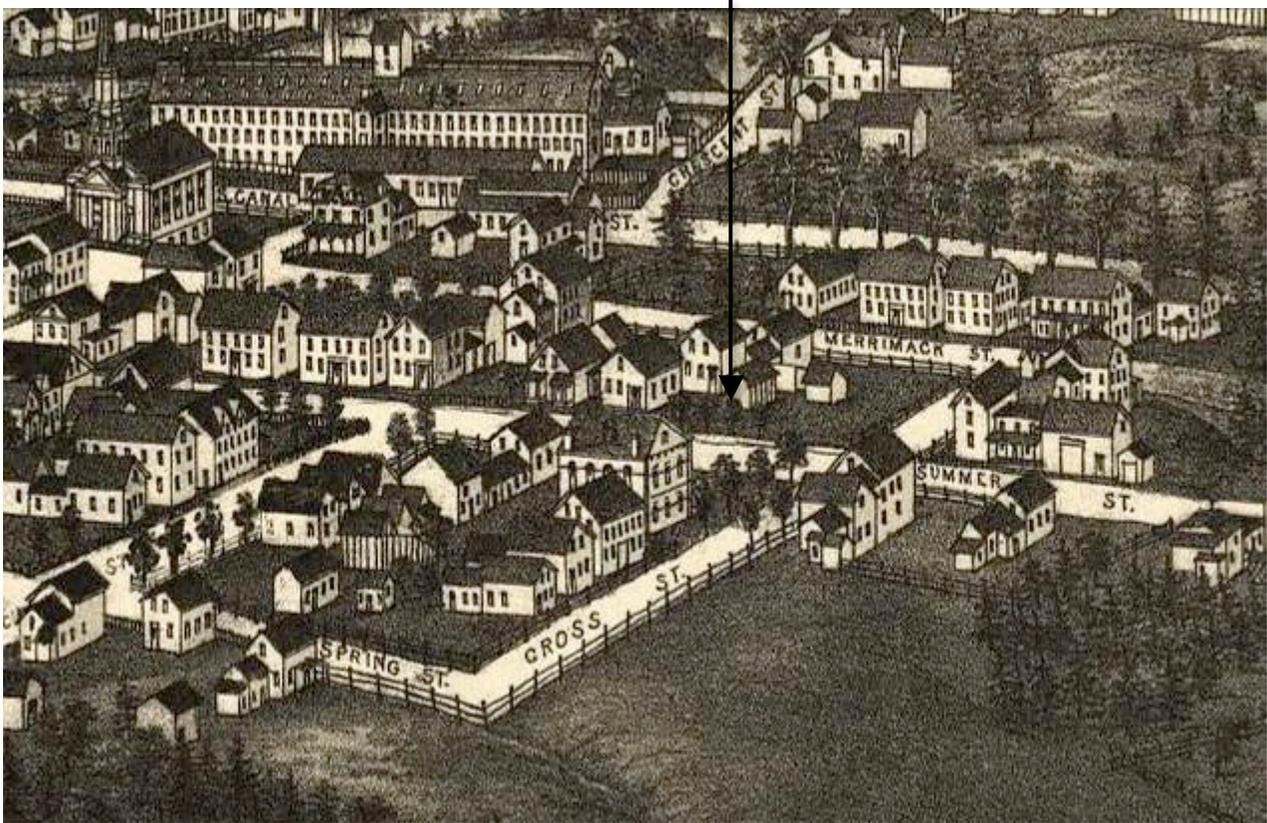
NR listed: individual   
 within district

Integrity: yes   
 no

NR eligible: individual   
 within district   
 not eligible   
 more info needed

