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**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 Edward Peirce House/Henderson House of Northeastern University

other names/site number Henderson House of Northeastern University

2. Location

street & number 99 Westcliff Road N/A not for publication

city or town Weston N/A vicinity

state Massachusetts code MA county Middlesex code 017 zip code 02193

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.)

Judith B. McDonough 6/30/97
Signature of certifying official/Title Judith B. McDonough, Executive Director Date
Massachusetts Historical Commission, State Historic Preservation Office

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

Date of Action

Patrick Andrews 8/19/97

Edward Peirce House
Name of Property

Middlesex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
1		buildings
		sites
1		structures
		objects
2		Total

*system of stone walls around the house is counted as a structure

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)

DOMESTIC: single dwelling, mansion

Current Functions

(Enter categories from instructions)

EDUCATION: education-related, conference center

7. Description

Architectural Classification

(Enter categories from instructions)

TUDOR REVIVAL

Materials

(Enter categories from instructions)

foundation Stone

walls Stone

Stucco

roof Slate

other

Narrative Description

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

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Weston, (Middlesex County)
Massachusetts

7. DESCRIPTION

The Edward R. Peirce House (1925-7), is a large, well-detailed frame Tudor Revival estate mansion designed by the nationally-known Boston architectural firm of Coolidge, Shepley, Bulfinch and Abbott. Now called Henderson House, the building is owned by Northeastern University and used as a conference center. The 2 ½ story hip-roofed house has a modified rectangular plan, hip roof, and stone. The foundation and lower story, as well as the porte cochere and porches are constructed of stone, the second floor and gables are half-timbered, and the roof is slate. The house is in excellent condition and has had few alterations since its construction. The interior is Colonial Revival in style and includes woodwork and built-in features which have been remarkably well preserved. The Peirce House is located in Weston, Massachusetts, an affluent suburban community 12 miles west of Boston. Most houses in the immediate neighborhood were built in the 1960's on winding roads laid out within the extensive property which once belonged to the Peirce estate. These one- and two-story Colonial Revival and contemporary houses are set back at least 70' on one-to-two acre wooded lots. The Peirce House is located on a parcel of nearly 6 acres, with over 700 feet of street frontage along Westcliff Road. Especially notable on the property are areas of exposed rock ledge and large boulders. The house faces north and is dramatically sited on a rock ledge which is the topographical high point of the area and allows for panoramic views, especially to the south. Because of the topography, mature trees, and 120' setback, the house is not easily visible from the street and is set apart from the neighboring houses. The driveway enters from the street onto a paved parking lot, continues up the hill, branches off to a second paved parking lot behind the house and then circles around the front and through the porte-cochere. Just north of the circular drive and south of the rear parking lot, the property is wooded and the grade falls off sharply. The landscape treatment includes mature trees, young flowering trees and simple plantings, all well maintained. There are no outbuildings on the property. Two of the original Peirce estate outbuildings remain in the neighborhood, where they have been remodelled and incorporated as part of newer homes.

The principal, north-facing facade can be divided visually into three parts: a four-bay east wing which contains the kitchen and service rooms; a central section, with a slightly higher roofline, containing many of the principal living spaces; and a four-bay west wing set at a 45 degree angle from the main block, containing the main living room and featuring a one-story stone open porch at the end. Approximately in the center of this asymmetrical arrangement is the impressive stone porte-cochere which marks the main entrance. The three-part visual arrangement of the north facade is underscored by the use of three front-facing gables, one at each end of the two wings and one at the division point between the service wing and principal living spaces. The wall gable to the left of the porte-cochere is balanced visually by a prominent stone exterior chimney to the right of the entrance. To focus attention on the center, decorative half-timbered patterning is concentrated around the entrance and the most elaborate windows are located here as well.

The porte-cochere is built of rock-faced granite blocks of varying sizes set in random rangework pattern. The shape of the blocks and type of stone is more uniform here than the stonework on the body of the house. The porte-cochere is trimmed with gray granite blocks used at the top to form a stepped gable within which is a square block with incised quatrefoil design. Matching wide elliptical arches are used for the openings on all four sides. A period lamp hangs above the vehicle passageway. Five granite

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block steps lead to an exterior vestibule with elliptical-arched openings on each side. Originally, both these openings were covered by decorative iron grates, divided into panels ornamented with rosettes and entwined ironwork tendrils. One of these iron window grates has been removed and the stonework altered to provide for a wheelchair entrance from the driveway, in the space between the exterior vestibule and a stone wall which extends out between the central section and the east service wing. A second exterior light fixture, which also may be original, is located in the exterior vestibule.

The massive front entrance door is constructed using a heavy oak frame, reinforced with iron strapwork, surrounding decorative ironwork panels designed to allow light and air into the interior vestibule. The fifteen iron panels, arranged three across, alternate two designs with central rosettes surrounded by either four rosettes or four leaves.

First floor exterior stonework utilizes several types of stone including varieties of granite and brownstone, each with different surface textures and coloring. The stone is shaped into roughly rectangular and square blocks set in random rangework pattern. Small joints are used between stones, and flat tool marks are visible. The stone is used to form the massive exterior chimney at the right of the porte-cochere. This "shoulder chimney" is graduated in width, beginning with a base that is 15' wide. A plaque bearing the seal of Northeastern University has been placed at the base. A second exterior shoulder chimney with an 8' wide base is found at the west end of the living room wing. Both chimneys have recessed stone panels at the topmost level below the cap.

Another important feature of the first story is the one-story stone porch at the end of the living room wing. The stonework here is the same as used on the porte-cochere, and the design is also similar in the use of elliptical arches. Along the long side, decorative iron railings are used between triple arches. A battlement motif is used along the flat roof.

First floor windows are of many types, as the fenestration pattern of the house is asymmetrical and dependent on interior room arrangements. The most elaborate window types are in the central section and west wing. On either side of the large exterior chimney and at the end of the west wing are three-part bay windows formed with three tall, narrow sash. Also used along the central section and west wing are groupings of three windows, each with fixed sash of 32 small panes arranged 4 x 8, above which are decorative tympanums of carved wood leaf pattern which have been painted so that the leaves are picked out in brown against a cream background. Another notable window, located to the left of the porte-cochere, is also three-parts with a segmental arch above.

The first floor treatment of the east (service) wing is different from the rest of the house because of the change in grade, which allows for a ground level basement story at the east end of the house. A high stone wall bordering the driveway in front of the service wing is partly set at an angle echoing the angle of the west wing. Behind this wall the grade falls off, creating a ground level basement for the service wing opening out onto a basement level patio in the front hidden from the main entrance by the wall. There is a door from this patio into the house, but the main service entrance is from the rear (south) facade at the southeast corner. Windows are generally 12/16 in the service wing except for one arched window at the end.

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On the second floor, the richness of architectural detailing in the central section helps to focus attention here. Between the first and second floors of the central section is a wooden decorative trim band, from which point the second floor projects out slightly from the first floor. Above this band, a series of square half-timbered decorative panels is repeated along most of the central section, forming a decorative band which further emphasizes this section. Second floor windows are most elaborate in the center section, adding to the great variety of windows in the house. To the left of the porte-cochere is a three-part window grouping with Tudor-arched upper sash. Above the porte-cochere is a group of four 9/9 windows with cut-out trefoil patterns in the upper window frames. This window type is repeated with a two-part grouping between the porte-cochere and exterior chimney. The central section is further emphasized by a cove cornice at the roofline. Windows in the second floor of the west wing have 8/12 sash.

