

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Coolidge School

other names/site number New Coolidge School

2. Location

street & number 319 Arlington Street not for publication

city or town Watertown vicinity

state Massachusetts code MA county Middlesex code 017 zip code 02472

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon
Signature of certifying official/Title Brona Simon

January 8, 2009
Date

Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. 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

Patricia Andrews

Date of Action

2/25/2009

Coolidge School
Name of Property

Middlesex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

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

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1 building

_____ sites

_____ structures

_____ objects

1 Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATIONAL: school

Current Functions

(Enter categories from instructions)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS: Classical Rev.

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

Cast Stone, Metal

roof Tar and Gravel

other Granite, Copper, Cast Iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 7 Page 1

7. DESCRIPTION

The **Coolidge School** is a two-story, red brick building designed in the Classical Revival style. The school faces south on a large lot at the east side of Arlington Street, set back behind a playground on the north side of Mount Auburn Street in the eastern section of Watertown, MA. It is an excellent and intact example of an early 20th- century public school and of the work of architects Clarence P. Hoyt and Curtis W. Bixby, known for their numerous school designs.

Site

The Coolidge School is set off-center and close to the north boundary of an irregularly shaped lot located in a residential neighborhood. Arlington Street defines the west border; the north and east borders abut the back yards of single-family houses and small businesses. Just outside the property line along the south boundary in front of the school is a retaining wall. To the south, the grade drops a few feet to a town-owned park named the Lt. Paul Sullivan Memorial Playground, which was dedicated in May 1989. The playground is not part of the school grounds.

Within the Coolidge School site, the grade slopes down toward Arlington Street and at the southeast corner. The rest of the parcel is relatively level. Parking lots abut the east and the west sides of the building; the larger of the two is on the east side. A paved drive connects the parking lots in front and in back of the building. A roughly 25-foot-wide stretch of land directly in front of the building is landscaped with grass, shrubs, and small trees. Another 25-foot-wide stretch of land between the western parking lot and Arlington Street is also landscaped with grass and trees. A third area of grass and trees is located at the southeast corner of the parcel. (photo #1)

Exterior

The two-story building sits on a high basement and is constructed of red brick with cast-stone trim. E-shaped in plan and open to the north, it consists of the east and west rectangular blocks, which are 20 bays long, and the 21-bay south block running between them. The assembly hall extends north from the south block. The brick walls sit on a granite base; they step back slightly above the cast-stone watertable and rise to a brick parapet that rims the flat roof. Patterned brick enriches the exterior, including pilasters at the corners of the main building, stretcher-brick surrounds at the stairtower windows, and a basketweave spandrel between the two stairtower windows. (photo #2) Cast-stone ornament includes a sloped watertable, window sills and lintels, splayed keystone lintels at the second story, inset panels in the round arch above the main entrance (with the town seal) and in the parapet above each of the stairtowers. A narrow, molded cast-stone stringcourse runs between the windows just below the second story lintels. A cast-stone cornice at the base of the brick parapet and a cast-stone cap rim the building. Cast-stone panels with geometric pendants form the capitals to the brick pilasters. Two cast-stone panels in the parapet (one at the center of the west elevation and one over the main entrance) have the name "COOLIDGE SCHOOL" incised in the panel. Also at the parapet, segmental arches rise above the stairtower pavilions and an ornamental detail carved with scrolls sits at the center of the west elevation above the name sign.

The 21-bay south façade is organized symmetrically around the main entrance. The façade is framed by three-bay projecting pavilions at either end. At the inside of each pavilion, a single bay steps back slightly and then the main block

(continued)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**Coolidge School
Watertown (Middlesex), MA**

Section number 7 Page 2

of the façade is set back one step further. The central entrance bay projects one step out from the main block. Bays 4, 5, 17 and 18 have smaller, shorter windows and no windows at the basement level. The shorter basement window openings (typical of the entire building) are at grade, set in the granite sill course, and are capped by the cast-stone watertable.

The main entrance to the first floor is reached by a broad exterior stair. The main entrance has a round brick arch formed by a brick soldier course outlined by a header course, a cast-stone keystone, and a cast-stone lintel below the arch. The main stair was replaced in 1987, and was rebuilt again in 2008. The redesigned stair has an accessible entrance at the basement level, below the original main entrance. The 1987 grading in front of the building was also redesigned in 2008, incorporating sloped walks to the accessible entrance. (photo #3)

The building was constructed in two phases: the west portion dates from 1915 and the east portion was added in 1925. The 1915 west façade facing Arlington Street is 20 bays long with flat-arched window openings. Bays 5 and 11 have shorter windows, which correspond to the former location of narrow coatrooms adjacent to the classrooms. Two projecting pavilions defining the stairtowers are set in three bays from the corners of the façade; they have an entrance at the base and tri-partite windows at the two stories above. (photo #5) These doors represented the original main entries to the building until the 1925 east section was added. Low granite steps with low knee walls approach the entries and lead to a brick landing with a diamond-shaped granite panel. (photo #4) The doors are recessed within a flat-arched cast-stone surround. The surround is a low-relief stepped molding, and is topped by a reed and tie molding. A projecting cornice, which matches the cornice at the base of the parapet, forms a shallow balcony. A simple cast-iron railing sits atop the cornice, which is supported on paneled, stepped pilasters. The entry cornices have been sheathed in metal flashing.

The 1925 east elevation matches the west façade except that there is no incised cast-stone sign panel at the center of the parapet on this elevation. The north elevation of the east and west blocks are four bays wide with asymmetrical fenestration. The corners are framed by typical brick pilasters, and a single pilaster separates the single interior bay from the three outer bays.

The courtyard elevations of the east and west blocks are not symmetrical. The west block (1915) has more windows than the east block (1925). The outer corner is articulated with one pilaster. The windows, sills, and lintels match those on the other façades. One first-story window has a wider opening framed by a segmental brick arch and cast-stone sill. (photo #6)

The entire building is sheltered by a flat roof with metal flashing. Brick vent shafts with copper hipped caps rise from the roof of the south block. The Assembly Hall roof steps down from the height of the main roof.

All of the original windows were replaced sometime before 1985 with unsympathetic aluminum windows with fixed and hopper sashes. The existing aluminum windows date from 2008 and are based on the original 1915 drawings, which show 6/6 double-hung sashes on the first and second stories and six-light sashes at the basement. Some basement window openings were elongated in 2008 and now hold 6/6 sashes. Similarly, the stairtower windows follow the original drawing, which showed a multi-light fixed center sash framed by sidelights.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 7 Page 3

The doors were probably all replaced at the same time as the windows. The existing doors are aluminum at the west and east elevations and wood at the south entrance. They are based on the original drawings and the vestibule doors that were inside the building in 2006. They are double doors, each with a six-light glazed opening and a lower wood panel. The main entrance doors and transom are based on the proportions of the interior vestibule partition and transom.

