

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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MAY 31 1988

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Massachusetts Field School
other names/site number _____

2. Location

street & number Rawson Road and Beach Street N/A not for publication
city, town Quincy N/A vicinity
state Massachusetts code 025 county Norfolk code 021 zip code 02169

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
☒ private	☒ building(s)	Contributing	Noncontributing
☐ public-local	☐ district	<u>1</u>	_____ buildings
☐ public-State	☐ site	_____	_____ sites
☐ public-Federal	☐ structure	_____	_____ structures
	☐ object	_____	_____ objects
		<u>1</u>	_____ Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Valerie A. Talmage

Signature of certifying official

5/23/88
Date

Executive Director, Massachusetts Historical Commission;

State or Federal agency and bureau State Historic Preservation Officer

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register. ☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use Massachusetts Fields School, Quincy, Massachusetts

Historic Functions (enter categories from instructions)

Education/school

Current Functions (enter categories from instructions)

Domestic/multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation granite

walls brick

roof slate

other

Describe present and historic physical appearance.

The Massachusetts Fields School, Quincy, stands on a lot (225' by 250') bounded by Beach Street (south), Rawson Street (east), and Hamilton Street (north) in an area of 20th-century, single-family houses mixed with small stores. The school was built in two stages, namely a two-story, brick structure with a hip roof (1896), and a two story, flat-roofed brick addition (1923-1924) set asymmetrically at the west end (rear) of the original building.

The original building has a T-shaped floor plan through which rise two interior ventilator stacks. The building rests on a high basement above which are two full stories and a slate-covered hip roof with no dormers. Finishes that are consistent by story include a rock-faced granite basement laid up in random ashlar and a granite water table, rusticated brickwork at the first story, a rock-faced granite course at the head of the first story, and a stepped cornice at the head of the second story. Windows vary in size by location, although most contain 6/6 aluminum sash (installed as part of the 1984 rehabilitation to replace badly deteriorated original sash) set in rectangular surrounds with rock-faced granite sills and brick heads.

The facade (east) is symmetrical about a projecting central pavilion with a hip roof; the pavilion is flanked by entry porches. Fenestration consists of five windows per story at the pavilion and three small windows per story on flanking sections of the facade. Each entry porch is contained beneath a shed roof that continues the line of the main roof. Porches contain paneled double doors set in a blind arch, decorated with brick diapering. Flanking the entry are narrow windows (1/1) above which are blind oculi.

The north elevation is symmetrically arranged, with fenestration consisting of five windows per story. Basement windows contain sash with six lights; first- and second-story windows contain 6/6 sash, with rock-faced granite sills and brick heads (splayed at the first story). The south elevation is a mirror image of the north elevation.

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Massachusetts Fields School
Quincy, Massachusetts

The west (rear) elevation is pierced by seven windows at both the first and second stories; all contain 6/6 sash except at the basement where six-pane fixed sash exist. An eyebrow dormer is nearly centered above this elevation, the remainder of which is hidden by a 1923 addition.

The 1923 addition is rectangular in plan with a projecting entrance block at the west end of its south elevation, and a rear ell at the northwest corner. It rises from a basement that is faced with multi-colored granite ashlar in which are set small windows capped by splayed, granite lintels. A dressed granite water table encircles the addition. Above the basement, the addition is faced with pressed red brick and trimmed with cast stone; the roof is flat. Sash is aluminum, consisting of 6/6 at the basement, 12/12 at the first story, and 2/2 between the first and second story. Decorative details include a cast-stone cornice, and dressed granite and brick splayed lintels.

The facade (south elevation) of the 1923 addition consists of a projecting entrance block (west) containing a blank brick wall with a decorative panel, and double doors set in a pedimented surround. Above the entrance, a large tripartite window framed by brick pilasters rises to the cast-iron cornice and date plaque. East of the entry block is a six-bay elevation. Above the first story, bays are framed by brick pilasters that rise to a concrete cornice and brick parapet. Basement windows contain 3/3 sash, while 12/12 sash exist at the upper stories; windows at the second story are topped by twelve-light transoms.

The west elevation of the addition is divided into two ten-bay sections; the northern section is slightly recessed. Bays are delineated by brick pilasters rising from the water table to the cornice. Windows at the basement contain 6/6 sash, while upper-story windows contain 12/12 sash. At the north corner is an entry containing paneled double doors and a three-pane transom set in a granite surround that is continuous with the water table. Above the entry are two 6/6 windows that light a stairwell.

The north elevation of the addition is in two planes; the westernmost of these contains a single basement window (6/6), a pair of 12/12 windows at the first and second stories, and a single 6/6 window between stories in the west bay. The eastern plane of the addition's north elevation is identical to the south elevation's east plane, except that the bays are not separated by pilasters.

The east elevation of the northwest ell of the addition has four widely spaced bays with window treatment matching the rest of the addition.

(Continued)

5/31/08

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2 Massachusetts Fields School
Quincy, Massachusetts

Archaeology

While no prehistoric sites are currently recorded on the property, it is possible that sites may be present. At least two sites are recorded in the general area (within one mile), and the area once known as Massachusetts Fields is registered to have been a gathering place by the Massachusetts Indians during the Contact Period. Some potential does exist for locating historic period remains since the parcel is located near an early turnpike and the Colonial-period Josiah Quincy house. In general, however, the potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of small lot size (less than one acre) and intense development on the lot and in the general area.