The gables at each end of the house and the wall gable to the left of the porte-cochere are critical to the design of the house, creating a focus for decoration as well as a means of emphasizing the three-part arrangement of east wing, center section and west wing. The half-timbered patterning is different in each of the three front-facing gables. At the peak of the gables is a simple pendant. Heavy bargeboards flair out at the ends and are carved with leaf and quatrefoil designs. A clover design is carved into the wide board between the second story windows and the gable.

The roofline is complex. The hip roof over the center section is higher than the roofline of the east and west wings. The east wing has a gable roof intersecting at the east end with a cross gable. The west wing has a hip roof intersecting at the west end with a cross gable. The roof is covered with green slates of relatively uniform size and thickness. Gutters are copper. Decorative collection boxes can be found on downspouts all along the north and south facades. The house has two paneled stone interior chimneys, located behind the ridge in the service wing and just in front of the ridge, offset-left, in the main section. Dormers echo the appearance of the gables and have flared bargeboards, half-timbering, simple pendants and slate sides. Dormer windows are paired 4/4 sash. Two front-facing dormers are located in the service wing, two are located in the central section above the porte-cochere with one more to the right of the large shoulder chimney, and two front-facing dormers are located in the west wing, for a total of seven along the north facade. Of these seven, the three in the central section have a more elaborate design, again focusing attention on this part of the house.

The south facade of the house is similar to the north facade and is equally elaborate in all window and trim detailing, indicating that it was considered of equal importance. The south side of the east (service) wing has not been painted in recent years and is probably closer in appearance to the original. Here the stucco is an unpainted cream color and designs in the wood trim have not been picked out with paint of contrasting color.

The south facade, like the north, is divided visually into three parts. The east and west wings extend out from a central core dominated by a six-sided one-story stone sunroom with flat roof finished with a crenelated battlement. Along the perimeter of the porch are elliptical arches now enclosed with four-part multi-pane windows or doors, with multi-pane windows in the tympanums as well. On each side of the sunroom are two gable pavilions, different in size, projecting out from the main block of the house. The gable pavilion on the east side of the stone sunroom contains the dining room and features a bank of four

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windows along the first floor, all with 32 fixed pane sash arranged 4 x 8, with carved tympanums. Above, on the second floor, is a group of three 12/12 windows enhanced with square half-timbered decorative panels above. The half-timbered gable above, much like those on the north side, has carved bargeboards, a simple pendant, and a four-part window. Drop finials are located at the corners of the gable at the ends of the bargeboards. The gable pavilion on the west side of the stone sunroom contains the morning room and has a second story which projects slightly out from the first story and features a drop finial at the southwest corner. The window treatment is the same as the dining room except that there are only three 32-pane fixed sash windows at level one. On the west wall of this gable pavilion is another exterior shoulder chimney. The south facade of the west wing features another grouping of three 32-pane fixed sash windows with carved tympanums.

Treatment of the second floor and roof areas are similar on both north and south facades. Second floor window types are similar to those found on the north side. Dormers on the south facade are similar in style and arranged with two on the east wing, two in the central section above the porch, and two along the west wing.

The south facade of the east (service) wing is generally a full 3 1/2 stories because the change in grade makes the basement above ground level. The principal entrance to the service wing is located through an arched opening on the last bay of the south side, reached by a flight of stone steps. Presently, a large metal fire escape is used to provide secondary exits from upper story rooms on the east wing. A massive natural rock ledge is used on the south side to set off the service wing from the main living areas of the house. A stone barbecue fireplace is located in the yard behind the service wing.

Around the house, rubble fieldstone walls and retaining walls are used to accommodate the topography of the site and changes in grade level. A stone retaining wall on the north and east side of the house along the driveway and behind the service wing marks the separation between the relatively flat house site and the steep slope down to Westcliff Road. A similar stone wall extends behind the rear parking lot on the south side. As mentioned earlier, another stone wall is used to set off the service wing on the north facade and on the south facade the same purpose is accomplished with a massive rock boulder. A low stone wall, constructed of large rectangular granite blocks rather than fieldstones, is used to outline a flat grassy terrace on the south side of the house extending from the stone sunroom to the end of the west (living room) wing. South of this wall, the grade falls off sharply, so that the parking lot is at a lower level than the house and therefore less intrusive.

No plot plan has yet been found pinpointing the location of the outbuildings on the Pierce estate. It is known that they were located in two main groupings down the hill to the south and east of the main house. Local residents who remember the outbuildings feel that the garage may have been located on the flat section of land at the southeast corner of the present parcel, at the intersection of what is now Scotch Pine and Westcliff roads. In recent years, part of this area was dug up for the building of a new septic system for Henderson House. At that time, an old license plate was found but no other traces of earlier outbuildings.

The landscape treatment of the property includes mature trees interspersed with small flowering trees such as crabapples and magnolias planted in recent years. Notable trees thought to date back to the establishment of the estate at the turn of the century include an unusual variegated leaf tulip tree

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(*Liriodendron tulipifera medio-pictum*), a large yellowwood tree, a massive purple leaf European beech, and a stand of hemlocks. A large kousa dogwood probably dates to the rebuilding of the house after the 1925 fire.

Interior Description

The first floor of the Peirce House has five principal rooms, plus the vestibule, kitchen/service wing and three half-bathrooms. The second floor has six principal rooms used for family and guest bedrooms or sitting rooms, along with four bathrooms and several small utility or storage rooms. The third floor was probably used by the staff and contains approximately nine rooms, plus storage areas and two bathrooms. Interior architectural features, which are Colonial Revival in style, have been preserved largely intact, including fireplace treatments, wall and ceiling trim. The house was redecorated in 1988 for use as the Junior League Decorator Show House.

The main entrance door enters into a 10' X 14' vestibule with floor to ceiling raised-field oak paneling and a cove cornice molding. The hanging light fixture may be original. Extending east from the vestibule is a hallway leading to the kitchen, back stairs and other areas used for staff. An elevator to the second floor, originally located off this hall, has been converted to a powder room.

A wider opening on the west wall leads into the grand stairhall, now called the "Melvin Lounge", a two-story room, 31'9" x 26'9", carefully arranged with symmetrical placement of doors and windows. As in all interior rooms, decoration is Colonial Revival in style. A balcony runs along the second floor perimeter except on the south wall, where the focus is on the dramatic double staircase. The two flights of stairs meet in the center and share the last six steps, which are increasingly wide at the bottom with the last step measuring almost 11' across. The stair and balcony balustrade is decorative ironwork with repeating classical urn shapes and a mahogany railing. Centered above where the staircases join is a triple window grouping on the south wall at second story level, with each fixed pane sash comprised of 32 small panes arranged 4 x 8. Placed on the center of the north wall opposite the staircase is a 11' wide, 5'7" deep inglenook consisting of two built-in seats extending out on either side of a marble fireplace. Above the simple classical sand-colored mantle is a leafy carved molding framing the overmantle area. Bay windows on either side of the inglenook have a central fixed panel with panes arranged 3 x 8, flanked by moveable side sash, one-pane wide, arranged 4 over 4. A window seat is built into these two bays. Elsewhere in the room, walls are divided into panels using simple wood moldings typical of the 1920's. At breaks between these panels, the dental cornice is accented with a larger rectangular block with leaf motif. The oval plaster ceiling border is set within a rectangular border with repeating rosette motif. Narrow oak floorboards can be seen here and in other rooms where the floor is not covered by carpeting. The heavy German baroque-style silver-plated chandelier is probably original to the house, as are the paired silver wall sconces on the east and west walls. Also thought to be date back to the Peirce era are two German-made side tables with matching mirrors above, placed opposite each other in the center of the east and west walls. The wood frames of the tables and mirrors are entirely covered with ornate silverwork.