The double-height assembly hall is attached to the north elevation of the south block, projecting into the courtyard between the east and west blocks, slightly off-center. Rectangular in plan, it has a flat roof with a low parapet. The east and west elevations of the assembly hall contain five bays. The oversized window openings have low segmental brick arches with cast-stone keystones, impost blocks, and sills. The north elevation is a blank brick wall with a small freight entrance to the basement located towards the western corner. An exterior brick chimney occupies the center bay at the east elevation. (photo #7)

Interior

The building has a continuous corridor (U-shaped in plan) on each floor that is double-loaded in the south block and single-loaded in the east and west blocks. The original main entrance in the center of the south façade leads to a small first-floor vestibule and then to an entrance lobby. The vestibule is framed on the interior by a large wooden doorframe with glazed transom and sidelights. The single-story assembly hall, 17 feet in height, is entered directly across from the entrance lobby.

The classrooms have been rehabilitated into residential units. Unit entries located along the corridors are evident by the new fire-rated doors. The new doors have a transom frame, but no transom, since they do not meet code. Some original wood doors have been retained in the corridors but are inoperable. The basement, now called the first floor, has a similar plan to the two upper floors. It has a main entrance lobby, mailroom, and common facilities below the original first floor main entrance and lobby.

Before the addition was built in 1925, the south block was shorter. It included two classrooms and the assembly hall and terminated at an exit at the east end. Outside there was a straight run of stairs leading to the ground.

The north stairs in the east and west blocks remain and are identical. The dogleg stairs with deep landings have paneled metal risers, concrete treads, open metal balustrades, and nicely molded wood railings and caps on the newels. The newel posts are square and set on a plain plinth with a single recessed panel at the shaft. Metal pipe rail extensions were added to meet code in 2008. Each stair is entered one-half story down from the first floor and opens onto the mid-point landing.

At each floor in the corridor, wooden fire partitions consisting of double doors, a transom, and sidelights are visible from the corridor. The doors are 2008 flush fire doors. Fire-rated gypsum board partitions were installed on the stairhall side of the partition to meet code. The transom and sidelights are glazed with hammered wire-mesh glass. The south stairs' fire partitions in the east and west blocks remain, but the former south stairhalls have been incorporated into units. The

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 7 Page 4

intersections of the corridors with the stairs are defined by open segmental arches. Some of the wooden built-in cabinets and shelves from the classrooms were refinished and reinstalled inside units and inside the common library.

The assembly hall is one large, open room with a shallow stage on the north wall. The stage, about two feet off the floor, is in the shape of a shallow arc with two narrow wings. Along the side walls are large windows with bold wooden frames. The rectangular windows are capped by shallow segmental arches with exaggerated keystones. A heavy wooden cornice molding caps the walls.

Archaeological Description

While no ancient Native American sites are known on the Coolidge School property, it is possible that sites are present. Sixteen Native sites are recorded in the general area (within one mile). Most known sites are located approximately one-half mile or more to the north around Fresh Pond, or approximately one mile to the south along the northern shoreline of the Charles River. Environmental characteristics of the school property do not represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. The grade drops to the south immediately beyond the southern property boundary. Within the parcel, grades slope to the west towards Arlington Street and at the southeast corner of the property. The remainder of the parcel is relatively level, possibly the result of construction activities, grading, and paving for the school and large paved parking facilities in that area. Most of the property is occupied by the school structure (which has a full basement) or paved resulting in the urban land soil classification for most of the area. Areas of the property not considered urban land are well drained. There are no wetlands within one-half mile of the school property. Given the above information, the size of the nominated property (2.2 acres), school construction, and extensive paved areas, the potential for locating ancient Native American resources on the school property is low. Poor locational criteria, especially distances over 1,000 feet from wetlands, indicate a low potential for the recovery of ancient Native American resources, and excavations and grading for parking areas, roadways, and school construction have destroyed any ancient resources that might have been present on the property.

A low potential also exists for locating historic archaeological resources on the school property. While the Coolidge School property is believed to be the site of Watertown's second meetinghouse, any evidence of that building would have been destroyed by site preparation and construction of the school and the paved parking areas and roadways that surround the school. Walker's *Atlas* (1889) also illustrates two houses and a stable owned by Dorcas J. Coffin on otherwise open land along the east side of Arlington Street in the late 19th century. The Coffin structures were still extant in the early 20th century when the Coolidge School was constructed NNW of the earlier buildings.

Similar to the potential for ancient Native American resources on the nominated property, any historic period resources that predated the Coolidge School were destroyed by excavation, grading, and construction of the school and the parking areas and roadways that surround it.

(end)

Coolidge School

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): HPCA #18670

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ 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 # _____

Middlesex, MA

County and State

Areas of Significance

(Enter categories from instructions)

Architecture

Education

Community Planning & Development

Period of Significance

1915-1958

Significant Dates

1915 - original building

1925 - addition

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Clarence P. Hoyt, Curtis W. Bixby

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Watertown Free Public Library

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 1

8. NARRATIVE STATEMENT OF SIGNIFICANCE

Criteria Statement:

Designed by Clarence P. Hoyt and Curtis W. Bixby, the Classical Revival-style Coolidge School reflects the rapid growth of Watertown as a prosperous industrial town and the evolution of the public school system in the early 20th century. Named after one of Watertown's founding families, Coolidge School remained in continuous use as an elementary school until 1984. Architecturally the building is well preserved, and despite changes in fenestration, the original architecture and massing remain largely intact. The architects, Curtis W. Bixby, a native of Watertown, and Clarence P. Hoyt, were both experienced in the design of schools, as well as other building types in Watertown and elsewhere in Massachusetts. Coolidge School occupies a commanding location overlooking the Lt. Paul Sullivan Memorial Playground (1987) leading to the intersection of Arlington and Mt. Auburn Streets. The school retains integrity of design, location, setting, materials, feeling, workmanship, and association. It fulfills the National Register criteria A and C at the local level. The period of significance is from its initial construction in 1915 to 1958. The end date is the standard fifty year cut-off, established to allow historical perspective.

