

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED OCT 2 1978 DEC 6 1979
DATE ENTEREDSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Peirce School

AND/OR COMMON

Old Peirce School

2 LOCATION

STREET & NUMBER 88 Chestnut Street

CITY, TOWN

Newton

n/a

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

4th

STATE

Massachusetts

CODE
025

COUNTY

Middlesex

CODE

017

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☒ PUBLIC
☐ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☐ OCCUPIED
☒ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES: RESTRICTED
☒ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☐ MUSEUM
☐ COMMERCIAL
☐ PARK
☒ EDUCATIONAL
☐ PRIVATE RESIDENCE
☐ ENTERTAINMENT
☐ RELIGIOUS
☐ GOVERNMENT
☐ SCIENTIFIC
☐ INDUSTRIAL
☐ TRANSPORTATION
☐ MILITARY
☐ OTHER:**4 OWNER OF PROPERTY**

NAME City of Newton, Massachusetts

STREET & NUMBER

1000 Commonwealth Ave.

CITY, TOWN

Newton Center

VICINITY OF

Massachusetts

STATE

02159

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Middlesex South District Registry of Deeds

STREET & NUMBER

Third Street

CITY, TOWN

Cambridge

STATE

Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Inventory of the Historic Assets of the Commonwealth

DATE

1978

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Massachusetts Historical Commission

CITY, TOWN

Boston

STATE

Massachusetts

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Old Peirce School is situated on the north side of a moderately sloped hill named West Newton Hill in West Newton at the corner of Chestnut and Austin Streets. The site has several mature specimen trees including Sugar Maple, Elm, Ash, Catalpa, Horse Chestnut and Norway Maple. Lawns and walks sloping away from the building cover the north side of the property. The south side of the property contains an existing parking area separated from the building by a fieldstone retaining wall and adjacent paved area.

The school, which faces north, is a two-storey Georgian Revival structure of rectangular plan with projecting end pavilions. It is faced with waterstruck red brick with red mortar joints and has a low-hipped roof covered with blue-gray slate. It is set on a high basement with granite faced foundations from grade level to the sill line of the basement windows. Granite is also used for the steps which approach the three entrances on the north, east and west elevations. Brownstone is used to form a watertable at the head of the basement windows, as a belt course at the second floor sill line, as sills for the first floor windows, as an arched enframement for the north entry, and as a second storey balcony on the north elevation. The basement and first floor windows are trabeated and contain 6/6 double hung sash. Those of the first floor have brick lintels. The ~~third~~ second floor windows are round arched, containing 6/6 sash and fixed fan lights. Interior chimneys with panelled arches pierce the hipped roof which has a slight overhang supported by exposed rafter ends.

The north elevation, which contains the major entry, is symmetrically composed in three parts: a seven bay central section flanked by projecting three bay end pavilions. The main section has an arched center entrance with a fixed semi-circular transom over panelled oak doors painted green. A balustraded balcony with the words "PEIRCE SCHOOL" carved in its lintel is located above the door. These central elements are flanked by three windows on each side. The roof is pierced by a broad shingled dormer which echoes the three-part composition of this elevation. Paired windows flank a central pedimented section which contains a pair of windows with an elaborate stained glass fan light. The south elevation is almost identical to the north but lacks the major entrance and balcony; the central section is instead eleven bays in width with narrow 4/4 windows occupying the central bay at the first and second storey level. The east and west elevations are identical, consisting of a porch projecting from three bay end sections. The porches contain round arched entries with elongated round arched lights above them.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☒ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☒ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES 1894-1895 BUILDER/ARCHITECT Stickney and Austin

STATEMENT OF SIGNIFICANCE

The Peirce School possesses integrity of setting, design, location, materials and workmanship and is significant for the formative educational role it has played in the village of West Newton. Designed by the firm of Stickney and Austin in 1894-95, it was one of the first three brick architect designed schools in the city and the first in West Newton. It was also one of the first to have its site chosen and landscaped to enhance the surrounding community. The school was named for Cyrus Peirce, a prominent educator who was instrumental in Horace Mann's experimental Normal School for teachers which was located in West Newton from 1844-1853.