8. Statement of Significance Massachusetts Fields School, Quincy, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

ArchitectureEducationCommunity Planning and Development

Period of Significance

1896-1938

Significant Dates

1923

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

A. H. Wright

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Massachusetts Fields School possesses integrity of location, design, materials, workmanship, setting, and historical association with the civic development of the town of Quincy. Constructed in 1896, the school represents the commitment of the Quincy School Committee to remain in the vanguard of educational innovation. A well-preserved example of Queen Anne and Colonial Revival style architecture, the Massachusetts Fields School remains nearly unaltered since its enlargement in 1923. The Massachusetts Fields School thus meets criteria A and C for listing on the National Register of Historic Places, with significance at the local level.

The town of Quincy has long been noted as a forerunner in educational innovation. The town's celebrated School Committee of 1873, chaired by John Quincy Adams II, was distressed by the condition of "immobility in the schools; no advance in ten years; little change and no improvement in a century." The average graduate of the grammar school in 1870 had difficulty reading without faltering and could barely write a standard letter in a legible, correctly spelled manner. Members of the School Committee conducted an examination of each school in Quincy (approximately thirty at that time) and were appalled with the results, concluding that the entire system was in need of reform. The decision was made to engage a superintendent of schools who would undertake a complete overhauling of the system. In 1875, Colonel Francis W. Parker became the first Superintendent of Schools in Quincy. In the period from 1875 to 1880, Parker brought about an educational revolution, developing the most noted school system in the state. In 1878, the State Board of Education issued a report praising the accomplishments of Parker and the School Committee:

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Quincy, Massachusetts

Quincy furnished a striking example of what can be accomplished, even in a short time, through the right kind of superintendence. Two years ago, the schools there were about on a par with those of the average town. In less than a year after they were placed under the charge of Colonel F. W. Parker, the teachers had become indoctrinated with his ideas and method, and in consequence, the schools were wonderfully transformed. The primary schools deserve special mention. I made a careful comparison of their methods and the results obtained with those of the best primary schools I know, in town or city, and was surprised at the general superiority of the Quincy work.

In 1880, Parker left Quincy to become one of the Supervisors of Schools in Boston; he was succeeded by Sylvester Brown, who directed the educational program in Quincy for three years. Brown was followed by George Aldrich who continued as superintendent for nine years. In 1892, Herbert W. Lull, then principal of Quincy's high school, became Superintendent. Lull carried out Parker's strong tradition. Not only was Lull responsible for the construction of a new high school (now Central Junior High School), but he organized the construction of four other schoolhouses during his tenure (1892-1900): the Massachusetts Fields School, Lincoln School, Gridley Bryant School, and Cranch School. When Colonel Parker began his work in Quincy, there were 1,544 pupils and 36 teachers in the schools. By the end of Lull's superintendency there were 137 teachers and approximately 5,920 students in the system.

The Massachusetts Fields School was constructed in 1896, by Quincy builder Stephen O. Moxon. It takes its name from what was once a broad, open plain between Mount Wollaston and the Neponset River that was known as the Massachusetts Fields; it is believed to have been the gathering place of the Massachusetts tribe of Indians. By 1922, overcrowding in the schools had led to the construction of "portable school buildings" on the grounds of nine Quincy schools, including the Massachusetts Fields School. To accommodate increased enrollment in the schools, a major building program was developed with the enlargement of the Massachusetts Fields School as the first step. A nine-room addition to the school was completed in 1924; the School Committee explained in its annual report that "the addition to the Massachusetts Fields School has been so planned that, when the old building can no longer be used, it may be replaced by a similar addition, together making a completed whole."

According to the Historical and Architectural Overview of Quincy (July 1986, Fannin/Lehrer), four of Quincy's public schools were designed by Albert Hayden Wright between 1896 and 1913. Little is known of Albert Wright except that he practiced architecture in association with William H. McLean

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Continuation SheetSection number 8 Page 2 Massachusetts Historical Commission
Quincy, Massachusetts

from 1902 until 1911. McLean and Wright are known for a number of institutional buildings including the High School in Provincetown, Bellows Free Academy in St. Albans, Vermont, and the Memorial Library in Rockland, Massachusetts. The four Quincy Schools designed by Wright include the Gridley Bryant School (1896), the Massachusetts Fields School (1896), the Cranch School (1900), and the Adams School (1931). All but the Adams School were built in the Renaissance Revival style; the Adams School follows Colonial Revival patterns. The Gridley Bryant School and the Massachusetts Fields School are virtually identical in plan and detailing, both constructed of red brick and possessing similar entry bays and rooflines. The Cranch School is nearly identical in plan to the Gridley Bryant School: it is symmetrical with a projecting central-entry pavilion. Because it is believed that Stephen O. Moxon, a Quincy builder with an office at 48 Congress Street, drew up the plans for the Massachusetts Fields School, it is entirely possible that he worked closely with the architects on this, and other commissions.

Between 1870 and 1915, fourteen schools were constructed in Quincy. Most were the fruition of the nationally known and practiced "Quincy Public System" developed by Francis D. Parker, superintendent from 1875-1880. With the exception of the four schools designed by A. H. Wright, other schools are as varied in design and style as their architects, which include E. G. Thayer, Sturgis & Cabot, and Charles Brigham.

On June 15, 1982, the Massachusetts Fields School closed its doors to the elementary school students who had occupied it since its construction almost a century earlier. The city of Quincy took control of the vacant building in September 1982. It has now been rehabilitated for use as apartments.

The Massachusetts Fields School retains characteristic elements of its Queen Anne-style design in the original building, including its corbelled cornices, blind arches with decorative brick diapering, eyebrow dormer, and slate roof with copper cresting. The building also retains its characteristic nineteenth-century plan with separate entrances for boys and girls. The 1923 addition features details characteristic of the later Colonial Revival style that became so popular for twentieth-century school design, including brick pilasters, pedimented entrance, and cast-stone ornamental details.