The Coolidge School at 319 Arlington Street was built in two phases in 1915 and 1925. The early 20th century was a transitional period in American education, during which time students were being offered increased opportunities to attend new, progressive public schools. The Classical Revival was a favorite architectural style for early 20th-century schools and colleges, and indirectly reflected the importance of education in industrial America. At this time, the curriculum placed a new emphasis on the education of women and immigrants, and stressed the importance of physical education. Typically, Coolidge School was committed to the education of "a new wave of Americans --- instilling American and democratic hopes and dreams." In 1915 the Coolidge School fulfilled the urgent need for improved and expanded educational facilities in the east end of Watertown. In 1925 the second half of the school was built, completing the original design intent.

History of Watertown

Watertown, situated along the banks of the Charles River, was founded in 1630 as the first inland settlement in Massachusetts. Initially, the economic base was grounded in agriculture, grazing and fishing. By the mid 18th century, the town's civic center had been consolidated at the corner of Mt. Auburn and Common Streets where the meetinghouse (burned in 1836) stood within the Common Street Burial Ground (MHC #800). In the Colonial and Federal periods growth was rapid, with the population more than doubling between 1765 (693 persons) and 1830 (1,641 persons) by which time the power of the Charles River had been harnessed for the manufacturing of cotton duck, paper, medicines, soap, and candles.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 2

By 1870, the population had reached 4,326, with Irish immigrants representing nearly a quarter of that number. While farming was a viable occupation during most of the 19th century, Watertown's economic base was firmly rooted in manufacturing. The invention in Watertown of a paper bag-making machine revolutionized the packaging industry. Ready-made shirts were being sewn first in homes and then in the Hathaway factory, which also included a laundry and spawned Watertown's starch industry. Economic expansion and development of new industries reached its peak in the Late Industrial period (1870-1915). Particularly successful enterprises included Hollingsworth and Whitney Paper Mills, Lewando's French Dyeing and Cleansing Establishment, Empire Laundry Machinery Company, Metropolitan Laundry, Warren Soap Manufactory, Barker and Crystal Springs Starch factories, Aetna Woolen Mills, Hood Rubber Company, and the Stanley Motor Carriage Company. In addition, Watertown was the center of a thriving cattle trade, which occupied the Union Market Stockyards off Franklin and Walnut Streets.

By 1915, Watertown's population had quadrupled to 16,515 persons. Some of the growth was due to the arrival of street railways and the extension of the subway system from Boston to nearby Cambridge, which made suburban life more attractive to Bostonians. But immigration patterns also made a substantial contribution to the population statistics as the ranks of the foreign-born swelled in response to Watertown's ready supply of jobs. Irish and Italian immigrants were joined by waves of Armenians, who began arriving after the 1909 Adana Massacre in their homeland. Watertown remains an important center of Armenian culture within the New England region, supporting various Armenian churches, cultural institutions, and businesses.

The public school system in Watertown developed in concert with the booming economy and explosive population growth. By the mid 19th-century, there were three school districts serving the east, west, and central sections of town. It was during this time that the public education system began to shift from the one-room schoolhouse to a building where each grade learned in a different classroom. These wooden buildings were still small and typically housed only four classrooms. With the rapid growth of the city, these rooms quickly became overcrowded and outdated. In the first quarter of the 20th century, Watertown was growing so fast and enrolling so many students in its public school system that five new school buildings were constructed in this time period, in addition to the various additions that were made to existing schools. The town maintained roughly eleven schools throughout its three districts. The Senior High School was centrally located, while the two Junior High Schools were located in the east and west districts. Various elementary and grammar schools were strategically situated throughout the east, west and center districts, depending upon the number of students living in the area.

One of those five new school buildings was the New Coolidge School, constructed in 1915 with an addition completed in 1925. This building was deemed necessary to provide a decent educational setting for the children of the East End, a section of Watertown that was growing rapidly due to the various industrial plants in the immediate vicinity. The town was growing in an easterly direction towards Cambridge, making the existing schools too distant for a lot of children to reach on foot.

Until 1915, there was only one school that was convenient for the East End of town, but it was much too small to

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 3

accommodate the large number of students requiring a grammar school education. Known as the Old Coolidge School, it was constructed in 1860 on the eastern edge of one of the Coolidge properties, on School Lane near the intersection with Mt. Auburn Street. The small, wooden, four-room schoolhouse was outdated and overcrowded by 1912. When the New Coolidge School opened, the Old Coolidge School was used as an overflow facility until the completion of the 1925 addition. The completion of the New Coolidge enabled the town to remove the classes from the inadequate Old Coolidge School, which was sold in 1925 to raise funds for the new addition. Previously referred to as the New Coolidge School, after 1925 it was referred to simply as the Coolidge School.

The Old Coolidge School appears on a map of 1900, simply identified as "school." The 1923 Sanborn Map shows a Primary School on the site. The school is no longer shown on the 1928 Sanborn Map, the lot is vacant, and School Lane has been renamed Bostonia Avenue. It is assumed that the building was moved or demolished sometime between 1925 and 1928.

The Coolidge Family

The Coolidge name had a long and proud history in Watertown. Early settlers John Coolidge and his wife Mary emigrated from England in 1636. John Coolidge soon became a prominent civic leader who was Selectman many times between 1638 and 1677. He died in Watertown in 1691, at the age of 87. It is said that all the Coolidges in Watertown were descended from the four great-grandsons of John Coolidge. Members of the Coolidge family held large tracts of land in Watertown, much of it surrounding the current site of the Coolidge School. An atlas of Watertown (1898) shows land owned by Joshua Coolidge (1813-1908) just west of Arlington Street near the border with the neighboring town of Belmont. South of Mt. Auburn Street, Herbert Coolidge owned a large parcel of land abutting the Fitchburg railroad. This prominent family has lent its name to various streets, avenues and civic buildings around Watertown including Coolidge Hill Street and Coolidge Avenue. Members of the Coolidge family and other early settlers are buried in the Arlington Street Cemetery (formerly the Old Burying Ground), located south of the intersection of Mt. Auburn Street and Arlington Street.

History of the Coolidge School

At a town meeting in 1912, the School Committee recommended the investigation of a site for a new grammar school, the procuring of plans, and the estimation of cost for this new building. Thus the East End Schoolhouse Committee was established. It was not until the following year that a large plot of land on the east side of Arlington Street, near but not directly on Mount Auburn Street, was determined to be the best place to build the new school. It is believed to have been the site of the second meetinghouse. This spot was centrally located within the East End and was accessible from secondary roadways, for it was important that children would not have to travel along the busy and potentially dangerous Mt. Auburn Street to get to school.