In the late nineteenth century the Newton building inspector recommended that the city's twenty-four vernacular wooden schools be replaced by brick structures to increase fire safety. The first three to be constructed were the Peirce School in West Newton, the Hyde School in Newton Highlands and the Adams School in Nonantum (now demolished). When built, they were equipped with the most modern heating, ventilating and sanitary facilities available. These three schools immediately became the largest and most important educational facilities in their respective villages.

The Georgian Revival Peirce School is the second of three schools to be named for Cyrus Peirce, Newton's most well known nineteenth century educator. The first of these schools was converted to a Police Station c.1900 then demolished in 1930, and the third is a modern 1950's structure making this the major remaining building associated with Peirce. Peirce, who began his teaching career in West Newton, was the High School principal in Nantucket when Horace Mann, asked him to manage and teach the first state supported normal school in the United States. Opening with considerable opposition in Lexington in 1839 it moved to West Newton in 1844 where it remained until 1853 when it outgrew its facilities and moved to Framingham. Peirce retired at that time and taught at the progressive West Newton English and Classical School, established by Nathaniel Topliff Allen (house--National Register), until his death in 1860.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Atlases 1907, 1895
City Directories 1901, 1897, 1895
City of Newton, Public Documents, 1897, 1896, 1895
Friends of the Jackson Homestead. Newton's Older Houses: West Newton
(1978), p. 25
Eugene Francis Fay, Biographical Catalog of the West Newton English and
Classical School 1854-1893, Boston, 1895

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.75 Acres

UTM NOT VERIFIED

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A 19 316780 4690 460

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Please refer to the attached assessor's map which is section 32,
block 3. The nominated property is outlined

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

CODE

COUNTY

CODE

STATE

CODE

COUNTY

CODE

11 FORM PREPARED BY

NAME / TITLE Candace Jenkins, with
National Register Coordinator

Elsie Husher, Newton Historical Com-
mission
David Stirling Childs Bertam Tseck-
ares & Casendino Inc.

ORGANIZATION

DATE

Massachusetts Historical Commission

July, 1979

STREET & NUMBER

TELEPHONE

294 Washington Street

727-8470

CITY OR TOWN

STATE

Boston

Massachusetts

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Patricia L. Westlake

9/14/79

TITLE

Executive Director, Massachusetts Historical Commission

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE 12/6/79

ATTEST:

CHIEF OF REGISTRATION

DATE 12/4/79

Property

Pierce School

State

MA, Middlesex

Working Number

10.2.79.2345

TECHNICAL

Photos

Maps

6
1, 1

CONTROL

HISTORIAN

SCHOOL IS SIGNIFICANT TO THE COMMUNITY AS ONE OF THREE ARCHITECTURAL HISTORIAN
IN MASSIVE LATE 19TH CENTURY REBUILDING PROGRAM IN NEWTON. THIS WAS THE ONE FOR WEST NEWTON.
IT IS ALSO SIGNIFICANT ~~AS~~ AS A REMINDER OF CHRIS PIERCE, A PROMINENT 19C EDUCATOR FOR
WHOM THE SCHOOL WAS NAMED.

