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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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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 CORCORAN SCHOOL

other names/site number SCHOOL HOUSE #10; WALNUT STREET #10; NEW GRAMMAR SCHOOL

2. Location

street & number 40 WALNUT STREET not for publication

city or town CLINTON vicinity

state MASSACHUSETTS code MA county WORCESTER code 027 zip code 01510

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.)

for Elsa W. Fitzgerald
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

12/22/99
Date

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

for
Elsa W. Fitzgerald
Beall

2/4/00

Corcoran School
Name of Property

Worcester, 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	
<u>1</u>		building
		sites
		structures
		objects
<u>1</u>		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**

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/ school

Current Functions

(Enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th/EARLY 20th CENTURY REVIVAL: Colonial

Revival on a Queen Anne form

Materials

(Enter categories from instructions)

foundation stone

walls brick

roof slate

other bluestone, wood, metal

Narrative Description

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

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**Corcoran School
Clinton (Worcester), Massachusetts**

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7. NARRATIVE DESCRIPTION

Located in the heart of Clinton's Civic Center, the Corcoran School is an accomplished and substantial building that anchors the southwest corner of Walnut and Church Streets. Facing east on Walnut Street, it overlooks the four-acre town common, an intact mid-to-late 19th century public open space surrounded by a streetscape that retains the scale and architectural integrity of its era. The Corcoran School stands among historic churches, former high-style residences and such civic buildings as the Clinton Town Hall. Completed in 1900 and designed in the transitional Queen Anne/Classical Revival style, the Corcoran School is an excellent example of school architecture at the turn of the 20th century.

Generally centered on the lot, the 2 ½ story redbrick building is rectangular in plan (7 bays wide by 11 bays deep). It is set back approximately 20' from the sidewalk along Walnut Street and approximately 15' from the sidewalk along Church Street. Trees and shrubs are planted at either edge of the main entrance on Walnut Street and at either side of the north entrance on Church Street. A stone curb rims the edge of the lawn at the sidewalk along Walnut and Church Streets.

The building is set on a raised basement and rises to a slate roof, which is steeply sloped on four sides and flat in the middle. Two large gables running north-south frame the sloped roof on the north and south elevations. A smaller pedimented dormer is centered between the two large gables on the north and south elevations. Three pedimented dormers pierce the east elevation of the roof, while two pedimented dormers are found on the west elevation flanking a centered, shed-roofed gable which surmounts the central pavilion. Roof and dormer gables are enlivened by raking parapets. A brick chimney is set off-center on the west and south elevations. Four louvered, polygonal cupolas rise above the roof, one at each of the four corners on the flat section of the roof. The sloped sections of the roof, the dormer cheeks and the cupola roofs are sheathed in slate.

A projecting pedimented pavilion centered on the symmetrical façade (east) rises from a shallow projecting portico that shelters a recessed entry. The end pavilions on the north elevation project leaving a recessed central section. Rock faced bluestone trims the water table, window sills, keystone lintels at the first story and splayed lintels elsewhere, string courses at the base of the pedimented dormers, lintel courses at the dormers and an impost band at the round arched windows. A stone stringcourse runs across the façade just below the cornice, a detail that is repeated at the center of the north and south elevations and at the two end pavilions on the west elevation. The edges of the dormers and gables are trimmed with bluestone corner blocks and coping. A blank stone sign band is centered above the main entrance. In 1918, when Clinton schools were given names, the town stated its intention to carve the names into the stone bands above the entrances. For unknown reasons, the work was not executed at the Corcoran School.

Window and door openings are typically flat arched, except for round brick arches with stone keystones at the gable windows on the north and south elevations. Three round-arched windows

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are also set at the second story, above the main entrance, and an oversized round brick arch is centered on the north elevation. Brick ornament includes blind round arches above the dormer windows and at the second story of the north elevation. A repeated detail consists of a triple window with a stone lintel course and blind arch over the center, which is suggestive of a Palladian window. Additional classical detailing, executed in wood, includes a dentil cornice that runs across the façade (except for the projecting pavilion), across the center pavilion of the north and south elevations and across the end pavilions on the west elevation.