The parcel of land, later occupied by the Coolidge School can be seen in Walker's *Atlas* (1889). At this time, the land on

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 4

the east side of Arlington Street is shown as an open lot, which contains two houses and one stable owned by Dorcas J. Coffin. Her property measured 256,210 square feet, and one house was situated in the middle of the lot; the second house and stable were sited slightly closer towards Arlington Street. According to census records, Dorcas J. Coffin was born in New Hampshire ca. 1834, lived in Somerville, MA, ca. 1860 and later resided in Stoneham, MA. The 1915 Coolidge School appears to have been constructed NNW of the earlier Coffin buildings.

A plan by engineer and surveyor E. F. Bowker, recorded on January 11, 1899, at the Middlesex Registrar of Deeds (Plan Book 113 : Plan 43) shows that Bridget Mullin of Watertown owned a large property, including a portion of land that fifteen years later would be used as the site of the Coolidge School. The Mullin property extended from Prentiss Street to Arlington Street, northerly beyond Dewey Street, and southerly to land owned by P. J. Keenan. In 1899, Bridget Mullin's land comprised 40 lots and each measured from 4,000 to 5,500 square feet.

The town's first acquisition of land from the former Mullin property was registered in 1911 (Book 3930: 275). The parcel is shown as lot # 27 and measured 120 feet by 52 feet. The abutting lot # 38 to the south appears to have been acquired at the same time (further deed research would be needed to confirm this). In 1914, fourteen more lots were "taken by the Town for school purposes."¹ The land was recorded on November 24, 1914, at the Middlesex Registry of Deeds, South District (Plan Book 227: Plan 21). The 1914 plan by Town Engineer Wilbur F. Learned noted that the lot sizes were the same as those shown on the Bowker (Mullin Property) plan of 1899. According to the 1914 Deed (3930: 275-276), these fourteen lots measured approximately 79,733 sq. ft., and included an unnamed way on the southern boundary, which is named as Sampson Street on the 1911 map. The 1914 plan shows Dewey Street to the north as a private way. The lots were numbered respectively 1, 2, 3, 4, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and outlined on the map showing the boundaries.² The 1914 Deed also refers to, but does not specify, the taking of "registered land in the vicinity."³ The parcel borders Arlington Street to the west; abuts land of J.D. White to the east, the properties of Louise Cavaleiro and J.D. White to the north, and southerly to two properties, one owned by P. J. Keenan and the other by Clemena H. Drake. Of the fourteen lots purchased, J. D. White was the owner of twelve; the remaining two lots were owned by Julia A. Stake and Nicola Iannelli. The town paid \$6,302.32 in compensation to J. D. White, \$795.00 to Nicola Iannelli, and \$2,500 to Julia A. Stack. The outline of an asymmetrical dwelling at the northeast boundary of the land is straddling two lots; one owned by J. D. White, and the other by Julia A. Stack⁴. It is not known when the building was demolished. More research is required to determine the date of demolition. (see Appendix Map #1)

In 1900, the large open lot where the Coolidge School now stands still contained two single-family dwellings and one

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¹ A vote in favor of the taking of this land was passed at a legal meeting of Watertown voters on September 25, 1914.

² Lot # 37 is shown on the map as part of the taking but is not mentioned in the 1914 Deed.

³ This may refer to Town-owned vacant land south of the current school lot, which was once used by Coolidge School for sports activities and recreation, and currently known as the Sullivan Playground.

⁴ The map is marked "J. Stake" probably a misspelling, because the same property on the 1911 plan was owned by James A. Stack.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 5

stable. According to the MHC inventory form, the surrounding lots were much smaller and contained one 2½-story dwelling in the area zoned as a two-family residential district. The form also states that the land on Arlington Street was purchased in 1914 from Lewis Perkins and a J. D. White.

The town-owned land south of the present school property line, currently known as the Sullivan Playground, was used by the school for sports and recreation around the middle of the 20th century. Map evidence shows that this property consisted of six parcels of open land. Coolidge School used this open land as an area for sports and recreation ca. 1953, if not before. More research would be needed to verify the dates. Since the 1910s, the land south of the Coolidge School property line, bounded by Arlington, Prentiss, and Mount Auburn streets, has been occupied by single and multi-family residences, retail, and commercial properties.

Budget and Architect Selection

In 1914 Town Meeting appropriated \$2,500 for plans for the new school. The same year, the East End School Committee was to interview and select qualified architects, as well as determine the overall cost of completing this project. The proposed school was to be built generally following the specifications of the Boston School House Commission. After posting an invitation in the local newspapers, the Committee received applications from seven out-of-town architects and five local architects. The selection process involved the presentation of plans from previously completed works, qualifications for the current project, and for a select few, a visit to offices and completed buildings. In March of 1915, the Committee reported at the Town Meeting that they had chosen two architects, Clarence P. Hoyt and Curtis W. Bixby, and construction would cost \$63,000, with an additional \$10,000 to cover furnishings, architects' fees, and site grading. Once the plans were complete, the Committee received bids for the general contract, including plumbing and electric wiring. The contract was awarded to William Crane, who came in \$2,400 less than the next lowest bidder. There was a lengthy and heated discussion that evening about appropriating the large sum, the total being \$6,000 more than the Town approved earlier that year. In the end, it was School Board member A. C. Ely's poignant remark about how "the sanitary conditions in the Old Coolidge School were 'rotten', and that something must be done and done now," that closed the argument. The money was appropriated and construction began later that year on the New Coolidge School.

Architects

Clarence P. Hoyt and Curtis W. Bixby occupied an office at 8 Beacon Street in Boston, and were chosen for their depth of experience in designing schoolhouses. At the Town Meeting, the Committee reported that Hoyt was a "designer of some twenty schools in New England," and that Bixby was "well known as guardian of the Town's finances and a competent architect." Curtis W. Bixby was born in Watertown in 1867 and was a product of its public schools. Bixby started his architecture career in the office of his uncle Sanford Phipps, whose firm designed public schools in Everett (MHC #159), Harvard (MHC #222), Ware (MHC #39) (NRDIS) and Weymouth (MHC #302). The firm built dozens of private houses and the Grand Lodge of Masons (MHC #2309) (NRDIS) on Tremont Street in Boston. Bixby started his own practice in an office in Boston, designing private houses and public buildings in the Greater Boston area. His most successful years

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 6

were during the first quarter of the twentieth century. Bixby designed several residences in the Craftsman style, notably the Dr. Anna Skinner Double House and four Staff Residences at the Fernald State School (NRDIS 01/21/1994). The **Marshall Spring Elementary School** (MHC #18) in Watertown was designed by Bixby in 1907. He designed the Hunt School (MHC #304) in Weymouth in 1915, after he began working with Hoyt. Both of these schools were constructed in the Colonial Revival style. Bixby also served on the Watertown Finance Committee from 1909 to 1914, and was Selectman from 1916 to 1919. He lived in Watertown until his death in 1923.