NR Criteria: A   
 B   
 C   
 D   
 E

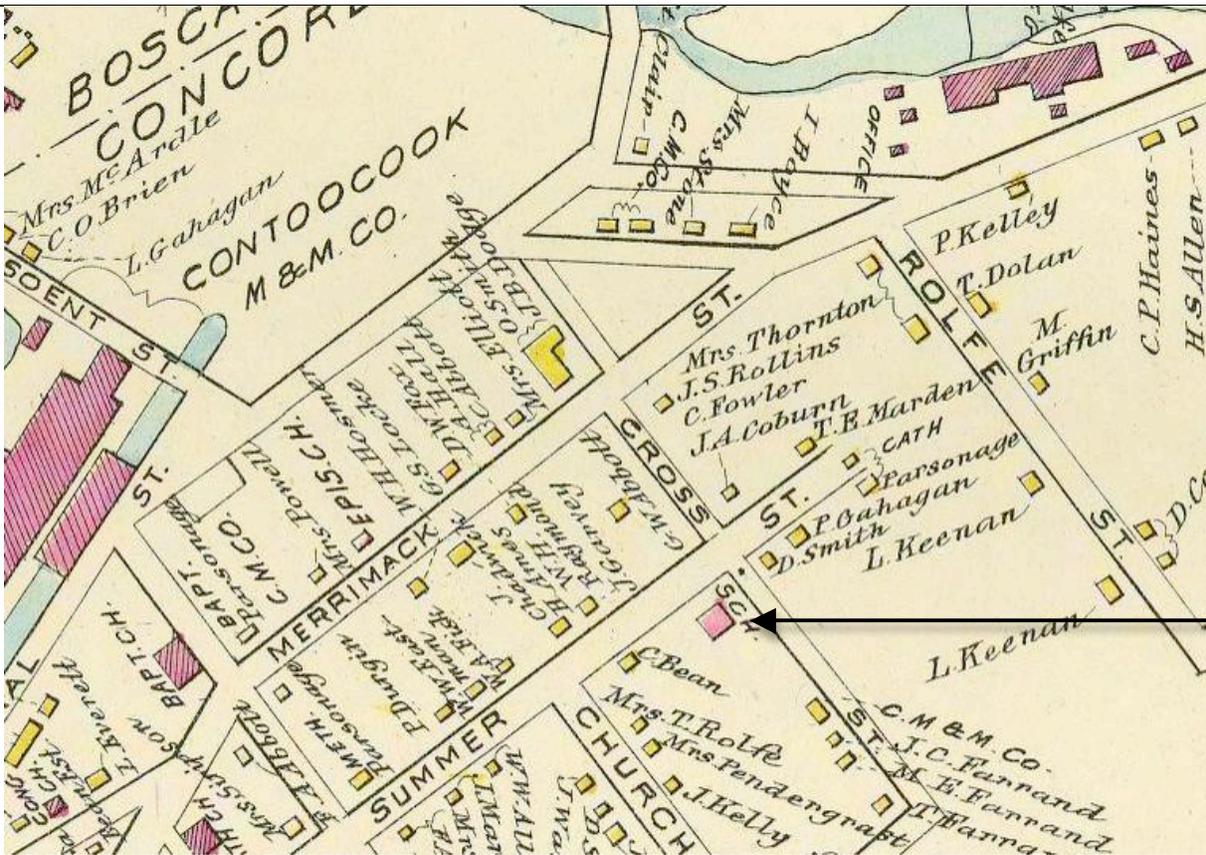
HISTORIC MAPS & VIEWS



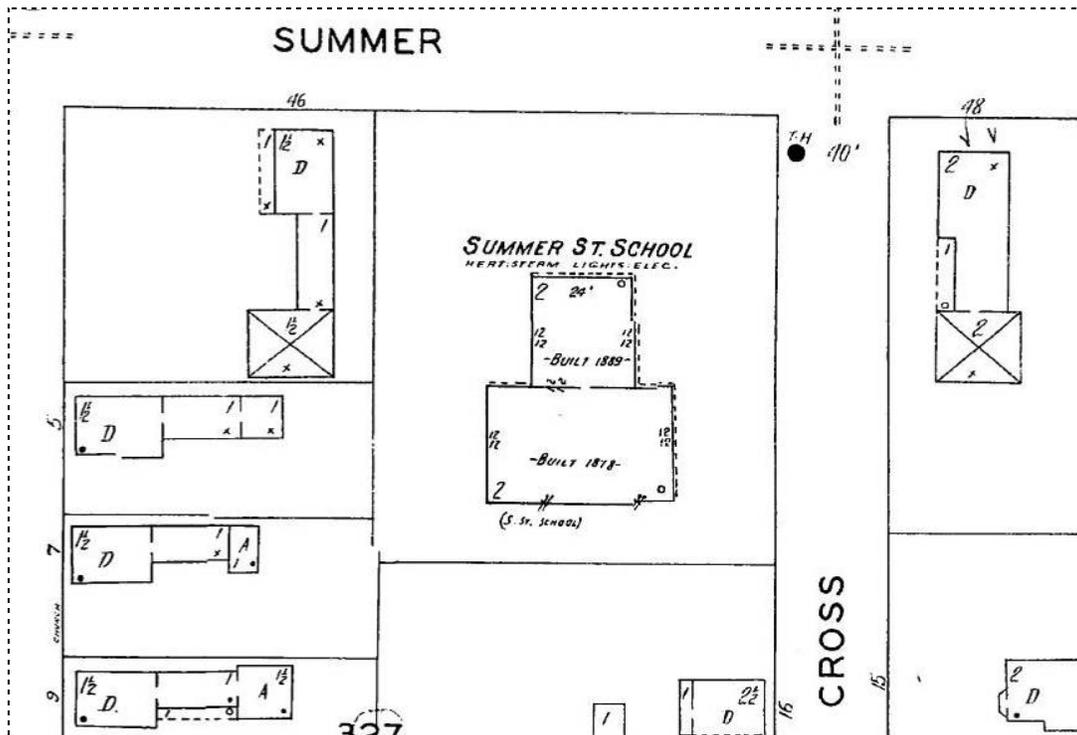
Birds-eye View of Penacook, NH (detail), 1886, the only known view of the school prior to