The living room, now called the Carey Room, is 39' 6" x 21' 3" and extends west from the main rectangle of the house at a 45 degree angle, a transition handled on the interior by using a curved wall at the east end of the living room. Like the stair hall, the living room is very symmetrical in plan, with all

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window and door openings balanced. The focus is on the fireplace centered on the west wall, where the wide mantle is supported with carved convex pilasters. Both north and south walls have one bay window and one grouping of three fixed sash windows with 32 panes arranged 4 x 8. Placed along the north and south walls are paired shallow, built-in bookcases, 3 1/2 feet high with curved sides, glass doors and decorative carved borders. As in the stair hall, simple moldings are used to divide blank walls into panels. The ceiling is ornamented with a shallow relief rectangular plaster border with palmette design. There are two pairs of period wall sconces on each of the long walls as well as matching electrical candelabra-type fixtures on the fireplace mantle.

A smaller adjoining room, referred to on the original plans as the "writing room" and now called the Mock Room, connects to both the living room and stair hall through double French doors on the east and north walls. This room is almost square, measuring 17' x 16'8", and features a well-detailed Colonial Revival mantel. Repeated palmette forms are used for the cornice molding. The pairs of wall sconces on the north and south walls are classical in style.

The dining room, now called the Tyler Room, measures 28'4" x 17'9" and is reached from a door at the southeast corner of the stair hall. Light streams in from the south through the bank of four large windows, each with fixed sash of 32 panes, arranged 4 x 8. Walls have finely-crafted oak raised field paneling finished at the ceiling with a distinctive cornice carved with a leaf and flower pattern. On the north wall is a chimney breast with fireplace opening framed with a bolection molding which appears to be plaster painted to simulate marble. Attention is focused on the overmantle, which has a square raised field panel framed with a carved border enhanced with carved festooning above and to the sides. The festooning is exceptionally fine and features fruits, flowers and leaves carved in high relief. On the east wall is a door to the service area, as well as a double casement window. The ceiling is ornamented with a large oval border with a secondary rectangular border around the perimeter of the room. Especially noteworthy is the oval ceiling border, which is formed of plaster fruits, flowers and leaves molded in high relief.

On the south side of the house is an informal sunroom with stone walls, now called the Bruce Room. At the time the house was purchased for Northeastern, this room was unheated and had a cement floor and low cement potting benches. The room measures approximately 31'4" x 29'10" in its longest dimensions and is polygonal in shape, with the six-sided portion projecting out to the south. Here the six elliptical-arched openings are enclosed with multi-pane French doors and/or windows which are of recent manufacture but roughly duplicate what was there when Northeastern took over the house. The room can be entered on the north side through two doors leading from the stair hall, on the east side through the dining room, and on the west side from a door to the outside grass terrace.

The service area includes a large butler's pantry off the dining room, featuring the original oak cabinets, some with glass doors and some with solid doors, all with original hardware. The floor is red glazed tile and the counter-top is now formica. A small original bathroom, now the men's Room, has an early sink, glazed rectangular white wall tile up to about 4' high, and small hexagonal white floor tiles. The kitchen retains some original detailing including fluted door molding, corner blocks and a triangular pediment just inside the main service entrance at the southeast corner of the building. The service area also includes a back stairway, closets, a new restroom, and storage areas.

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The main second floor bedrooms are reached from the two-story grand stair hall, which has an open hallway/balcony leading to bedrooms at both the east and west ends of the house. The master bedroom, now called the Crockett Room, is located in the west wing of the house above the living room. The master bedroom joins with the room above the morning room, now called the Jones Room, to form a master suite separated by the stair hall from other bedrooms. This master bedroom suite includes a bathroom and dressing areas with built-in clothes storage units. The Crockett Room measures 20' x 23', a smaller dimension than the living room below due to the use of part of the space for storage. On the west wall is a Colonial Revival mantle. A decorative band along the cornice features a rosette and leaf design. The Jones Room is 16' x 15' with a notable Colonial Revival mantel and overmantel on the west wall.

East of the stair hall are four rooms that could have been used as small sitting rooms or guest bedrooms. The principal guest bedroom was probably the present Kerr Room, located at the far east end of the second floor above the kitchen. This room has a Colonial Revival fireplace on the west wall. As with many of the other rooms, wall surfaces are divided into panels. Two cornice moldings and an oval-shaped low relief plaster ceiling molding carry out the classical ornamental themes. The Channing Room, located above the dining room on the south side of the house, measures 15'10' x 18'3" and features a triple window on the south wall. This room does not have a fireplace but does have notable woodwork including pediments over doorways. Simple moldings divide wall surfaces into panels, and two cornice moldings and a decorative plaster band are used along the perimeter of the ceiling. French doors on the west wall open out to the roof of the Bruce Room. The Eulenberg Room, a small sitting room on the north side of the house, has a chair rail and cove cornice moldings. The present linen room, also on the north side of the hall, was originally a bathroom and has white wall tiles and small hexagonal floor tiles like those found in the men's room on the first floor. The Simonds Room on the south side of the hall is a small bedroom or sitting room with Colonial Revival fireplace featuring bolection molding and an overmantel framed by fluted pilasters. A triple window lets in light on the south wall.

Archaeological Description

While no prehistoric sites are currently recorded on the property, sites may be present. At least two sites are recorded in the general area (within one mile). The physical characteristics of the property include a well-drained, generally level to moderately sloping landscape in close proximity (within 1,000 feet) to wetlands. The presence of these factors indicate favorable locational criteria for most types of prehistoric sites. The Charles River, a demonstrated corridor for Native American subsistence and settlement activity, also passes the property approximately 1-1 1/2 miles to the east. Given the above information, the size of the nominated property (approximately 5.62 acres), the availability of open space, and known prehistoric site densities in the region, a high potential exists that prehistoric sites are present.