Clarence P. Hoyt designed over twenty schools and institutional buildings in the New England area, along with several private residences. A number of Hoyt's buildings are individually listed in the National Register of Historic Places, or listed as contributing buildings in National Register districts. The Cross Street School (1896) in Leominster (MHC #159), and the Douglas Grammar School (1898) in Douglas (MHC #191) were designed in the Colonial Revival and Classical Revival styles, respectively. Hoyt was quite successful during the first part of twentieth century. In the first fifteen years, Hoyt designed several houses in the Craftsman and Colonial Revival styles, including the 1902 W.B. Luce House (MHC #490)(NRDIS) in Hingham, and the 1911 James Foord House (MHC #177) (NRDIS) in Amherst. He also designed several educational and institutional buildings during this time period, including the 1905 Spaulding School (MHC #156) in Mansfield and the 1911 Federal Street Elementary School (MHC #166) in Greenfield. The Easthampton High School - Park Primary School (NRDIS 1986) and the Newburyport Police Station (MHC #320) (NRDIS) were both designed in the Colonial Revival style in 1912. The successful collaboration of Hoyt and Bixby began in 1915 with design of the New Coolidge School and the Hunt School (MHC #304) in Weymouth and continued into 1923 with the design of the Marlborough City Home (MHC #104). Both of these buildings were designed in the Colonial Revival style.

After Bixby's death in 1923, Hoyt continued to work into the 1930s, designing three separate buildings for the Fernald State School in Waltham, including Seguin Hall (the infirmary), the Food Service Building, and the Administration Building (NRDIS 1994), all in the Colonial Revival style. Seguin Hall at the Fernald State School and Hoyt's Merrill Infirmary at Wrentham State School (NRDIS 1994) are examples of Colonial Revival style, single-story brick buildings designed in the double-Y plan, which was popular for infirmaries in the 1930s.

The School and the Community

The program for the Coolidge School, set forth by the School Committee, included a two-story, ten-room schoolhouse with each classroom to hold a maximum of 44 persons, and a hall large enough to hold 440 students. The walls and floors of the corridors, the floors of the hall, and all of the staircases were to be entirely fireproof, meaning they were to be made of concrete. In addition to the ten classrooms, the basement was to have playrooms and toilets for boys and girls, including cooking rooms, the boiler, storage, and a workroom for the janitor. The principal's room was on the first floor, the teachers' room was on the second floor, and the nurse's office was on the landing of the southern stair of the west wing. The ingenuity of the architects and forward thinking of the School Committee resulted in a building that was designed to easily accommodate a ten-room addition at a later date. Construction began in 1915, and was completed before the year was out.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 7

When it opened, the school taught the first seven grades (including kindergarten). The Coolidge School had been open for less than a year before it was occupied to capacity, at a time when the School served the most populous area of town, the east end. A majority of students at Coolidge School had family roots in Armenia, Italy, France, Canada, Greece, Lithuania, Scotland, and Ireland, reflecting the ethnic diversity of Watertown's population of 18,000 people. In 1915 Coolidge School's student population was 182, taught by five female teachers including the principal, Minnie L. Hackett. One year later the school had eleven teachers including the principal, Walter Putnam. Overwhelmingly female, almost all the teachers lived in Watertown.

In 1915, the School Committee was planning a school system that would achieve high standards. Efforts were made to ensure that common (public) school education should progress by following "scientific, logical and well-articulated steps." From the beginning, students at Coolidge School were given standardized tests designed to measure their progress in "the tools of knowledge" i.e. arithmetic, reading and writing. The cooking rooms in the basement were used to teach female students how to prepare meals. The girls were also expected to write reports about their "home conditions." These rooms were also used for holding evening classes for foreign-born mothers. At this time, Watertown was measuring its schools' progress against the industrialized towns of Worcester and Springfield. Boston was also cited as progressive for using the 13-year system, lately introduced in Watertown. Generous playground areas for physical education were considered an important part of a well-rounded education. According to town reports, from 1923 - 1926 the Coolidge School upgraded its playground area and equipment at considerable expense. This was the open part of the lot east of the school.

In 1920, the Watertown population had reached 21,457, increasing the pressure on the lower grades of the school system. Coolidge School was employing 13 teachers to serve the student body of 447. This forced the town to prepare the junior high schools and high school for the expected increases in enrollment. The Chairman of the School Committee acknowledged that expenditures for the school system were large but necessary if Watertown was to keep up with its neighboring communities. The School Superintendent reported that teachers were taking courses at the Harvard School of Education. Professor Walter F. Dearborn acted as advisor to the Watertown public schools on educational assessment and statistics.

In 1919, Massachusetts passed the Americanization Law that mandated education for immigrants, and Watertown played its part in this endeavor. The state reimbursed the school half of its expenses for day and evening classes to "adult aliens." Americanization was designed to inculcate values of good citizenship and American ideals in an effort to secure democracy. It was believed that to be effective education must concern itself with the adult as well as the child. By 1930, the "adult alien" education program employed 16 teachers. Women were taught English language "to correlate with household activities." Factory classes were held at the Hood Rubber Co. Factory, in association with Watertown schools. In 1930 evening classes as well as mothers' classes met Tuesday afternoons at the Coolidge School. By the 1940s, funds for Americanization classes declined, and by 1945 the schools were offering new programs known simply as adult education and evening classes.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 8

It was not until ten years after the original 1915 building program that the School Committee could focus its attention again on the situation of the grammar schools in the East End of town. Throughout that time they were quite busy building five new schools for various education levels and constructing additions to existing schools as the town continued to grow rapidly. Watertown was struggling to keep pace with the growth of the town. This was true for the Coolidge and Hosmer Schools.

In 1924 the Committee to Consider the Advisability of a Ten-Room Addition to the New Coolidge School and of Building an Elementary School in the North Section of Town was established to examine the facilities in these two sections of town. That school year, four of the classes housed at the Coolidge School were scheduled in double shifts, a system deemed inadequate for proper learning although no better than overcrowded classrooms. The Old Coolidge School was also still in use at this time, despite the fact that it had been "long since pronounced unfit for school use." The Committee recommended in January of 1925 the appropriation of \$180,000 to complete the ten-room addition that had been designed in 1915. The unanimous vote approved the requested sum and construction began immediately. The addition, overseen by the original architect Clarence P. Hoyt, was completed by the end of 1925 and included a manual training room and a dental clinic. However, this relieved the problem only temporarily, for the school was filled to capacity almost immediately.