the 1889 north addition. Note its deep setback from Summer Street toward which it was originally oriented.

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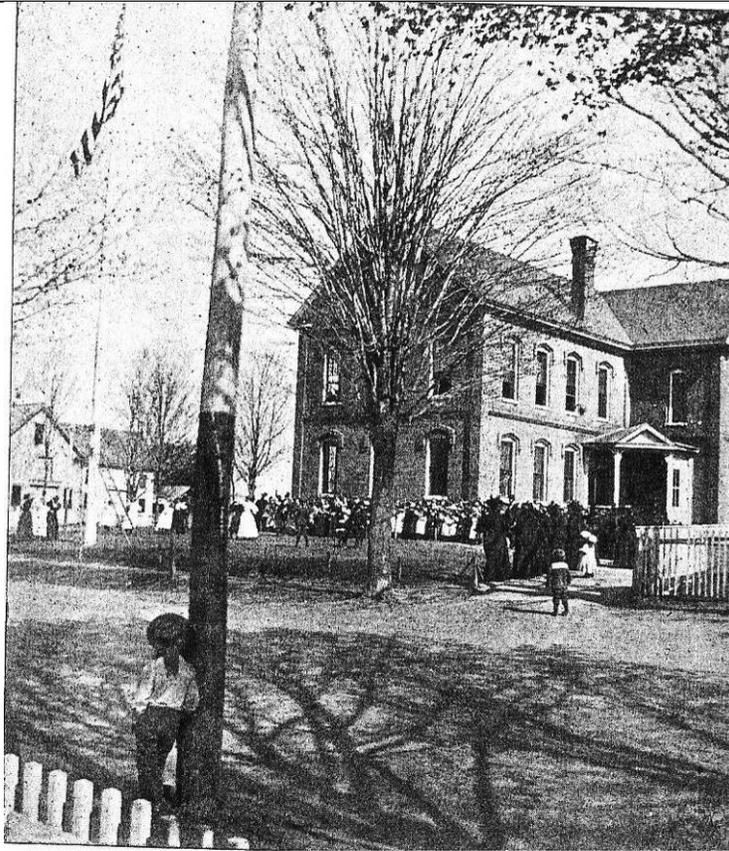
Penacook P. O. (detail), Hurd 1892