The potential for historic archaeological resources on the property is also high. Archaeological testing in the vicinity of the Peirce House can determine whether or not structural remains, possible from the foundations, from the original Clapp Mansion survive. After the Peirce Estate or "The Hawthorne" burned to the ground in 1925, the present house was built on the same site, reportedly using portions of the same stone foundations. Portions of the original Clapp Mansion may survive, possibly including

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modifications that incorporated it into the later Peirce Estate. Although outbuildings were originally present on the nominated property associated with both the Clapp Mansion and Peirce Estate, none currently survive on the property at their original locations. Further documentary research combined with archaeological survey and testing can identify the function and locations of outbuildings associated with the original Clapp Mansion, the later Peirce Estate, or modified Clapp Mansion ("The Hawthorne") and the Peirce Estate. The layout of the original Clapp Estate is documented in the 1908 atlas of Middlesex County, including two separate groups of outbuildings located down the hill from the main house. Known outbuildings and structures associated with the Clapp Mansion include a barn, lodge used as a caretakers house by both Clapp and Peirce, and a water tank. An extensive archive of plans and elevations for Peirce remodeling of the Clapp Mansion exists with the still active architectural firm who performed the work. Unfortunately, a plot plan does not exist detailing the locations of outbuildings; however, they should follow the basic grouping identified on the earlier 1908 Middlesex County atlas. Several of the original Clapp outbuildings were reused by Peirce after some remodeling and the addition of new buildings. Outbuildings present during the Peirce occupation of the estate included a new garage (1911), remodeling of the existing barn into a recreational building (1911, 1915, 1919), a new greenhouse (1917), a vegetable storage cellar (1917), and a cottage (1920). Among these buildings, only the cottage and stone storage building behind the greenhouse have survived. The cottage was moved to Wellesley in the 1960s, when the estate was subdivided, while the stone garden storage building was incorporated into a new house at Scotch Pine Road. Local residents who remember outbuildings in the area feel that the location of at least one outbuilding, the garage, may have been located on the flat section of land at the southeast corner of the present parcel at the intersection of what is now Scotch Pine and Westcliff Roads. The butler's house or cottage reportedly lay in the path of Scotch Pine Road, indicated these remains are either presently buried under the road or have been destroyed. Most if not all of the original outbuildings present when the Clapp/Peirce Mansion burned in 1925 were still in existence when the present house was built in 1925. All of the outbuildings were lost or moved in 1960 when the estate was sold and subdivided. Structural remains and some types of occupational-related features (trash areas) may survive at the sites of these structures. Some type of stratigraphic and artifact evidence may also be present in the vicinity of the house to document the 1925 fire.

(end)

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):

- 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 # _____

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- COMMUNITY PLANNING AND DEVELOPMENT
- SOCIAL HISTORY
- _____
- _____
- _____
- _____

Period of Significance

1925-1946

Significant Dates

1925-1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Coolidge, Shepley, Bulfinch & Abbott

Primary location of additional data:

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

Name of repository:

Weston Historical Commission

Massachusetts Historical Commission

Edward Peirce House
Name of Property

Middlesex, MA
County and State

10. Geographical Data

Acreage of Property 5.61 acres

UTM References

(Place additional UTM references on a continuation sheet)

1. 19	310650	4687990	3.		
Zone	Easting	Northing	Zone	Easting	Northing
2.			4.		
Zone	Easting	Northing	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 Pamela W. Fox, Preservation Consultant, with Betsey Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date June 1997

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 Northeastern University

street & number 360 Huntington Avenue telephone 617-235-4350

city or town Boston state MA zip code 02115

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 ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1Edward Peirce House
Weston, (Middlesex County)
Massachusetts

8. STATEMENT OF SIGNIFICANCE

The Edward R. Peirce House (1925-6), now known as Henderson House, is one of about a dozen large estate houses remaining from the late 19th and early 20th century estate era in Weston. During this period, wealthy Boston businessmen established country estates and gentlemen's farms in Weston, thereby transforming the economy and social character of this once sleepy rural agricultural town just outside Boston. The Peirce estate, which straddled the Weston/Wellesley town line, was once one of the largest in the area, containing almost 325 acres in the two towns at the time the present house was built in the mid-1920's. The Tudor Revival main house was the last of the grand Weston estate mansions to be constructed and exemplifies many of the characteristics of these houses in its dramatic setting, large scale, and fine architectural detailing. The design is the work of the eminent Boston architects Coolidge, Shepley, Bulfinch and Abbott, a firm which, under various partnership names, has been in continuous existence from 1886 to the present. Adding to its architectural significance is the fact that an extensive collection of original plans, elevations and interior sketches has been preserved, along with plans for elaborate outbuildings designed for Peirce by the same firm. At the time of its construction, the Peirce House was by far the most expensive house in Weston in tax valuation. It stands out today as the only remaining Tudor-style estate house in Weston and the largest and most elaborate example of this architectural style in the town. The Peirce estate was also remarkable as one of the last estates in the Weston/Wellesley area to be subdivided. The estate, including the extensive land holdings, was privately owned and maintained through the late 1950's and the house was owned by only one family after Peirce. Although the surrounding land has since been subdivided, the house itself has been preserved in remarkably intact condition as a symbol of the grand scale and style of architecture during the estate era. The hilltop setting, landscape and topographical features of the property contribute to the grandeur of the Peirce House and its importance as one of the symbols of the estate era in Weston.

The development of country estates in Weston began on a small scale in the 1860's and was widespread by 1890 to 1900. In 1902, the *Boston Sunday Herald* magazine section included an article entitled "Weston has Become the Lenox of the East," which pictured prominent estate mansions and noted that "in all the elements that made a quiet, retired (and yet convenient) country town of residences of the first class, Weston is probably not surpassed by any place in the state." Businessmen who needed to remain close to their city offices found Weston to be an ideal location. The town was only 12 miles from Boston, served by three railroad lines, and had a quiet country atmosphere, a hospitable attitude, and a low tax rate. At the turn of the century, the town had only 1834 people in 16.8 square miles. The rugged topography of Weston attracted estate owners, and many of their mansions were built on hills and featured panoramic views, particularly in that era when much of the forest land had been cleared. These estate owners were men of talent and wealth, often highly influential in town affairs, who shaped the modern-day appearance of the town by buying up farmland and holding it for one or more generations.

At the turn of the century, the estate later owned by Edward R. Peirce was established by another Boston businessman, Arthur Winship Clapp, who first purchased land in Weston in 1901. Clapp was treasurer of the E.H.Clapp Rubber Co, advertised in Boston city directories as "rubber manufacturers and grinders." In 1901 and 1902, he purchased a total of 85 acres in the Glen Road/Cliff Road area of Weston and constructed a Tudor-style estate mansion and two outbuildings on the dramatic hillside site known as Mt. Penal (also spelled Mt. Pennel). The 1908 *Atlas of Middlesex County* shows the layout of the Clapp estate, which included the main house, barn, a "lodge" which was apparently used as a

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
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Weston, (Middlesex County)
Massachusetts**

caretaker's house by both Clapp and Peirce, and also a water tank. The Clapp mansion burned to the ground in 1925 but is important to the history of the present house because of strong similarities in style and floorplan.

Clapp lived at Mt. Penal with his unmarried sister, Antoinette, until his death in 1907. Miss Clapp reportedly preferred the more social life of Wellesley to the isolation of the estate; and in 1909, she sold the mansion and 85 acres to Edward Russell Peirce (1864-1951), a prominent Boston wool merchant. Peirce is listed in Boston directories as one of three principals and later treasurer of Crimmins & Peirce, a firm described in Peirce's obituary as "one of the best-known names in the wool industry." Peirce called the estate "The Hawthorne" because of the hawthorne trees, although this name is not commonly associated with the house or property.