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67)
has been requested HPCA #0570-84-MA
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings
Survey # _____
- ☐ recorded by Historic American Engineering
Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository:

MHC Inventory of Historic Assets #495

10. Geographical Data

Acreage of property less than one acre

Quad- Boston South

Scale- 1:25000

UTM References

A

1	9	3	3	3	6	8	0	4	6	8	1	7	2	0
Zone		Easting						Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting						Northing						

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

The bounds of the property are the historic and present extent of the lot associated with the Massachusetts Fields School.

☐ See continuation sheet

11. Form Prepared By

name/title Betsy Friedberg, NR Director/MHC with Kim Brengle & Christine Beard/Preservation
organization Massachusetts Historical Commission date March 1988 Consultants
street & number 80 Boylston Street telephone (617) 727-8470
city or town Boston state Massachusetts zip code 02116

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1 Massachusetts Fields School
Quincy, Massachusetts

Major Bibliographic References

Adams, Charles Francis, Jr. "Quincy," in D. Hamilton Hurd's History of Norfolk County (Philadelphia: J. W. Lewis & Company, 1884).

Annual Report of the Public Schools (1896).

Fannin, Minxie, and Monique Lehner. "Historical and Architectural Overview of Quincy" (1986).

Holly, H. Hobart. Quincy 350 Years (Quincy, Mass.: Quincy Heritage, Inc., 1974).

Quincy City Directory (1895, 1896).

The Quincy Patriot Souvenir Edition (Quincy, Mass.: George W. Prescott & Son, 1899).

Reports of the City of Quincy (1895, 1896, 1922, 1923, 1924).

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National Park Service

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Continuation Sheet**

Section number 10 Page 1

Massachusetts Fields School
Quincy, Massachusetts

Geographical Data

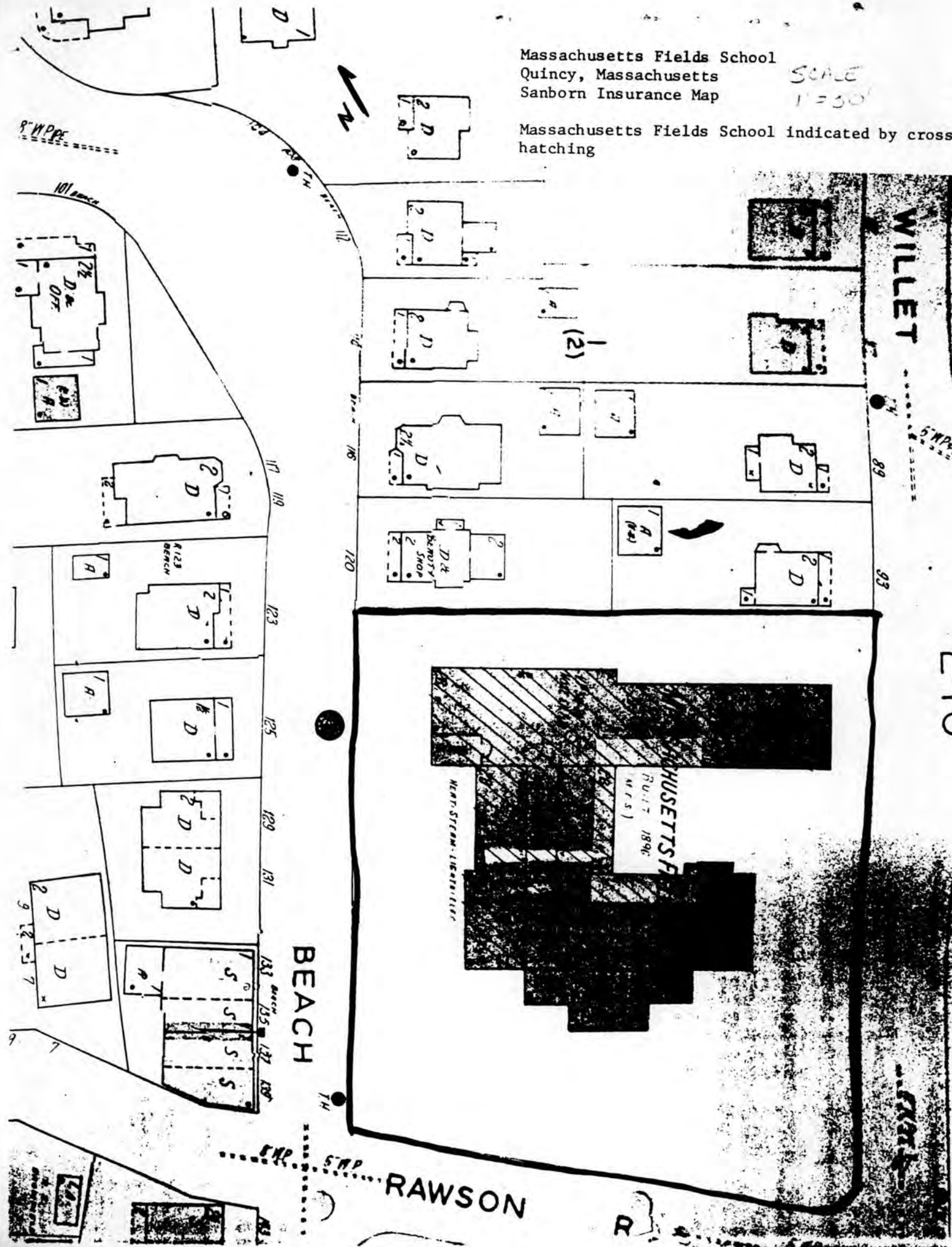
BOUNDARY DESCRIPTION

The property boundaries of the school are as follows: beginning at a point on the northwest corner of Beach Street and Rawson Road, running west along the northside of Beach Street to the eastern boundary of the property at 120 Beach Street, then north along the eastern lot line of 120 Beach Street an 93 Willet Street to the south side of Willet Street, then running east along the south side of Willet Street to its intersection with Rawson Road, then south along the west side of Rawson Road to the beginning point.