Sanborn Insurance Map of Penacook (detail), 1928 corrected to 1949

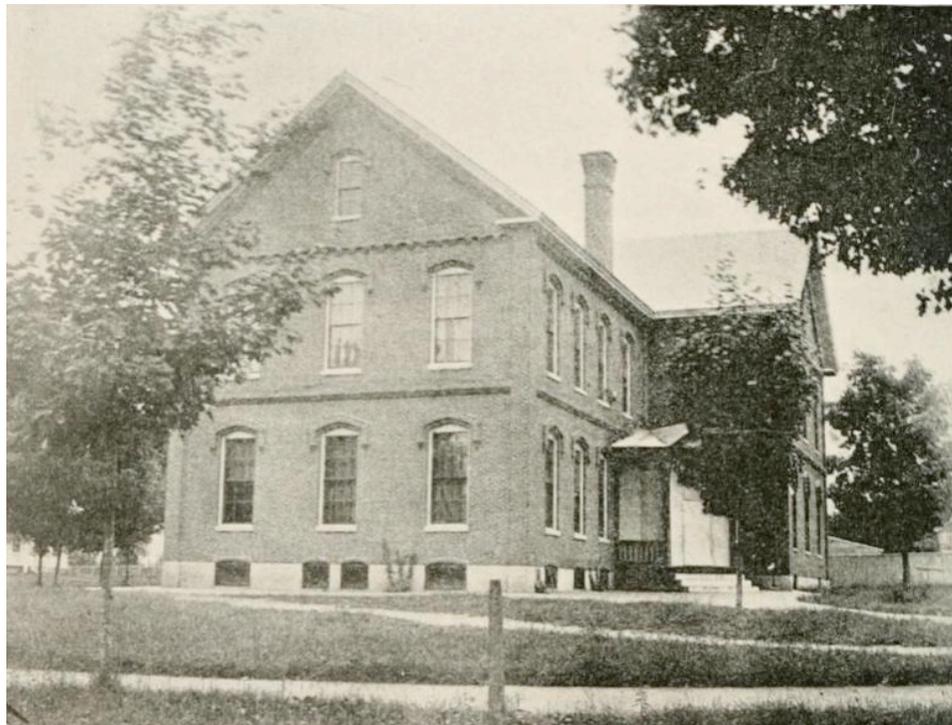
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Flag Raising May 1, 1896

Looking at 1889 addition with new main entrance and portion of original building at far right  
*From "Course of Study for Penacook Public School," 1899.*



"District No. 20 Schoolhouse," ca. 1900, also looking southeast at 1889 addition.  
*From Brown, 1902:112*

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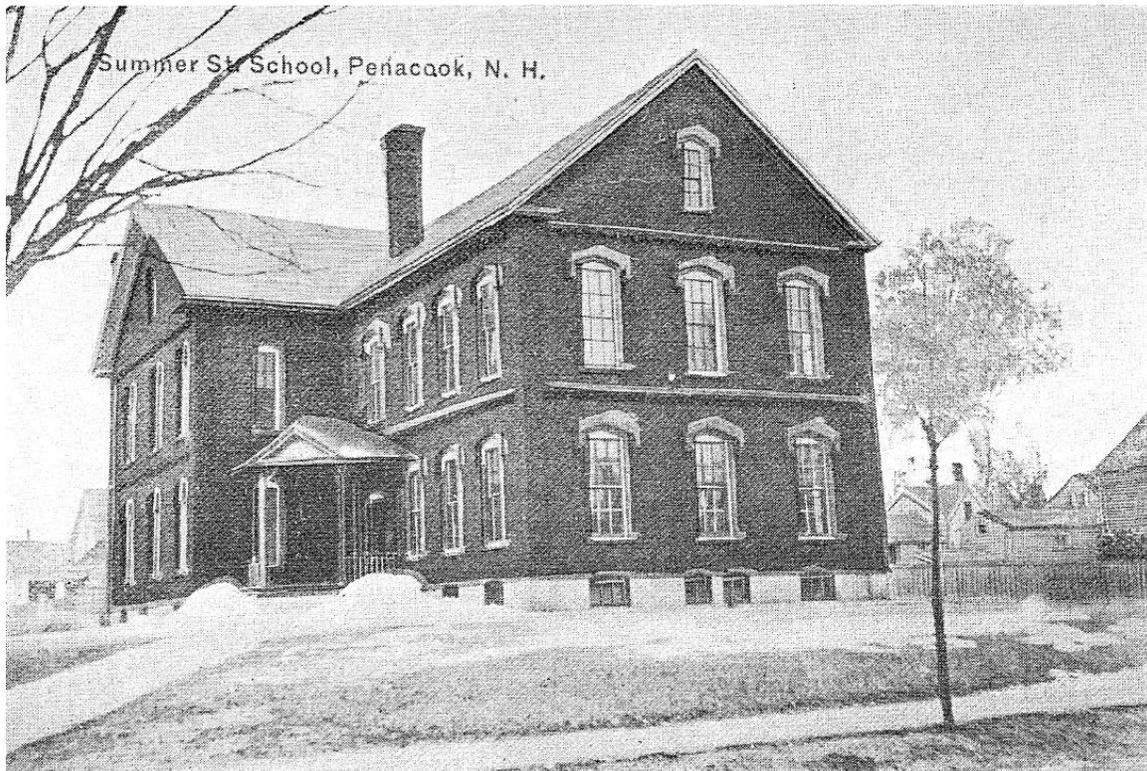
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Summer Street School viewed from the north, showing 1889 addition with east main entrance and portion of original building at left.