Peirce immediately began the first of a series of remodeling and construction projects designed by architects Shepley, Rutan and Coolidge and their successors. This prestigious Boston firm was founded in 1886 as the successor firm to the great 19th century architect H.H. Richardson and has continued in existence, through several name changes, to the present day. The firm maintains an extensive library which includes plans and elevations for the Peirce remodeling of the Clapp house as well as other Peirce commissions over the next fifteen years. Only the main house, cottage, and a stone storage building behind the greenhouse have survived. An extensive collection of plans for the Peirce estate includes floorplans and elevations for each building and outbuilding, pencil sketches for the interior of the 1925 main house and alternative designs which were evidently considered when it was rebuilt after the fire. This documentation, the work of a firm with a unique place in Boston architectural history, adds to the significance of the Peirce House.

The Clapp house was enlarged and remodeled in 1910 at a cost of \$90,792, a huge sum for the time. Peirce increased the size of the kitchen and service area, and also completely remodeled the interior, replacing fireplace mantels and trim, adding large closets in the master bedroom, and doing extensive electrical wiring.

In 1911 Peirce hired Shepley, Rutan and Coolidge to build a new garage on the property and alter the existing barn/stable, which became the "recreation building," at an estimated cost of \$28,941. The well-detailed new 2 ½ story shingled garage, which measured 62' x 51', was Tudor in style and featured a wooden turntable, 15' in diameter, which was used to transfer cars into one of four parking spaces in the front of the building, or into the rear work area which had facilities for washing and repairs. Upstairs living accommodations were provided for the chauffeur and his assistant.

The 1911 remodeling of the existing stable included a new "lounging room" and updated staff living accommodations on the second floor. In 1915 Peirce hired the same firm, now Coolidge and Shattuck, for alterations and additions which included a bowling alley, billiard room, game room, dance floor and lounging room, along with second floor staff living quarters.

Two years later a greenhouse complex was constructed which included a stone potting house and two glass greenhouse wings extending from it at right angles. According to local residents who remember the estate, it was used for flowers and also for growing grapes. The potting house included an office and

(continued)

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Continuation Sheet**Section number 8 Page 3**Edward Peirce House
Weston, (Middlesex County)
Massachusetts**

work room along with a basement mushroom cellar. Detailing of the potting house was elaborate and included terrazzo floors, slate counter tops and wood paneling. A formal garden plan with reflecting pool was drawn at about the same time, although it is unclear whether this was actually constructed. A vegetable storage cellar was also designed for Peirce in 1917.

The final outbuilding constructed on the estate was a three-bedroom butler's cottage, designed by Coolidge and Shattuck in 1920, and built for an estimated \$28,000. In the early 1960s when the estate was subdivided, this house was moved to 60 Cranmore Road in Wellesley, and completely remodeled to its present contemporary appearance. Some original details remain, including the three-part Tudor style windows on the first floor.

Between 1915 and 1917, Peirce greatly enlarged his Weston land holdings and also purchased large tracts of adjacent land over the town line in Wellesley. By 1927, assessor's records in Weston list 92 acres in Weston owned by Edward Peirce and 98 owned by his wife Helen, a total of 190 acres in Weston. In Wellesley, Edward Peirce owned 45 acres and his wife Helen 88 acres, adding up to 133 acres in Wellesley and a total of 323 acres in both towns. In total acreage, the Peirce estate ranks as one of the largest in the Weston/Wellesley area during the period between the two world wars. By comparison, the largest four estates in Weston were the Paine estate (658 acres), the Winsor estate (471 acres), the Hubbard estate (294 acres), and the Jones estate (259 acres), according to 1915 tax records.

Peirce used the Weston estate in the spring, summer and fall months and spent the winters in Pasadena, California or traveling. The house had no central heating until after Peirce's death. A chauffeur drove Peirce to work at his office in the wool district in Boston. Unlike many earlier estate owners in Weston, Peirce was not a "gentleman farmer" and did not keep many farm animals or maintain extensive farm fields. Most of the estate land was kept as woods, although there was a lawn and formal landscaping around the main house, as well as a small vegetable garden and small flower garden. The entrance to the estate was off Cliff Road, near a pond which was part of the estate and was populated by geese, swans and other exotic birds brought in by Peirce.

According to Weston residents who remember the estate in its heyday, the staff included the butler, coachman (later chauffeur), laundress, house maid, cook, waitress, caretaker, and 7-8 laborers hired as day men (\$2 a day) to maintain the property. Outbuildings, most of which were wood-shingled, were located in two separate groupings down the hill from the main house and included the main greenhouse, a stone garden storage building, butler's house, garage, bowling alley, and caretaker's house. The garage had a 12' wooden turnstile turned by hand to direct cars into one of six stalls. The greenhouse was used for flowers and also for growing grapes.

On January 1, 1925, when the Peirces were away for the winter, fire completely destroyed the original Clapp mansion, with a loss estimated by fire officials at \$250,000. Peirce hired the same architectural firm, now Coolidge, Shepley, Bulfinch and Abbott, to rebuild the house. At this time the firm was headed by Charles Allerton Coolidge (1858-1936), one of the city's eminent architects. Coolidge had studied architecture at MIT and supplemented his early training in the office of H.H. Richardson, where he remained until Richardson's death in 1886. He then formed a partnership with two other members of

(continued)

United States Department of the Interior
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Weston, (Middlesex County)
Massachusetts

the drafting staff to continue the practice. The firm established its own high reputation with commissions for the campus plan and first buildings at Stanford University; the Ames Building and South Station in Boston; the Chicago Art Institute; Harvard Medical School and many other important college buildings nationwide. In 1925 Coolidge organized another new firm, taking into partnership H.R. Shepley (the son of his former associate), along with Francis Bulfinch and Lewis B. Abbott. During the last phase of his career he was identified with the design of many hospital buildings including the Peter Bent Brigham Hospital in Boston and New York City's Cornell Hospital.

Apparently Peirce was a demanding client, for the firm produced a total of 248 plans, elevations and sketches of details for the new house. It was completed in 1927 at a cost estimated by the firm at \$440,819. The present house was rebuilt on the same site using parts of the original stone foundation. At the time the house was first fully assessed, in 1928, it had by far the highest valuation-- \$125,000-- of any house in Weston. In comparison, the next highest house in value, at \$56,000, was the Sears estate mansion on Boston Post Road (since demolished).

The new house was sited in the same way on the summit of the hill and was rebuilt using virtually the same floor plan and probably at least part of the original foundation. Like the old house, the 1925 version has a living room wing extending at an angle from the main block, a stone porte-cochere, prominent stone wall chimneys in the front and living room ends of the house, and a one-story stone porch off the living room. Inside, the new house featured the same dramatic two-story stair hall found in the earlier house. But whereas the original house has a stone first floor exterior, shingled second floor, and half-timbering in the gables, the 1925 house was built with half-timbering on the second floor instead of shingles. The exterior stonework on the 1925 house is less rustic and more finished. The shape of the porte-cochere was changed, as was the shape of the rear (south) porch, which was rounded on the Clapp House and six-sided on the 1925 Peirce House.