In 1931 Town Meeting ordered a survey of Watertown schools, which rated them according to a point score and also made recommendations.⁵ For example, the survey notes with admiration that the Coolidge, Hosmer, Lowell, and Browne elementary school sites were "strategically located." Coolidge School was reviewed, and plans for additions recommended. It introduced standards in an effort to help Watertown's schools remain competitive with the surrounding communities. Despite the Depression, the School Committee stressed the need to continue upgrading educational facilities. The Coolidge School population in 1935 reached 608.

In 1940 Watertown was forced to reduce expenditures, although enrollment continued to increase. The onset of World War II stiffened the School Committee's resolve to maintain the core curriculum, in particular "classics." At the same time, the elementary schools, including Coolidge, were reported to be excelling at standardized tests. Elementary teachers were upgrading their skills by attending courses at Harvard's and Boston University's Schools of Education. An Elementary Social Studies Committee was formed to experiment with new units of study in geography, history, and civics. By the mid-1950s, Watertown's ethnic diversity was reflected in the names of its teachers, who were attending the Teachers College in Framingham and Boston College. A 1970 report "School Needs in Watertown," noted that although Coolidge School was once located in the most densely populated section of Watertown, residential growth had moved the center of the town westward. Consequently Coolidge was not expected to increase its enrollment.

The Coolidge School has endured several minor alterations throughout its history. None of those alterations, however,

(continued)

⁵ Report of the Survey of the Schools of Watertown, Institute of Educational Research, Teachers College, Columbia University, New York : Bureau of Publications, 1931.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 8 Page 9

have involved the basic layout or structure of the building. At some point before 1985, all of the original wood-frame windows and doors were replaced with metal-frame windows and doors. Some of the classrooms were subdivided into smaller office spaces. In 1987, the prominent Boston landscape architecture firm Carol R. Johnson Associates, Inc. was hired to plan a new landscape design for the front entrance. At this time, the original straight stair from the main entrance on the south façade was replaced with a broad stair with a landing. A berm was constructed around the existing stair and a wide landing was constructed atop the berm. Another straight stair extended from the landing to the paved drive in front of the school.

Carol R. Johnson Associates, Inc., was founded in 1959 and in those nearly fifty years has grown from a one-person business to a 60-person design firm with offices in Boston and Knoxville, TN. The firm has won many awards for both landscape architectural design and environmental planning. Their design capabilities range from commercial and corporate to parks and cemeteries, residential to academic buildings, including many primary and secondary schools in the Greater Boston area.

The Coolidge School was used as an elementary school from the time that it opened until 1984. After 1984, 4,000 square feet of space was used for an alternative high school program. The remainder of the building was leased to private office tenants, the New England School of Acupuncture, and an organization called Earthwatch (now in Maynard MA and various international locations), who occupied the building in the 1980s or thereabouts. The former elementary school was vacated in June of 2000. In July of 2000, the Watertown School Committee "relinquished care, custody and control of the property" to the Town Council, who relinquished care to the Town Manager. In December of the same year, the Coolidge School Reuse Advisory Committee was established to examine possible uses for the vacant building. The committee developed a list of Highly Recommended, Recommended, and Not Recommended uses for the school, based on the needs of the town and input from the public, both immediate and town-wide. The Highly Recommended uses included a school, specifically an elementary school, elderly housing, and assisted living housing. Recommended uses included a variety of housing, particularly nursing/retirement housing, 100% affordable housing, market rate condos/apartments with the 10% minimum requirement of affordable housing, artists' lofts. Recommended uses also included office space, recreation, religious space, research and development, and daycare. Uses suggested as Not Recommended included spaces that would diverge from the residential character of the neighborhood, such as retail, entertainment, storage, and warehousing. After many public hearings and debates, the Town Council agreed to lease the building and grounds to a developer who is rehabilitating the Coolidge School into apartments.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 9 Page 1

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Books and Articles

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- Harris, Elizabeth E. "Teacher Awaits Decision on Retirement Benefits." Watertown TAB & Press. 9 April 1998: 4.
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- Powers, Genevieve M. "Chalk Talk." 30 January 1964.
- Robinson, G. Frederick and Ruth Robinson Wheeler. *Great Little Watertown 1630-1930: A Tercentenary History*. Cambridge, MA: 1930.

Maps and Atlases

- Atlas of the boundaries of the cities of Cambridge, Somerville, Waltham and towns of Belmont, Burlington, Lexington, Watertown, Middlesex County. [Boston?]: Commonwealth of Massachusetts Harbor and Land Commission, 1903.
- Bailey's Birds Eye Map of Watertown. 1879.
- Beers, F. W. Atlas of Watertown. New York: 1874.
- Sanborn Map Company. Insurance Maps of Watertown, Massachusetts, 1916, 1923, 1928.
- Stadly, George. Atlas of Watertown. 1898.
- Walker, George. Atlas of Watertown. Boston: 1889.

Local and State Documents

- Boston Directories: 1914, 1919.
- "Coolidge School Reuse Advisory Committee." Final Report. July 2001.
- Hoyt, Clarence P. and Curtis W. Bixby, Architects. Architectural Drawings. "East End School, Watertown, MA," Massachusetts. State Archives, Public Health Dept. Collection.
- Massachusetts Historical Commission files: National Register Nominations and Inventory forms
- Waltham/Watertown Directories, 1912, 1916, 1928, 1951, 1971.
- Watertown Annual Reports. "School Committee Reports, 1912-1926."
- Watertown Annual Report. "Coolidge School Reuse Advisory Committee, Final Report 2001."