Massachusetts Fields School
Quincy, Massachusetts
Sanborn Insurance Map

SCALE
1" = 30'

Massachusetts Fields School indicated by cross hatching



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Massachusetts Fields School
Norfolk County
MASSACHUSETTS

Substantive Review

MAY 31 1988

Working No. _____

Fed. Reg. Date: _____

Date Due: 6/30/88 - 7/15/88

Action: ☐ ACCEPT

☒ RETURN 7-15-88

☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments:

Recom./Criteria Return

Reviewer Subse

Discipline Architectural History

Date 7/15/88

_____ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☒ substantive reasons discussed below

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	

1. Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☒ completeness
☐ clarity
☒ alterations/integrity
☐ dates
☐ boundary selection

Please generally describe the rehabilitation work on the property and how its integrity has been effected.
Please provide information on the property's interior, i.e. was the historic plan retained, are communal & classroom spaces retained, etc.?

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____

Builder/Architect _____

Statement of Significance (in one paragraph) _____

- ☐ summary paragraph
☐ completeness
☒ clarity
☐ applicable criteria
☒ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

Please specify how this particular property conveys community planning and development significance within the context of the town's historical development and comparing it with the number of other schools built here. If this justification is not possible, please delete it as an applicable area of significance in the resubmission.

The significance statement for education is weak, or rather, unfocused on this particular school; however, it will be accepted. For future reference, the discussion needs details on how and why.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

this particular school was important in light of the number of schools built in the late 19th & early 20th centuries and how this one specifically conveys historic associations with the "Quincy System" better than others. The statement should reflect the property's importance beyond implied educational significance due to historic function.

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____

date _____

13. Other

- ☐ Maps
☒ Photographs
☐ Other

Note: For future reference, the print of photo # 1 is poor quality.

Questions concerning this nomination may be directed to _____

Beth L. Savage

Signed Beth L. Savage

Date

7-15-88

Phone

(202) 343-9540

United States Department of the Interior
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REGISTER

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1. Name of Property

historic name Massachusetts Fields School

other names/site number _____

2. Location

street & number Rawson Road and Beach Street

N/A not for publication

city, town Quincy

N/A vicinity

state Massachusetts code 025 county Norfolkcode 021zip code 02169

3. Classification

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

1

Noncontributing

 buildings sites structures objects1 Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Bruce Simon

Signature of certifying official

Sept. 25, 1990

Date

Deputy State historic Preservation Officer; Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)for

Signature of the Keeper

Date of Action

6. Function or Use <u>Massachusetts Fields School, Quincy, Massachusetts</u>	
Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>Education/school</u>	<u>Domestic/multiple dwelling</u>
_____	_____
_____	_____

7. Description	
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>Late Victorian: Queen Anne</u>	foundation <u>granite</u>
_____	walls <u>brick</u>
_____	roof <u>slate</u>
_____	other _____
_____	_____

Describe present and historic physical appearance.

The Massachusetts Fields School, Quincy stands on a lot (225' by 250') bounded by Beach Street (south), Rawson Street (east), and Hamilton Street (north) in an area of 20th-century, single-family houses mixed with small stores. The school was built in two stages, namely a two-story, brick structure with a hip roof (1896), and a two story, flat-roofed brick addition (1923-1924) set asymmetrically at the west end (rear) of the original building.

The original building has a T-shaped floor plan through which rise two interior ventilator stacks. The building rests on a high basement above which are two full stories and a slate-covered hip roof with no dormers. Finishes that are consistent by story include a rock-faced granite basement laid up in random ashlar and a granite water table, rusticated brickwork at the first story, a rock-faced granite course at the head of the first story, and a stepped cornice at the head of the second story. Windows vary in size by location, although most contain 6/6 aluminum sash (installed as part of the 1984 rehabilitation to replace badly deteriorated original sash) set in rectangular surrounds with rock-faced granite sills and brick heads.

The facade (east) is symmetrical about a projecting central pavilion with a hip roof; the pavilion is flanked by entry porches. Fenestration consists of five windows per story at the pavilion and three small windows per story on flanking sections of the facade. Each entry porch is contained beneath a shed roof that continues the line of the main roof. Porches contain paneled double doors set in a blind arch, decorated with brick diapering. Flanking the entry are narrow windows (1/1) above which are blind oculi.

The north elevation is symmetrically arranged, with fenestration consisting of five windows per story. Basement windows contain sash with six lights; first- and second-story windows contain 6/6 sash, with rock-faced granite sills and brick heads (splayed at the first story). The south elevation is a mirror image of the north elevation.

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Section number 7 Page 1

Massachusetts Fields School
Quincy, Massachusetts

The west (rear) elevation is pierced by seven windows at both the first and second stories; all contain 6/6 sash except at the basement where six-pane fixed sash exist. An eyebrow dormer is nearly centered above this elevation, the remainder of which is hidden by a 1923 addition.

The 1923 addition is rectangular in plan with a projecting entrance block at the west end of its south elevation, and a rear ell at the northwest corner. It rises from a basement that is faced with multi-colored granite ashlar in which are set small windows capped by splayed, granite lintels. A dressed granite water table encircles the addition. Above the basement, the addition is faced with pressed red brick and trimmed with cast stone; the roof is flat. Sash is aluminum, consisting of 6/6 at the basement, 12/12 at the first story, and 2/2 between the first and second story. Decorative details include a cast-stone cornice, and dressed granite and brick splayed lintels.