The 1938 hurricane caused extensive loss of trees on the Peirce estate and throughout Weston. Local residents recall that after the hurricane, in the 1940's and '50's, the Peirce estate was more open and manicured and appeared to be at its peak at a time when other estates in Weston were past their prime or already subdivided. Remarkably, after Edward Peirce's death in 1951 at age 87, the estate remained intact for close to a decade under the ownership of Roger Ward Babson (1875-1967), best known for his stock market predictions and as the founder of Babson College (originally the Babson Institute of Business Administration) in Wellesley in 1919. Babson has been described as the "father" of the science of financial forecasting. He established *Babson's Reports, Inc.* as the first firm in the country to specialize in investment counseling and stock market forecasting. In World War I, he served as Director of Information and Education under the U.S. Secretary of Labor; and in 1940, he ran for President as the Prohibition Party candidate. He was 76 when he moved to the property with his wife, Grace Knight Babson, who died in 1956.

In 1960, Edith Babson Mustard, Roger Babson's only child, sold the estate land to a group of Wellesley businessmen who subdivided the over 300 acres into the "Peirce Estates" development, characterized by large wooded lots on winding streets. The stone garden storage building located behind the main greenhouse was incorporated into a new house at 16 Scotch Pine Road. The owner was not permitted to save the stone and glass greenhouse, which did not conform to setback requirements for the new

(continued)

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 5**Edward Peirce House
Weston, (Middlesex County)
Massachusetts**

development. The butler's house, which lay in the path of the new Scotch Pine Road, was relocated to 60 Cranmore Road in Wellesley, where it was enlarged and completely remodelled on the exterior, preserving only the Tudor-style first floor windows.

Mrs. Mustard considered tearing down the main estate house to allow sale of that lot. Northeastern University President Asa S. Knowles became interested in the property as a continuing education and conference center; and in 1961, Ernest Henderson, President of the Sheraton Corporation and member of the Northeastern Board of Trustees, purchased the Peirce House on behalf of Northeastern. The renamed "Henderson House" was renovated by the university and reopened in 1962. It remains in active use as the site for a wide variety of educational programs, forums, Ambassadorial dinners, business meetings and social and civic events.

Archaeological Significance

Since patterns of prehistoric settlement in Weston are poorly understood, any surviving sites could be significant. Prehistoric sites in this area can be important by contributing information relating to subsistence and settlement patterns along the Charles River drainage, particularly the role of upland sites not located along major tributaries within that watershed. Prehistoric sites in this area may also contribute information relating to the importance of river basin-based settlement models to Native sociopolitical and socioeconomic systems. Prehistoric sites in this area can be part of settlement systems based along the Charles River and larger core areas in Natick, Newton, or downstream near the coast. On the other hand, the nearby location of the Sudbury River, ultimately part of the Merrimack River drainage can also indicate relationships of sites in the nominated area to sites and social trends in that system located to the north.

Historic archaeological resources described above have the potential to provide detailed information on the social, cultural, and economic characteristics of two families and on estates that characterized Weston's 19th and 20th century economic and social transformation from a sleepy rural agricultural town to one known for its country estates and gentlemen's farms. Archaeological resources can document portions of the Clapp estate that no longer survive, as well as undocumented locations of outbuildings. Similar research can also identify portions of the Clapp Mansion that were modified by Peirce and not incorporated into the existing mansion. This research can also identify modifications to outbuildings by Peirce, as well as new outbuildings, most of which survived with the existing estate until its sale in 1960. Detailed analysis of occupational-related features can provide valuable insights into the lives of the Clapp and Peirce families and the conditions of life for the various staff members, who worked the estates. These features and archaeological survivals of relative living quarters can provide comparisons of the daily lives between estate owners and workers during the late 19th and early 20th century and how these lives compared with overall Massachusetts social life during that period. Archaeological information may be available from these sources that detail transportation methods and technologies available during the period, food preservation, recreation, and gardening. Information may also be present to define the extent to which agriculture and husbandry were pursued on the estate and the extent to which components of the estate through time were characteristic of a gentleman's farm.

(end)

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Continuation SheetSection number 9 Page 1Edward Peirce House
Weston, (Middlesex County)
Massachusetts

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Middlesex County Registry of Deeds, So. District, Cambridge. Important land transactions in Weston are recorded in the following deed books: (2918/138),(2916/311),(2947/366),(3483/334), (3963/455), (3972/577), (4015/272), (4028/185),(4031/447)
2. Norfolk County Registry of Deeds, Dedham. Important land transactions in Wellesley are recorded in the following deed books: (Book 1309, p.144), (Book 1321, p.237), (1339/565), (1362/623)
3. Weston and Boston directories, State House Library Annex
4. Unpublished manuscript on history of Weston fire department, by Ben Crouch, (Weston, undated)
5. Tax records, Towns of Weston and Wellesley (see especially 1928 assessment book in Weston Town Hall vault)
6. "Edward R. Peirce, died August 1st" obituary, *The Townsman*, Wellesley, MA., August 9, 1951, page 2.
7. "Peirce Estate Purchased by Local Group for Residential Development", *The Townsman*, Wellesley, MA, January 21, 1960.
8. Town of Weston vital records, town clerk's office
9. Interviews with Fred Campbell and Nelson McNutt, long-time Weston residents. Telephone interview with Joseph Banks, owner of 16 Scotch Pine Road, Weston
10. *Five Pounds Currency, Three Pounds of Corn, Wellesley's Centennial Story*, by Elizabeth M. Hinchliffe, (Town of Wellesley, 1981)
11. "Mr. and Mrs. Roger Babson Buy Peirce Estate on Cliff Road," *Wellesley Townsman*, November 22, 1951.
12. "Antoinette Clapp" (obituary) *Wellesley Townsman*, September 21, 1934.
13. "Grace Knight Babson, Wife of Roger W. Babson, Passed Away at Home on Monday, April 30," *Wellesley Townsman*, May 3, 1956.
14. "Roger Ward Babson," entry in *Encyclopedia Americana*.
15. Archives; Shepley, Bulfinch Richardson and Abbott, 40 Broad Street, Boston. Floor plans, elevations and sketches for Peirce commissions (1910-1925), including alterations to the Clapp House (1910), garage and stable alterations (1911), recreation building additions and alterations (1919), cottage (1920) and house (1925).

(continued)

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 9, 10 Page 2, 1

**Edward Peirce House
Weston, (Middlesex County)
Massachusetts**

16. Photograph of Peirce garage, 1916. Scrapbook of Wyman/McNutt family (copy in Historical Commission files).
17. Photographs of Clapp House before the fire (interior, exterior). Copies at Henderson House.

(end)

10. GEOGRAPHICAL DATA

Verbal Boundary Description

Town of Weston, Assessor's #62-25

Boundary Justification

Parcel #62-25 is the lot where the Peirce House is located.
Houses on adjacent parcels were all built in the 1960's or after.