ACCEPT
Mac Dowd
12/4/79

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Mac Dowd
12/4/79
ACCEPT

BRANCH CHIEF

KEEPER

National Register Write-up _____

Federal Register Entry _____

2-5-80

Send-back _____

Re-submit _____

Entered

DEC 6 1979

INT:2106-74



West Newton, Mass.
Peirce School
CBT Architects

1979

Middlesex
County

Photo #1

Austin Street Elevation--North Facade

DEC 6 1979

CBT Architects - Boston

Peirce School

Austin Street Elevation - North Facade

photo No 1



Newton, Mass
Peirce School
CBT Architects

1979

Photo #2
Chestnut Street Elevation--West
Facade

OCT 2 1979

Middlesex
County

DEC 6 1979

Peirce School

Chestnut Street Elevation--West
Facade
Photo No 2



1979

Newton, Mass.
Peirce School
CBT Architects

1979

Photo #3
Rear Elevation--South Facade

*Middlesex
County*

DEC 6 1979

OCT 2 1979

Peirce School

*Rear Elevation - South Facade
Photo No 3*



1979

Newton, Mass.
Peirce School
CBT Architects

1979

*Middlesex
County*

Photo #4
Rear Elevation--East Facade

OCT 2 1979

DEC 6 1979

*Rear Elevation - East Facade
Photo No 4*



Newton, Mass.
Peirce School
CBT Architects

1979 *Middlesex
County*

Photo #5
Corner view--Austin & Chestnut Streets

OCT 2 1979

DEC 6 1979

1979

CBT ARCHITECTS - BOSTON

PEIRCE SCHOOL

CORNER VIEW - AUSTIN & CHESTNUT STREETS

Photo No 5



Newton, Mass.
Peirce School
CBT Architects

1979

Middlesex
County

Photo #6

Detail--Chestnut Street Facade

OCT 2 1979

DEC 6 1979

1979

Detail - Chestnut Street Facade

Photo No 6



1979

Newton, Mass.
Peirce School
CBT Architects

1979

*Middlesex
County*

Photo #7

Detail--Austin Street Facade

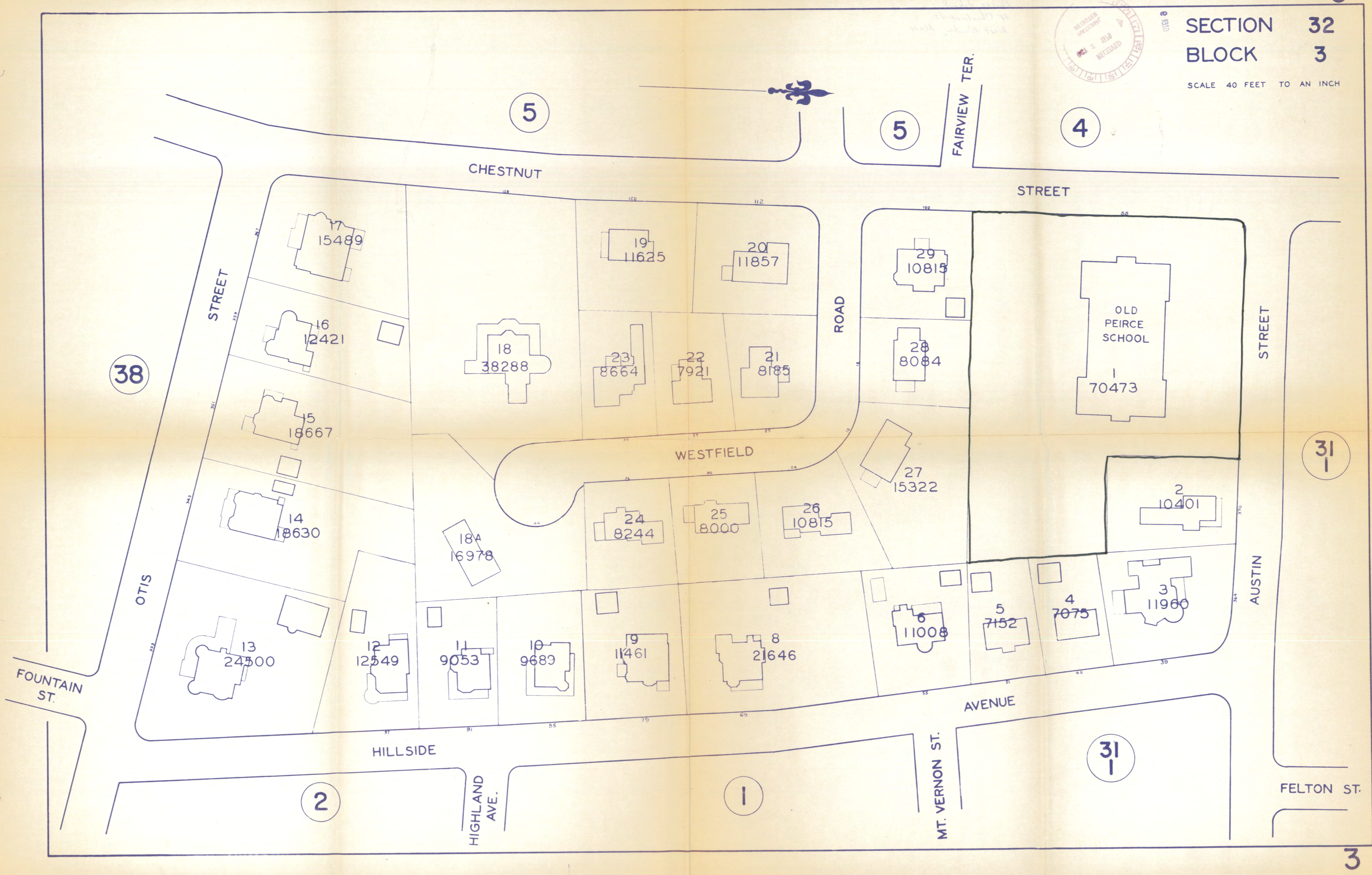
OCT 2 1979

DEC 6 1979

*Detail - Austin Street Facade
Photo No 7*



SECTION 32
BLOCK 3
SCALE 40 FEET TO AN INCH



STREET

CHESTNUT

STREET

FAIRVIEW TER.