The facade (south elevation) of the 1923 addition consists of a projecting entrance block (west) containing a blank brick wall with a decorative panel, and double doors set in a pedimented surround. Above the entrance, a large tripartite window framed by brick pilasters rises to the cast-iron cornice and date plaque. East of the entry block is a six-bay elevation. Above the first story, bays are framed by brick pilasters that rise to a concrete cornice and brick parapet. Basement windows contain 3/3 sash, while 12/12 sash exist at the upper stories; windows at the second story are topped by twelve-light transoms.

The west elevation of the addition is divided into two ten-bay sections; the northern section is slightly recessed. Bays are delineated by brick pilasters rising from the water table to the cornice. Windows at the basement contain 6/6 sash, while upper-story windows contain 12/12 sash. At the north corner is an entry containing paneled double doors and a three-pane transom set in a granite surround that is continuous with the water table. Above the entry are two 6/6 windows that light a stairwell.

The north elevation of the addition is in two planes; the westernmost of these contains a single basement window (6/6), a pair of 12/12 windows at the first and second stories, and a single 6/6 window between stories in the west bay. The eastern plane of the addition's north elevation is identical to the south elevation's east plane, except that the bays are not separated by pilasters.

The east elevation of the northwest ell of the addition has four widely spaced bays with window treatment matching the rest of the addition.

(Continued)

10/2/90

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2Massachusetts Fields School
Quincy, Massachusetts

The building has been rehabilitated for use as apartments. The completed renovation of the building preserves all of the exterior detailing on the various elevations and principal entries to the structure. This includes characteristic elements of the Queen Anne style in the original building (1896), such as corbelled cornices, granite lintels, blind arches with decorative brick diapering, and the original Massachusetts Fields School metal signface. The slate roof, snow guard, and copper cresting were restored and the eyebrow window and copper-clad penthouse were preserved. The 1923 addition preserves details characteristic of the Colonial Revival style, including brick pilasters, a pedimented main entrance, and cast-stone ornamental details. Doorway and window openings remain unchanged on the exterior of the building. One exception is the pair of windows (2 feet by 2 feet in size) flanking the arched doorway on the east elevation, which were replaced with two-light sash instead of four-light sash, which occupied these windows originally. This is not considered to affect the exterior appearance of the structure in any significant way.

After interior renovation, some original wood trim (wainscoting, door and window enframements) remains in the public portions (i.e., halls, entry spaces) of the building. However, trim has been removed from much of the residential portion of the building.

During the course of rehabilitation, the school's historic floor plan was modified, although the original relationship of central corridor to classroom survives. For the most part, classrooms were converted into single dwelling units. The former auditorium space, however, was converted into four dwelling units and no longer retains integrity as a public open space. Plaster molding and cornices remain intact in half of this area; the balance was lost from water damage prior to the present rehabilitation.

Archaeology

While no prehistoric sites are currently recorded on the property, it is possible that sites may be present. At least two sites are recorded in the general area (within one mile), and the area once known as Massachusetts Fields is registered to have been a gathering place by the Massachusetts Indians during the Contact Period. Some potential does exist for locating historic period remains since the parcel is located near an early turnpike and the Colonial-period Josiah Quincy house. In general, however, the potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of small lot size (less than one acre) and intense development on the lot and in the general area.

8. Statement of Significance Massachusetts Fields School, Quincy, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Education

Period of Significance

1896-1938

Significant Dates

1896, 1923

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

A. H. Wright

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Massachusetts Fields School possesses integrity of location, design, materials, workmanship, setting, and historical association with the civic development of the town of Quincy. Constructed in 1896, the school represents the commitment of the Quincy School Committee to remain in the vanguard of educational innovation. A well-preserved example of Queen Anne and Colonial Revival style architecture, the Massachusetts Fields School remains nearly unaltered since its enlargement in 1923. The Massachusetts Fields School thus meets criteria A and C for listing on the National Register of Historic Places, with significance at the local level.

The town of Quincy has long been noted as a forerunner in educational innovation. The town's celebrated School Committee of 1873, chaired by John Quincy Adams II, was distressed by the condition of "immobility in the schools; no advance in ten years; little change and no improvement in a century." The average graduate of the grammar school in 1870 had difficulty reading without faltering and could barely write a standard letter in a legible, correctly spelled manner. Members of the School Committee conducted an examination of each school in Quincy (approximately thirty at that time) and were appalled with the results, concluding that the entire system was in need of reform. The decision was made to engage a superintendent of schools who would undertake a complete overhauling of the system. In 1875, Colonel Francis W. Parker became the first Superintendent of Schools in Quincy. In the period from 1875 to 1880, Parker brought about an educational revolution, developing the most noted school system in the state. In 1878, the State Board of Education issued a report praising the accomplishments of Parker and the School Committee:

9. Major Bibliographical References

☒ See continuation sheet

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67)
has been requested HPCA #0570-84-MA
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings
Survey # _____
☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository:

MHC Inventory of Historic Assets #495

10. Geographical Data

Acreage of property Less than one acre

Quad - Boston South
UTM References

A	1 9	3 3 3 6 8 0	4 6 8 1 7 2 0
	Zone	Easting	Northing
C			

Scale - 1:25000

B			
	Zone	Easting	Northing
D			

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

The bounds of the property are the historic and present extent of the lot associated with the Massachusetts Fields School.