(end)

Coolidge School
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreage of Property 2.2 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 322300 4693260
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leslie Donovan & Kate Matison, Tremont Preservation Services, LLC with Betsy Friedberg, NR Director

organization Massachusetts Historical Commission date December 2008

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Coolidge School LLC, c/o Mitchell Properties

street & number 20 Park Plaza, Suite 520 telephone 617-542-6500

city or town Boston state MA zip code 02116

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 10 Page 1

10. GEOGRAPHICAL DATA

Verbal Boundary Description

The Coolidge School parcel is located on Watertown assessor's maps 44, 45, and 61, parcel number 1602-13-0-319

The Coolidge School premises consist of the registered and unregistered land, and the former Coolidge Elementary School and the other improvements located on such land,

BEING A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF WATERTOWN, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF THE PREMISES ON THE EASTERLY SIDELINE OF ARLINGTON STREET, BEING N27°30'22"W, A DISTANCE OF 25.25 FEET FROM A STONE BOUND WITH A DRILL HOLE ON THE EASTERLY SIDELINE OF ARLINGTON STREET, THENCE RUNNING N27°30'22"W, BY SAID EASTERLY SIDELINE OF ARLINGTON STREET, A DISTANCE OF 93.53 FEET TO A POINT OF CURVATURE;

THENCE BY A CURVE TO THE RIGHT, BY SAID EASTERLY SIDELINE OF ARLINGTON STREET, HAVING A RADIUS OF 370.00 FEET AND AN ARC LENGTH OF 109.94 FEET TO A POINT OF TANGENCY;

THENCE N10°28'52"W, BY SAID EASTERLY SIDELINE OF ARLINGTON STREET, A DISTANCE OF 38.19 FEET TO A POINT;

THENCE N73°10'26"E, BY LAND NOW OR FORMERLY OF SING, LAND NOW OR FORMERLY OF RIVERSIDE MENTAL HEALTH RIVERSIDE RETARDATION CENTER, LAND NOW OR FORMERLY OF RAPOSO, LAND NOW OR FORMERLY OF NOWICKI, LAND NOW OR FORMERLY OF DEFELICE, LAND NOW OR FORMERLY OF VANGELATOS AND LAND NOW OR FORMERLY OF SARTORI, A DISTANCE OF 391.40 FEET TO A POINT;

THENCE S16°48'00"E, BY LAND NOW OR FORMERLY OF FERRARI AND LAND NOW OR FORMERLY OF THE TOWN OF WATERTOWN, A DISTANCE OF 120.00 FEET TO A POINT;

THENCE S73°12'00"W, BY SAID LAND NOW OR FORMERLY OF THE TOWN OF WATERTOWN, A DISTANCE OF 15.68 FEET TO A POINT;

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number 10 Page 2

THENCE S16°48'00"E, BY SAID LAND NOW OR FORMERLY OF THE TOWN OF WATERTOWN, LAND NOW OR FORMERLY OF SOUKIASIAN AND LAND NOW OR FORMERLY OF PERRI, A DISTANCE OF 121.04 FEET TO A POINT;

THENCE S69°26' 10"W, BY LAND NOW OR FORMERLY OF CASSIDY, A DISTANCE OF 148.86 FEET TO A POINT;

THENCE THE FOLLOWING SIX COURSE BY LAND NOW OR FORMERLY OF THE TOWN OF WATERTOWN;

N22°21'09"W, A DISTANCE OF 4.52 FEET TO A POINT;
N67°38'39", A DISTANCE OF 27.81 FEET TO A POINT;
S71°06'55"W, A DISTANCE OF 11.68 FEET TO A POINT;
N20°51'25"W, A DISTANCE OF 15.09 FEET TO A POINT;
S69°49'01"W, A DISTANCE OF 158.09 FEET TO A POINT;

S30°17'22"W, A DISTANCE OF 23.56 FEET TO A POINT ON THE EASTERLY SIDELINE OF ARLINGTON STREET, ALSO BEING THE POINT OF BEGINNING.

SAID LEASED LAND CONTAINS APPROXIMATELY 89,009 SQUARE FEET OF LAND,

Boundary Justification

The boundaries represent the lot associated with and originally acquired for the Coolidge School in 1914, and the current boundaries of the site have remained essentially the same since that date.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Coolidge School
Watertown (Middlesex), MA

Section number photographs Page 1

Photographs

Date: 2008

Photographer: Katherine Matison

<u>Photo No.</u>	<u>Description</u>
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8 X 10 photographs

1	South and west elevations
---	---------------------------

5 X 7 photographs

2	South elevation looking NE
3	Main Entrance, south elevation
4	West elevation, looking SE
5	Typical side entrance to stair, west elevation
6	North and west elevations, east wing (rear)
7	North elevation south wing; east and north elevations, auditorium wing

Arlington St.

West block

Assembly Hall

East block

1915 ← → 1925

1915 ← → 1925
South block

KEY PLAN, FIRST FLOOR - 2006
Coolidge School
319 Arlington Street
Watertown, MA



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Coolidge School
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/14/09 DATE OF PENDING LIST: 2/02/09
DATE OF 16TH DAY: 2/17/09 DATE OF 45TH DAY: 2/27/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000055

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2/25/09 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrews

DISCIPLINE Historian

TELEPHONE _____

DATE 2/25/2009

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



COOLIDGE SCHOOL

WATERTOWN, MA

2008 photo - K. MATISON photographer

PHOTO #1

S and ^E ~~E~~ ELEVATIONS.

2008 School, Watertown, MA
Elevations



COOLIDGE SCHOOL
WATERTOWN (MIDDLESEX) MA

K. MATISON photo 2008

PHOTO #2

S ELEVATION, looking NE



COOLIDGE SCHOOL

WATERTOWN (MIDDLESEX), MA

2008 photo K. MATSON photographer

PHOTO #3

S ELEVATION, MAIN ENTRANCE

School in ... Middlesex



CARTERSVILLE
Elementary School

COOLIDGE SCHOOL

WATERTOWN (MIDDLESEX), MA

K. MATISON photo 2008

PHOTO #4

W ELEVATION, looking SE

Coolidge School, Watertown, Middlesex County, MA
Photo No. 4



COOLIDGE SCHOOL

WATERTOWN (MIDDLESEX) MA

K. MATISON photo 2008

PHOTO # 5

W ELEVATION, SIDE ENTRANCE TO STAIR

Coolidge School, Watertown, Middlesex
County, MA

Photo No. 5



STOP
END OF LINE

COOLIDGE SCHOOL
WATERTOWN (MIDDLESEX) MA

K. MATISON photo 2008

PHOTO # 6

N, W ELEVATIONS, E WING (REAR)

Coolidge School, Watertown, Middlesex County MA

Photo No. 6



COOLIDGE SCHOOL
WATERTOWN (MIDDLESEX) MA

K. MATISON photo 2008

Photo #7

AUDITORIUM WING, E, N ELEVATIONS
S WING, N ELEVATION

Coolidge School, Watertown, Middlesex County, MA
Photo No. 7

Coolidge School 319 Arlington St
Watertown MA



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

CARTOGRAPHIC ASSOC. INC.
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(603)444-6768 - 1(800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

LEGEND

RIGHT OF WAY/ACCESS: — E —
TOWN LINE: ———
WATER: ~~~~~
COMMON OWNERSHIP: ———

SCALE 1" = 40'
FEET 0 20 40 60 80 100 120
METERS 0 10 20 30
REVISED TO:

PROPERTY MAPS
WATERTOWN
MASSACHUSETTS

INDEX **DIAGRAM**
43 44 45
60 61 62
77 78 79

MAP NO.
61



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

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LEGEND

RIGHT OF WAY/ACCESS: ——— = 5' ———

TOWN LINE: ———

WATER: ———

COMMON OWNERSHIP: ———

FEET SCALE 1" = 40'

0 20 40 60 80 100 120

10 20 30 40 50 60 70 80 90 100 110 120

METERS

REVISED TO :

PROPERTY MAPS

WATERTOWN

MASSACHUSETTS

INDEX DIAGRAM

31	32
43	45
60	62

MAP NO.