Photographed ca. 1902

*Collection of the Concord Public Library*



Undated postcard of Summer Street School taken from same angle as above.

*Reprinted in Penacook Bicentennial, Inc., 1976.*



Summer Street School, photographed 1990, showing the original appearance of the ell chimney.  
*From Hengen, 1990*

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Address: Summer Street School, 12 Cross Street, Penacook (Concord), NH Date taken: September 2010



**Photo #2 Description:** North & west elevations of addition (left) & original building  
Direction: SE



**Photo #3 Description:** Detail of W entrance in ell (one of two main entrances after 1889)  
Direction: SE

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**Photo #4 Description:** Original building, showing rear (south) & east elevations  
Direction: NW



**Photo #5 Description:** Original building, showing west elevation & 1915 bulkhead  
Direction: NE

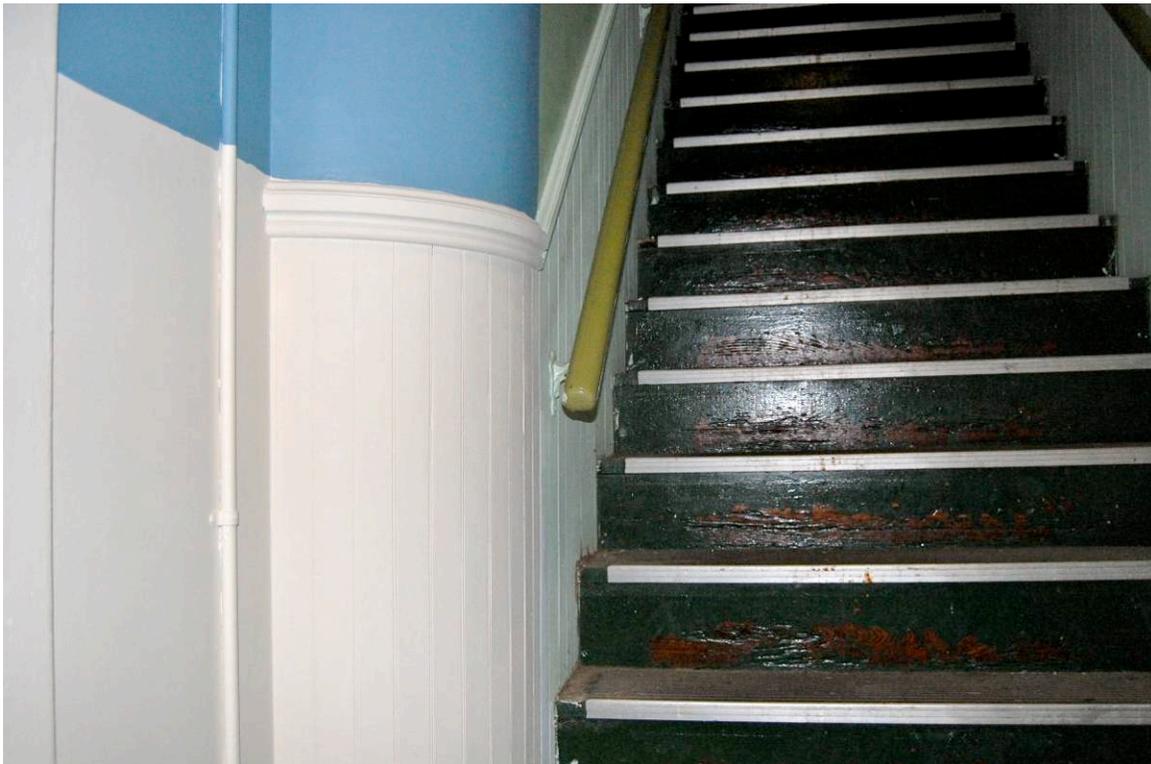
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**Photo #6 Description:** Detail of brickwork (typical gable treatment)  
Direction: S