(end)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000880 Date Listed: 8/19/97

Edward Peirce House--Henderson House of Northeastern University
Property Name:

Middlesex MA
County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick W. Andrews
Signature of the Keeper

9/17/97
Date of Action

=====
Amended Items in Nomination:

This SLR makes a technical correction to the form. In Section 5 (Category of Property) no category was selected. The form is amended to indicate that the nominated property is categorized as a building.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

COPIED FROM
50 51

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Peirce, Edward, House--Henderson House of Northeastern Unive
NAME: rsity

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 7/07/97 DATE OF PENDING LIST: 7/22/97
DATE OF 16TH DAY: 8/07/97 DATE OF 45TH DAY: 8/21/97
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97000880

NOMINATOR: STATE

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: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA accept A&C

REVIEWER Patrick Andrus DISCIPLINE Historian

TELEPHONE DATE 8/19/97

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



South facade
Edward Peirce House
Weston, MA
October 1995
Neg: Weston Historical Commission



photo neg: Pam Fox
(copied from Northeastern photo)

Edward Peirce House
Weston MA ? date



829121

north facade
Edward Peirce House
Weston, MA
October 1995
Neg: Weston Historical Commission



12 114012 5 2014

detail - South Facade
Edward Peirce House
Weston, MA
October, 1995
Neg: Weston Historical
Commission



dining Room (Tyler Room)
Edward Pease House

Weston, MA 02193

Mtg: Weston Historical Commission
October 1995



5900411 211

living room (Carey Room) fireplace
Edward Peirce House, Weston MA
Neg. Weston Hist. Com. October 1995



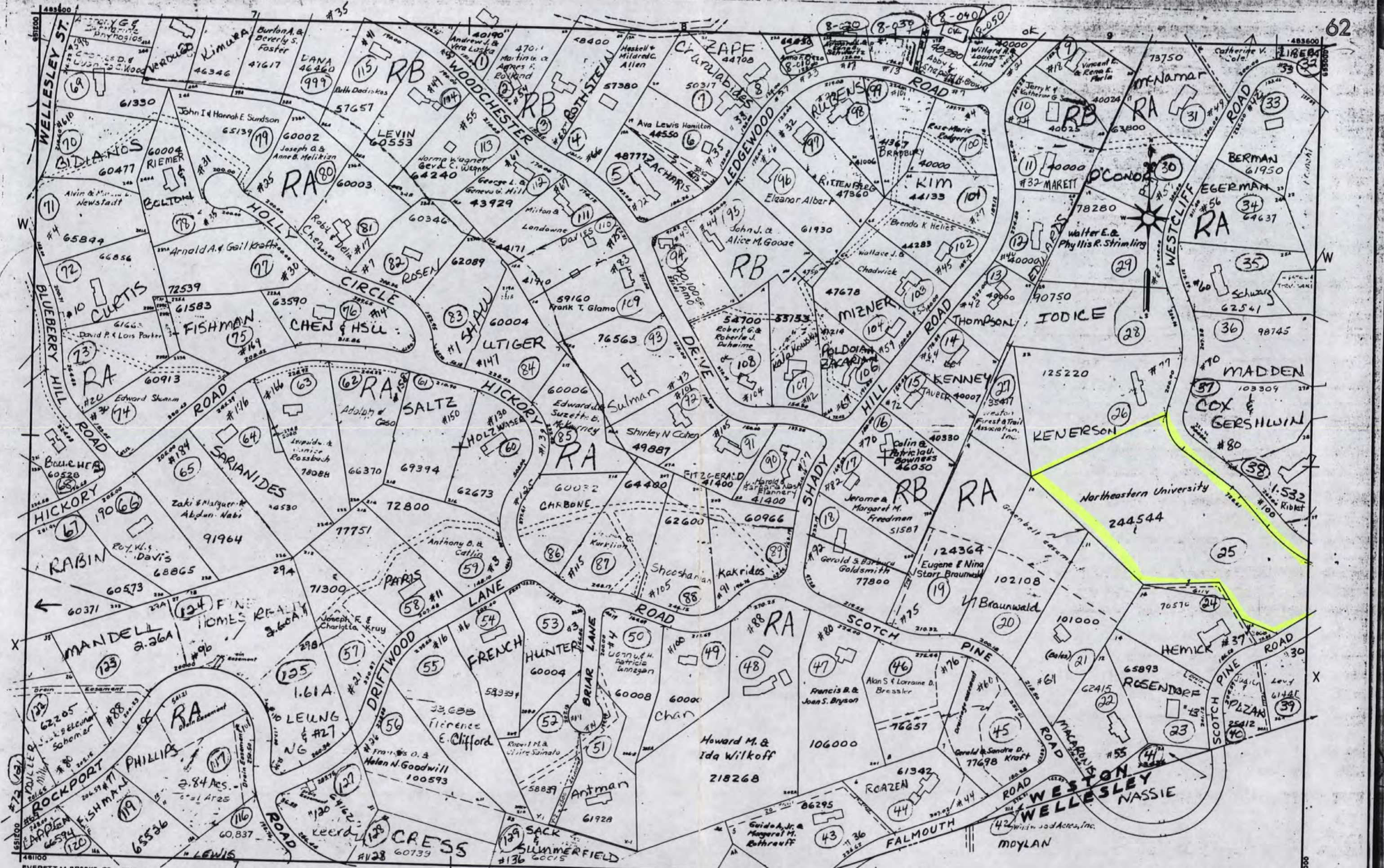
7250411.2 II

Stair hall (Melvin Lounge)
Peirce House
Weston, MA
Neg. Weston Historical Commission
October 1995



590 0411 2 N

stairhall (Melvin Lounge)
Edward Peirce House
Weston, MA
Neg: Weston Historical Commission
October, 1995