☐ See continuation sheet

11. Form Prepared By

name/title	<u>Betsy Friedberg, NR Director/MHC with Frederick Lyman, Preservation Consultant</u>
organization	<u>Massachusetts Historical Commission</u>
street & number	<u>80 Boylston Street</u>
city or town	<u>Boston</u>
date	<u>March 1988 (rev. Sept. 1990)</u>
telephone	<u>(617) 727-8470</u>
state	<u>Massachusetts</u>
zip code	<u>02116</u>

10/2/80

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Massachusetts Fields School
Quincy, Massachusetts

Quincy furnished a striking example of what can be accomplished, even in a short time, through the right kind of superintendence. Two years ago, the schools there were about on a par with those of the average town. In less than a year after they were placed under the charge of Colonel F. W. Parker, the teachers had become indoctrinated with his ideas and method, and in consequence, the schools were wonderfully transformed. The primary schools deserve special mention. I made a careful comparison of their methods and the results obtained with those of the best primary schools I know, in town or city, and was surprised at the general superiority of the Quincy work.

In 1880, Parker left Quincy to become one of the Supervisors of Schools in Boston; he was succeeded by Sylvester Brown, who directed the educational program in Quincy for three years. Brown was followed by George Aldrich who continued as superintendent for nine years. In 1892, Herbert W. Lull, then principal of Quincy's high school, became Superintendent. Lull carried out Parker's strong tradition. Not only was Lull responsible for the construction of a new high school (now Central Junior High School), but he organized the construction of four other schoolhouses during his tenure (1892-1900): the Massachusetts Fields School, Lincoln School, Gridley Bryant School, and Cranch School. When Colonel Parker began his work in Quincy, there were 1,544 pupils and 36 teachers in the schools. By the end of Lull's superintendency there were 137 teachers and approximately 5,920 students in the system.

The Massachusetts Fields School was constructed in 1896, by Quincy builder Stephen O. Moxon. It takes its name from what was once a broad, open plain between Mount Wollaston and the Neponset River that was known as the Massachusetts Fields; it is believed to have been the gathering place of the Massachusetts tribe of Indians. By 1922, overcrowding in the schools had led to the construction of "portable school buildings" on the grounds of nine Quincy schools, including the Massachusetts Fields School. To accommodate increased enrollment in the schools, a major building program was developed with the enlargement of the Massachusetts Fields School as the first step. A nine-room addition to the school was completed in 1924; the School Committee explained in its annual report that "the addition to the Massachusetts Fields School has been so planned that, when the old building can no longer be used, it may be replaced by a similar addition, together making a completed whole."

According to the Historical and Architectural Overview of Quincy (July 1986, Fannin/Lehrer), four of Quincy's public schools were designed by Albert Hayden Wright between 1896 and 1913. Little is known of Albert Wright except that he practiced architecture in association with William H. McLean

Continued

70/2/90

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Massachusetts Fields School
Quincy, Massachusetts

from 1902 until 1911. McLean and Wright are known for a number of institutional buildings including the High School in Provincetown, Bellows Free Academy in St. Albans, Vermont, and the Memorial Library in Rockland, Massachusetts. The four Quincy Schools designed by Wright include the Gridley Bryant School (1896), the Massachusetts Fields School (1896), the Cranch School (1900), and the Adams School (1931). All but the Adams School were built in the Renaissance Revival style; the Adams School follows Colonial Revival patterns. The Gridley Bryant School and the Massachusetts Fields School are virtually identical in plan and detailing, both constructed of red brick and possessing similar entry bays and rooflines. The Cranch School is nearly identical in plan to the Gridley Bryant School: it is symmetrical with a projecting central-entry pavilion. Because it is believed that Stephen O. Moxon, a Quincy builder with an office at 48 Congress Street, drew up the plans for the Massachusetts Fields School, it is entirely possible that he worked closely with the architects on this, and other commissions.

Between 1870 and 1915, fourteen schools were constructed in Quincy. Most were the fruition of the nationally known and practiced "Quincy Public System" developed by Francis D. Parker, superintendent from 1875-1880. With the exception of the four schools designed by A. H. Wright, other schools are as varied in design and style as their architects, which include E. G. Thayer, Sturgis & Cabot, and Charles Brigham.

On June 15, 1982, the Massachusetts Fields School closed its doors to the elementary school students who had occupied it since its construction almost a century earlier. The city of Quincy took control of the vacant building in September 1982. It has now been rehabilitated for use as apartments.

All significant architectural elements were retained on the building's exterior. The Massachusetts Fields School retains characteristic elements of its Queen Anne-style design in the original building, including its corbelled cornices, blind arches with decorative brick diapering, eyebrow dormer, and slate roof with copper cresting. The building also retains elements of its characteristic nineteenth-century plan with separate entrances for boys and girls. The 1923 addition features details characteristic of the later Colonial Revival style that became so popular for twentieth-century school design, including brick pilasters, pedimented entrance, and cast-stone ornamental details. While significant interior changes have occurred in conversion from school to residential use, renovation of the building on the whole has not affected its overall integrity nor compromised the structure's historic significance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Massachusetts Fields School
Quincy, Massachusetts

Major Bibliographic References

Adams, Charles Francis, Jr. "Quincy," in D. Hamilton Hurd's History of Norfolk County (Philadelphia: J. W. Lewis & Company, 1884).

Annual Report of the Public Schools (1896).

Fannin, Minxie, and Monique Lehner. "Historical and Architectural Overview of Quincy" (1986).

Holly, H. Hobart. Quincy 350 Years (Quincy, Mass.: Quincy Heritage, Inc., 1974).

Quincy City Directory (1895, 1896).

The Quincy Patriot Souvenir Edition (Quincy, Mass.: George W. Prescott & Son, 1899).

Reports of the City of Quincy (1895, 1896, 1922, 1923, 1924).