STREET

AUSTIN

OTIS

FOUNTAIN ST.

MT. VERNON ST.

FELTON ST.

HILLSIDE

HIGHLAND AVE.

WESTFIELD

ROAD

AVENUE

OLD PEIRCE SCHOOL

2

1

31

31

38

5

5

4

17
15489

16
12421

5
18667

14
18630

13
24500

12
12549

11
9053

10
9689

9
11461

8
21646

18A
16978

18
38288

23
8664

22
7921

21
8185

19
11625

20
11857

29
10815

28
8084

27
15322

24
8244

25
8000

26
10815

70473

2
10401

3
11960

4
7075

5
7152

6
11008

DEC 6 1979



Peirce School
88 Chestnut St.
West Newton, Mass

BLOCK 3
SECTION 35

CLAYTON, MASS. 01960

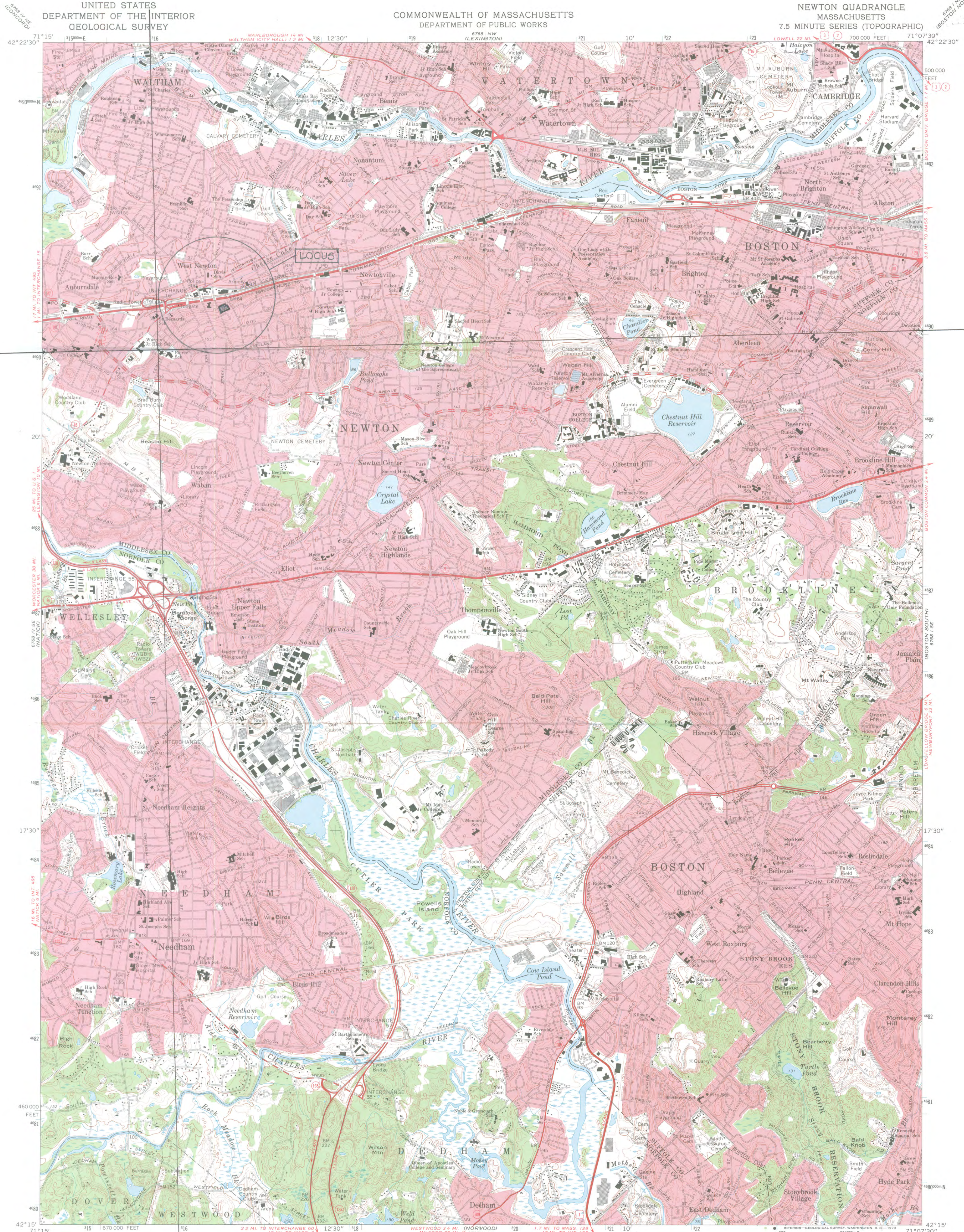
WILKINSON ST

STREET

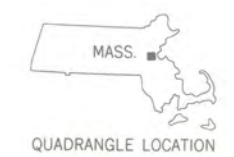
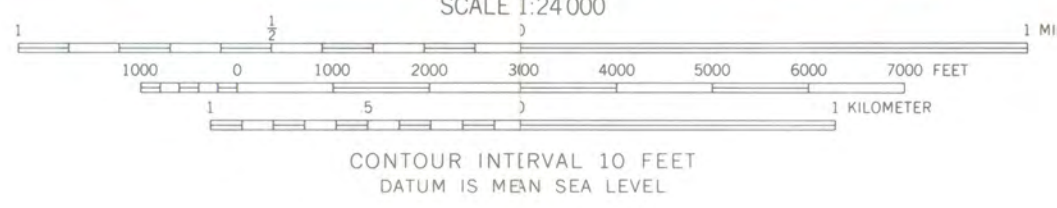
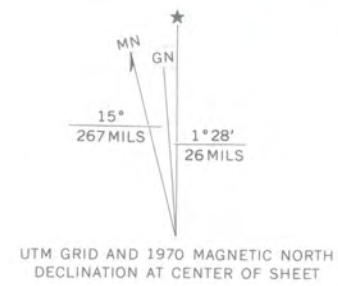
CHURCH ST

7-13-12

38



Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1939. Topography by planimetric surveys 1943.
Revised from aerial photographs taken 1969. Field checked 1970
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

NEWTON, MASS.
N4215-W7107.5/7.5
1970
AMS 6768 I SW-SERIES W814

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revere School
St. Paul, Minn.
East Newton, Mass



645 9 320

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered DEC 6 1979

Name

Location

Partridge, Jabez, Homestead

Gardner
Worcester County

Heywood, Levi, Memorial Library Building

Gardner
Worcester County

Peirce School

Newton
Middlesex County

Also Notified

Honorable Paul G. Tsongas

Honorable Edward M. Kennedy
Honorable Robert F. Drinan

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, Massachusetts 02108