**Photo #7 Description:** Interior, 1<sup>st</sup> floor, looking up west staircase  
Direction: W

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**Photo #8 Description:** Hallway, 2<sup>nd</sup> floor of original building. Distant partition is for added classroom closet  
Direction: W



**Photo #9 Description:** 1<sup>st</sup> floor, SW classroom, showing original doors & chair rail (wainscot hidden by desks)  
Direction: NE

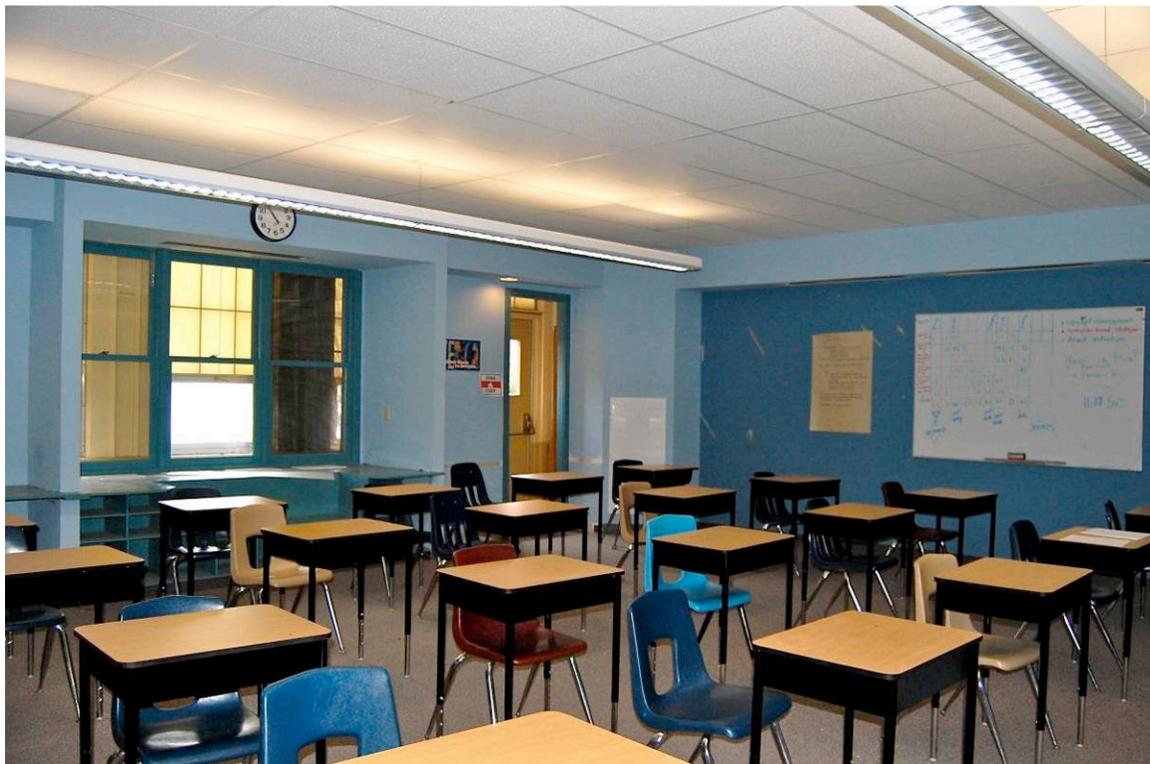
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**Photo #10** Description: 2<sup>nd</sup> floor of original building, SW classroom  
Direction: NW



**Photo #11** Description: 2<sup>nd</sup> floor of ell, showing new envelope created for classroom  
Direction: NE