44





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.

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(603)444-6766 - (800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

LEGEND

FRONT OF WAY/ACCESS — 5' — TOWN LINE — — — — —

WATER — — — — — COMMON OWNERSHIP — — — — —

FEET 0 20 40 80 120
METERS 0 10 20 30

SCALE 1" = 40'

REVISED TO :

PROPERTY MAPS

WATERTOWN

MASSACHUSETTS

INDEX DIAGRAM

32	44	46
61	62	63

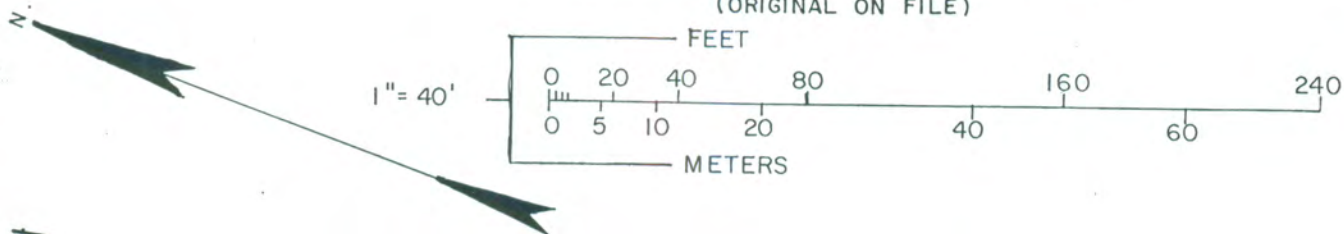
MAP NO.

45

LAND ON EASTERLY SIDE OF ARLINGTON STREET
IN THE TOWN OF
WATERTOWN

TAKEN BY THE TOWN FOR SCHOOL PURPOSES
SCALE 1 INCH = 40 FEET OCTOBER 8, 1914
WILBUR F. LEARNED TOWN ENGINEER

(ORIGINAL ON FILE)



NOTE
NUMBERS OF LOTS SAME AS THOSE
SHOWN ON PLAN ON F.E. BOWKER IN
BOOK OF PLANS SOUTH MIDDLESEX
REGISTRY - BOOK 113 PLAN 43.

DEWEY STREET - PRIVATE WAY

PRENTIS

STREET

CLEMENA H. DRAKE

P. J. KEENAN

ARLINGTON

STREET

boundary
line for

boundary
line

Coolidge School
319 Arlington St
Watertown, MA

MIDDLESEX REGISTRY OF DEEDS, 9th DIST.
CAMBRIDGE, MASS.

COPY OF PLAN

Recorded NOV. 24, 1914 at 4:45 P. M.
In Plan Book 227 Plan 21

Attest

John F. Jay

Register



Boston South MASSACHUSETTS

1:25 000-scale metric topographic map

COOLIDGE SCHOOL
319 ARLINGTON ST
WATEROWN, MASS.
7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

U.S. GEOLOGICAL SURVEY
1987

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works. Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies. Compiled by photogrammetric methods from aerial photographs taken 1976. Field checked 1979. Map edited 1987. Supersedes Newton and Boston South 1:25,000-scale maps dated 1979. Selected hydrographic data compiled from NOS charts 13270 (1982) and 13272 (1983). This information is not intended for navigational purposes. Projection and 1000-meter grid: Universal Transverse Mercator, zone 19. 10,000-foot grid ticks based on Massachusetts coordinate system; mainland zone. 1927 North American Datum. To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks. There may be private inholdings within the boundaries of the National or State reservations shown on this map. CONTOUR INTERVAL 3 METERS. NATIONAL GEODETIC VERTICAL DATUM OF 1929. OTHER ELEVATIONS SHOWN TO THE NEAREST 0.1 METER. DEPTH CURVES AND SOUNDINGS IN METERS. DATUM IS MEAN LOW WATER. THE RELATIONSHIPS BETWEEN THE TWO DATUMS IS VARIABLE. MEAN HIGH WATER REPRESENTS THE APPROXIMATE LINE. THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.9 METERS. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

Declination Diagram

U.S. GEOLOGICAL SURVEY

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Topographic Map Symbols

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road, trail
Route marker: Interstate, U. S., State
Railroad: standard gage; narrow gage
Bridge, drawbridge
Forthbridge, overpass, underpass
Built-up area: only selected landmark buildings shown
House, barn; church; school; large structure
Boundary:
National with monument
State
County, parish
Civil township, precinct, district
Incorporated city, village, town
National or State reservation; small park
Land grant with monument; found section corner
U. S. public lands survey: range, township, section
Range, township, section line; location approximate
Fence or field line
Power transmission line, located tower
Dam; dam with lock
Cemetery: grave
Campground; picnic area; U. S. location monument
Windmill; water well; spring
Mine shaft; prospect; adit or cave
Control: horizontal station; vertical station; spot elevation
Contours: index; intermediate; supplementary; depression
Distorted surface: strip mine, lava, sand
Soundings; depth curve
Perennial lake and stream; intermittent lake and stream
Rapid, large and small; falls, large and small
Submerged marsh; marsh, swamp
Land subject to controlled inundation; woodland
Sandy, mangrove
Orchard; vineyard

A pamphlet describing topographic maps is available on request.
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
1987



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 8, 2009

Mr. J. Paul Loether, Chief
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Coolidge School, 319 Arlington Street, Watertown (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Coolidge School LLC, Mitchell Properties
David Russo, Jr., Watertown Historical Commission
Clyde Younger, President, Town Council
Leslie Donovan, Tremont Preservation Services
John B. Heard, Jr., Watertown Planning Board