EVERETT M. BROOKS CO - CIVIL ENGINEERS
NEWTONVILLE MASSACHUSETTS

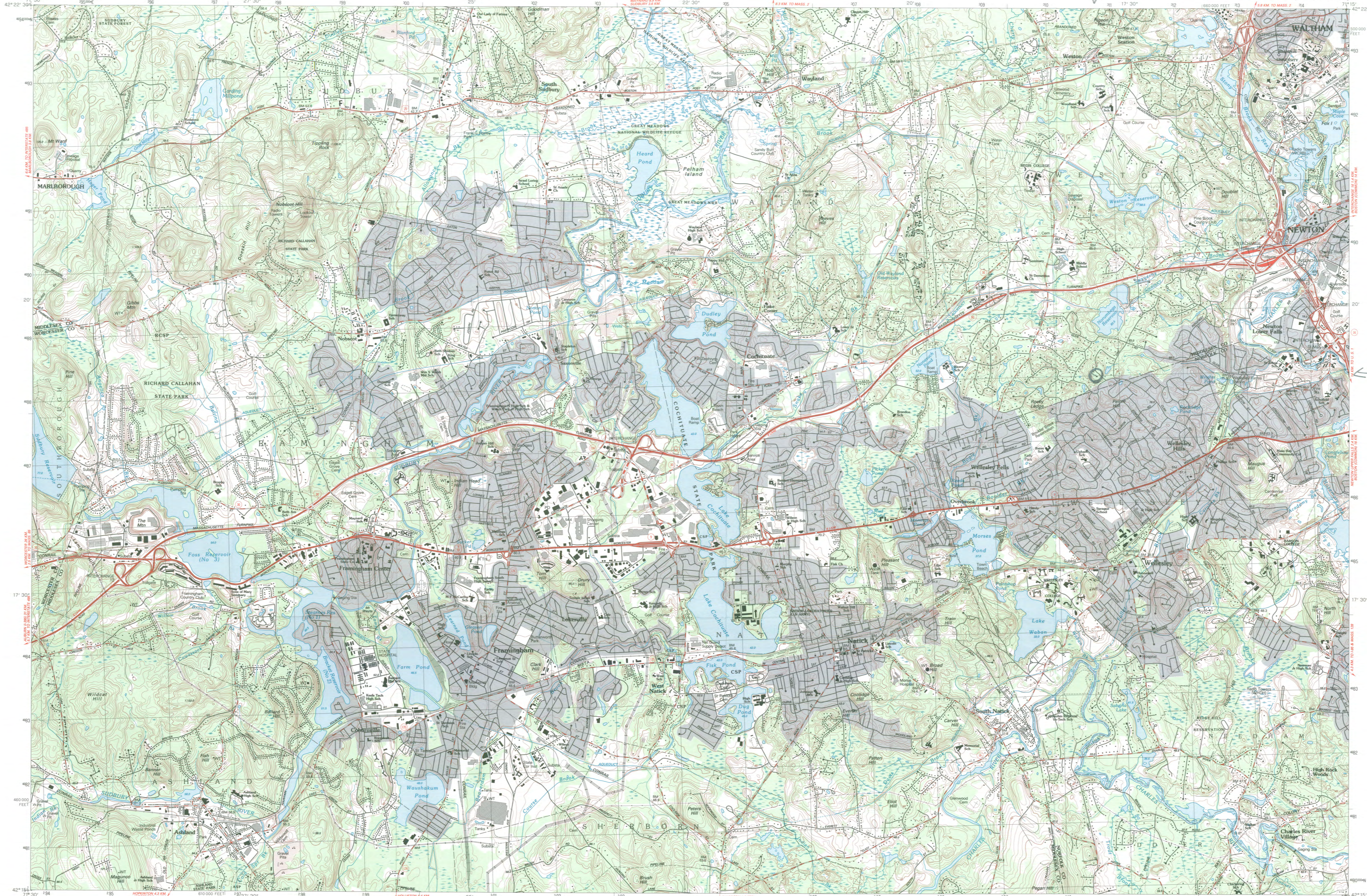
CHARLES H. STIMPSON, JR. - CIVIL ENGINEER
WESTON MASSACHUSETTS

TOWN OF WESTON



1 INCH = 100 FEET

PLATE 58 59 60 61 62 INDEX



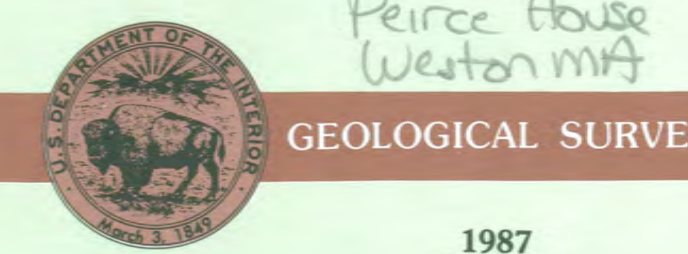
Framingham MASSACHUSETTS

1:25 000-scale metric topographic map



7.5 X 15 MINUTE QUADRANGLE SHOWING

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



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 1978 and 1981. Field checked 1979 and 1982. Map edited 1987. Supersedes Framingham 1979 and Natick 1970 1:25,000-scale maps
 Projection and 1000-meter grid, zone 19
 Universal Transverse Mercator
 10,000-foot grid ticks: 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 41 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
 NATIONAL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
 OTHER ELEVATIONS SHOWN TO THE NEAREST 0.2 METER

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS

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

To convert meters to feet multiply by 3.2808
 To convert feet to meters multiply by 0.3048

UTM grid convergence (GMA and 180 magnetic declination) at center of map Diagram is approximate

1 Hudson
 2 Maynard
 3 Boston North
 4 Marlborough
 5 Boston South
 6 Needham
 7 Needham Heights
 8 Needham

FOR SALE BY U.S. GEOLOGICAL SURVEY
 DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

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 gauge; narrow gauge	
Bridge; drawbridge	
Footbridge; overpass; underpass	
Build-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; forest section corner	
U. S. public lands survey: range, township; section	
Range, township; section line: location approximate	
Fence or field line	
Power transmission line; location exact	
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	
Disturbed surface: strip mine; rock	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Submerged marsh; marsh; swamp	
Land subject to controlled inundation; woodland	
Sorb; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

June 30, 1997

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

Dear Ms. Shull:

Enclosed please find the following nomination form:

Edward Peirce House, 99 Westcliff Road, Weston (Middlesex Co.), 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 within the district were notified of pending State Review Board consideration 30 to 75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

cc: Thomas R. Petrin, applicant
Suzanne Ladel, Northeastern University, Office of Conference & Event Planning
Alfred L. Aydelott, Chair, Weston Historical Commission
Elizabeth Nichols, Chair, Weston Board of Selectmen
Pamela W. Fox, Preservation Consultant

Enclosure

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY REPORT

REFERENCE No.: 97000880

Control No.: 970721/AJA

PROPERTY NAME: Peirce, Edward, House--Henderson House of Northeastern University

OTHER NAME/
SITE No.: Henderson House of Northeastern University

MULTIPLE NAME: NOT APPLICABLE

ADDRESS/
BOUNDARY: 99 Westcliff Rd.

CITY: Weston

COUNTY: Middlesex

STATE: MASSACHUSETTS

Restricted Location Information: Owner: PRIVATE Resource Type: BUILDING

	Contributing	Noncontributing
Buildings	1	0
Sites	0	0
Structures	1	0
Objects	0	0

Nomination/Determination Type: SINGLE RESOURCE

Nominator: STATE GOVERNMENT

Nominator Name:
NOT APPLICABLE

Federal Agency: NOT APPLICABLE

NPS Park Name: NOT APPLICABLE

Certification: DATE RECEIVED/PENDING NOMINATION

Date: 07/07/97

Other Certification: NOT APPLICABLE

Historic Functions: DOMESTIC

Historic Subfunctions: SINGLE DWELLING

Current Functions: EDUCATION

Current Subfunctions: COLLEGE

Level of Significance: LOCAL

Applicable Criteria: EVENT
ARCHITECTURE/ENGINEERING

Significant Person's Name: NOT APPLICABLE

Criteria Considerations: NOT APPLICABLE

Area of Significance: ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT
SOCIAL HISTORY

Periods of: 1925-1949
Significance:

Circa: Specific Sig. Years:

1925
1927

Architect/Builder/Engineer/
Designer:

Cultural Affiliation:

Coolidge, Shepley, Bulfinch & Abbott

NOT APPLICABLE

Other Documentation:

NOT APPLICABLE

HABS No. N/A

HAER No. N/A

Architectural Styles: TUDOR REVIVAL

Describe Other Style: NOT APPLICABLE

Foundation Materials: STONE
Wall Materials: STONE STUCCO
Roof Materials: SLATE
Other Materials: NONE LISTED

Acreage: 5.6

UTM	Zone	Easting	Northing	Zone	Easting	Northing
Coordinates:	19	/3 10 650	/46 87 990	/	/	/