5/31/88

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Massachusetts Fields School
Quincy, Massachusetts

Geographical Data

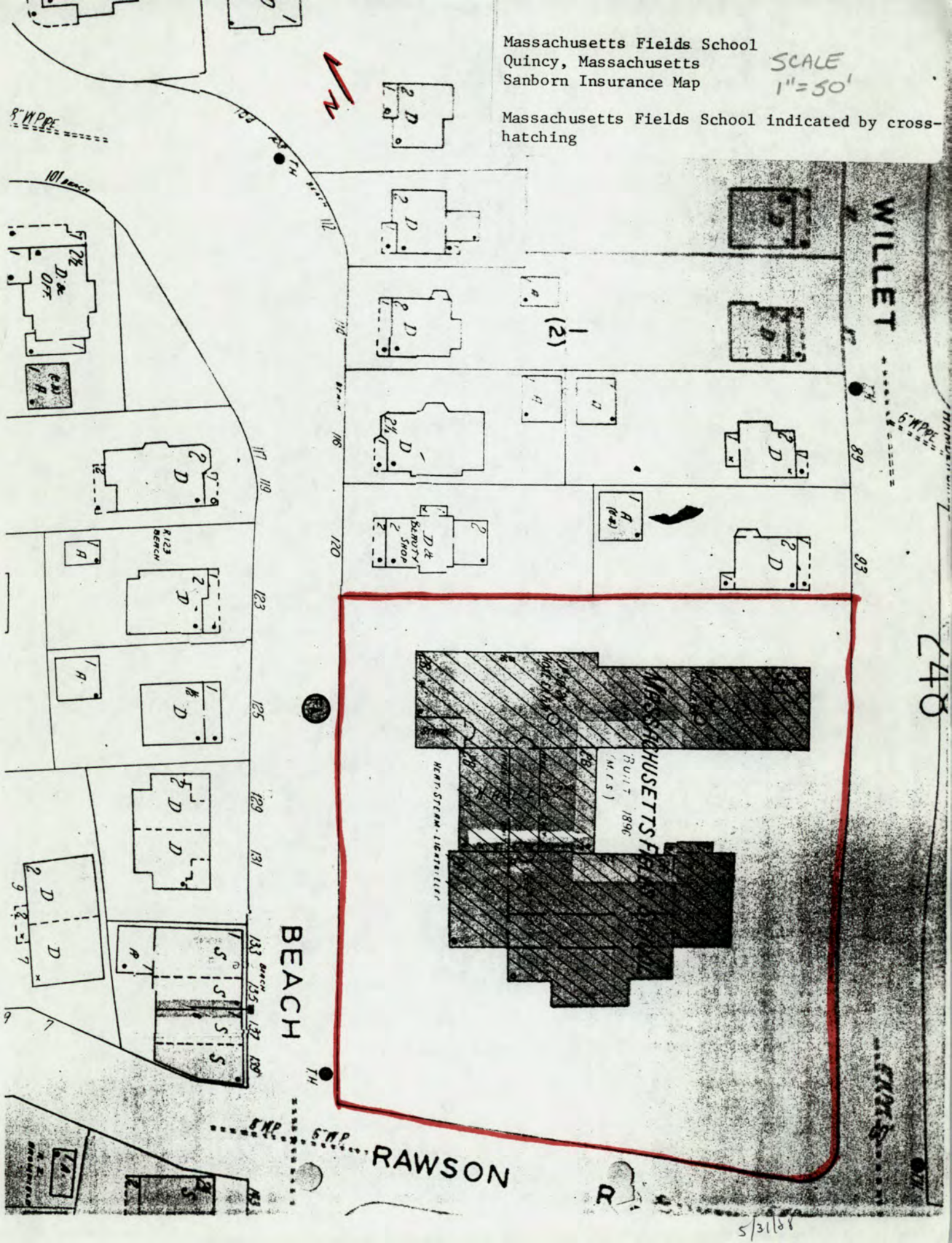
BOUNDARY DESCRIPTION

The property boundaries of the school are as follows: beginning at a point on the northwest corner of Beach Street and Rawson Road, running west along the northside of Beach Street to the eastern boundary of the property at 120 Beach Street, then north along the eastern lot line of 120 Beach Street an 93 Willet Street to the south side of Willet Street, then running east along the south side of Willet Street to its intersection with Rawson Road, then south along the west side of Rawson Road to the beginning point.

Massachusetts Fields School
Quincy, Massachusetts
Sanborn Insurance Map

SCALE
1"=50'

Massachusetts Fields School indicated by cross-hatching



5/31/88

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Massachusetts Fields School

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 10/02/90 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/16/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88000960

NOMINATOR: STATE

DETAILED EVALUATION: Y

☒ ACCEPT ☐ RETURN ☐ REJECT 11/13/90 DATE

ABSTRACT/SUMMARY COMMENTS:

*Locally significant Queen Anne/Colonial
Revival school associated with
"Quincy system" educational philosophy.*

*Initial return comments have been
addressed.*

RECOM./CRITERIA Accept A+C
REVIEWER Savage
DISCIPLINE Architectural History
DATE 11-13-90

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

☐ count ☐ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

☐ historic ☐ current

DESCRIPTION

☐ architectural classification
☐ materials
☐ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

☐ summary paragraph
☐ completeness
☐ clarity
☐ applicable criteria
☐ justification of areas checked
☐ relating significance to the resource
☐ context
☐ relationship of integrity to significance
☐ justification of exception
☐ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

☐ acreage ☐ verbal boundary description
☐ UTM's ☐ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

☐ sketch maps ☐ USGS maps ☐ photographs ☐ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Massachusetts Fields School
Quincy, MA