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

July 23, 1980

Mr. Edward Machado
Environmental Officer
Department of Housing and
Urban Development
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts 02114

Middlesex

Dear Mr. Machado:

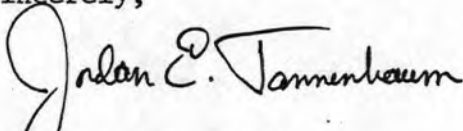
On July 1, 1980, the Council received your determination that rehabilitation of the Peirce School, Newton, Massachusetts, would not adversely effect that property that is included in the National Register of Historic Places. In accordance with Section 800.6(a) of the Council's regulations (36 CFR Part 800), the Executive Director does not object to your determination.

As you know, compliance with the Council's regulations is a separate process from obtaining certified rehabilitation status from the Secretary of the Interior for purposes of the Tax Reform Act of 1976. Our concurrence to your determination of no adverse affect does not constitute or imply approval of the project by the Secretary of the Interior for tax certification purposes. It is our understanding that the project is presently under review by Technical Preservation Services and the developer will continue to consult with that office regarding this matter.

As provided in Section 800.9 of the Council's regulations, a copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be kept in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act and the Council's regulations (36 CFR Part 800).

Thank you for your cooperation.

Sincerely,



Jordan E. Tannenbaum
Chief, Eastern Division of
Project Review