Norfolk Co

Photographer/Negative - Christine Scott Beard
ACT for Massachusetts
1986

View - looking north at south facade

Photo #1 of 2

Massachusetts Fields School, Quincy, MA

Photographer: Christine Scott Beard
negative: ACT for Massachusetts
1986

View: Looking north at facade (south elevation)

Photo 1 of 2

5/31/88



Massachusetts Fields School
Quincy, MA

Norfolk Co

Photographer/Negative-Christine Scott Beard
ACT for Massachusetts
1986

view-looking east at west elevation

Photo #2 of 2

Massachusetts Fields School, Quincy, MA

Photographer: Christine Scott Beard
Negative: ACT for Massachusetts
1986

View: Looking east at west elevation

Photo 2 of 2

3/31/88



Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters
multiply by 3.048
To convert meters to feet
multiply by 3.2808

Massachusetts Field School
Rawson Rd. and Beach St.
Quincy, MA.
Quad-Boston South
Scale 1:25000
Urm Reference
19/333680/468720

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetair surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970.
Selected hydrographic data compiled from USC&GS Charts 246
and 248 (1971). This information is not intended for navigational
purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1 000-meter Universal Transverse Mercator grid,
zone 19
Boundaries in tidewater areas from information supplied
by Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown

SCALE 1:25 000
1 000 000 FEET
1 000 000 METERS
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE ON MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 9.5 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route
Light-duty road, hard or improved surface
Unimproved road
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with the State of Massachusetts agencies from aerial photographs taken 1975 and other source data. This information not field checked. Map edited 1979

BOSTON SOUTH, MASS.
N4215-W7100/7.5
1970
PHOTOREVISED 1979
AMS 6768 1 SE-SERIES V814



May 27, 1988

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed you will find the nomination forms for the following properties:

There are three properties in Boston:

Eliot Hall; 7A Eliot Street

First Church of Jamaica Plain; 6 Eliot Street

Greek Orthodox Cathedral of New England; 520 Parker Street

Haverhill, Intervale Factory; 402 River Street

Lincoln, Woods End Road Historic District; 68 Baker Bridge Road, 1, 5, 9,
and 10 Woods End Road

Lowell, Merrimack-Middle Streets Historic District (Boundary Increase);
Merrimack, Middle, Prescott, Central, and Market Streets;

A. Hocum Hosford Building HPCA# 10283MA

Vestry Building HPCA# 10207MA

D. L. Page Building HPCA# 1081MA

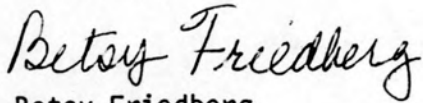
Quincy, Massachusetts Fields School; Rawson Road and Beach Street;
HPCA# 0570-84-MA

Massachusetts Historical Commission, Valerie A. Talmage, *Executive Director, State Historic Preservation Officer*
80 Boylston Street, Boston, Massachusetts 02116 (617) 727-8470

Office of the Secretary of State, Michael J. Connolly, *Secretary*

They have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. No comments have been received to date.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

BF/es

Enclosure

MAY 31 1988



September 25, 1990

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Dear Ms. Shull:

Enclosed please find the following nomination:

Massachusetts Fields School, Rawson Road and Beach Street, Quincy,
Massachusetts 02169 (HPCA #0570-84-MA).

There has been no owner objection for the property listed above. The nomination was returned to the Massachusetts Historical Commission on May 31, 1988. With the help of consultant Frederick Lyman, all corrections have now been made for resubmission.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

PROPERTY NAME: Massachusetts Fields School

OTHER NAME/ NOT APPLICABLE
SITE No. :

MULTIPLE NAME: NOT APPLICABLE

ADDRESS/ Jct. of Rawson Rd. & Beach St.
BOUNDARY :

CITY: Quincy

COUNTY: Norfolk

STATE: MASSACHUSETTS

Restricted Location Information: Owner: PRIVATE Resource Type: BUILDING

Contributing Noncontributing

Buildings	1	0
Sites	0	0
Structures	0	0
Objects	0	0

Nomination/Determination Type: SINGLE RESOURCE

Nominator: STATE GOVERNMENT

Nominator Name:
NOT APPLICABLE

Federal NOT APPLICABLE
Agency:

NPS Park Name: NOT APPLICABLE

Certification: DATE RECEIVED/PENDING NOMINATION

Date: 10/02/90

Other NOT APPLICABLE
Certification:

Historic EDUCATION
Functions:

Historic SCHOOL
Subfunctions:

Current DOMESTIC
Functions:

Current MULTIPLE DWELLING
Subfunctions:

Level of LOCAL Applicable Criteria: EVENT
Significance: ARCHITECTURE/ENGINEERING

Significant Person's Name: NOT APPLICABLE

Criteria Considerations: NOT APPLICABLE

Area of Significance: ARCHITECTURE
EDUCATION

Periods of: 1875-1899 1900-1924 Circa: Specific Sig. Years:
Significance: 1925-1949
1896
1923

Architect/Builder/Engineer/
Designer:

Cultural Affiliation:

NOT APPLICABLE

Wright, A. H.
Moxon, Stephen O.

Other Documentation:

NOT APPLICABLE

HABS No. N/A

HAER No. N/A

Architectural Styles: QUEEN ANNE
COLONIAL REVIVAL

Describe Other Style: NOT APPLICABLE

Foundation Materials: GRANITE
Wall Materials: BRICK
Roof Materials: SLATE
Other Materials: NONE LISTED

Acreage: 0.9

UTM	Zone	Easting	Northing	Zone	Easting	Northing
Coordinates:	19	/ 3 33 680	/ 46 81 720	/	/	/