The front entrance portico consists of a wooden arch decorated with molded spandrels and a keystone set on a brick and stone base. The flat roof, which projects beyond the arch, rests on metal fluted Ionic columns which had supported a heavy wood modillion cornice and balustrade. Behind the arch, a molded wood recess with coffered ceiling frames the entry. The piers and pilasters in the entry are decorated with a dentil cornice. The soffit of the arch is enlivened with paneling, as is the ceiling of the porch hood.

Granite steps with pipe railings lead up to the entry, which is set in a deep paneled recess. The sides are detailed with double blind arches set in a larger arch supported on pilasters. Original front double entry doors topped by a multi-light transom remain. Each door has an upper glazed panel and three narrow horizontal wood panels. A metal gate has been installed across the front of the portico to secure the vacant building.

The five-panel double doors at the north entrance facing Church Street are replacements, and are not significant. Above the doors is a damaged multi-light transom. The double doors at the south entrance appear to be original and are glass and wood panel doors with a multi-light upper panel.

An oversized window centered on the north elevation lighting the north stair is set in a round brick arch and consists of a recessed panel frieze and dentil cornice above a triple window. This is surmounted by a wood paneled fan, which has no glazing.

Almost all of the original wood windows remain. Window sash are typically 9/2 double-hung wood sash, and most have flat arched sash except some of the attic windows, which have round arched sash. Smaller windows include 4/1, 6/1, and 6/2. The three round-arched windows over the main entrance have 1/1 sash. Transoms over the doors are typically multi-light fixed windows.

A few minor discrepancies are evident between the original drawings and the existing building. It appears that some changes were made to save on costs at the time of construction and some are later alterations. The original drawings show a large polygonal cupola centered over a skylight in the roof, which was built but is no longer extant. The smaller cupolas are shown on the drawings with flared bases, which do not appear in the existing building. The cupolas were also drawn to project through the sloping portion on the roof rather than through the flat portion were they were

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built. There is no entrance on the north elevation leading out to Church Street on the drawings, but the existing north entry is clearly original. Quoins at the corners of the building and the pavilions, and carved detail at the dormer corner blocks were apparently too expensive to include. A medallion under the gable of the central pavilion on the main façade was colored over on the drawings and left out of the construction. The firm of C.W. Greene, P.E. revised the heating and ventilation systems in 1959, creating new openings in the exterior walls for grilles, installing ducts that are visible primarily in the corridors, and filling in arches at the stair halls.

Interior

The basement contained the boiler and mechanical rooms, as well as the lavatories. The walls were unfinished, painted brick, while the lavatory ceilings were pressed metal. The floor level is depressed where the existing boiler is located. Stairs lead down from the landings at the north and south entries. The north entry has a double stair, and the south entry a single stair. The stair halls open into the side of a central corridor that runs east-west. The first and second floors are laid out on a cross plan with a classroom at each of the corners and public corridors forming a cross at the center. The main corridor runs east-west and the stair halls form the cross at the center to the north and south. At the first floor, the east end of the corridor leads to the main entrance vestibule. Above this at the second floor here is a small room that had been a library. At the stair halls, a double stair with landing runs up from the first to the second floor and from the second floor to a quarter landing stair that runs along the wall to the third floor. A single stair runs down at the middle to the floor below. On each floor, two narrow rooms flank the stair halls. They were wardrobes for the students' coats. Centered at the west end of the corridor on the first and second floors is a single smaller room that was a teacher's office. The second floor teachers' room contains a stair leading backstage at the third floor.

The classrooms typically have a single corner cupboard over three drawers, chalk boards with trim and chalk rails. Interior detailing in the classroom includes molded window and door surrounds, baseboards, a simple cornice molding and a picture molding at the height of the window heads. The floors are covered with rubber or vinyl tile and the ceilings are pressed metal. The rooms are lit with fluorescent lights.

Doors into the classrooms have a large glass upper panel over three horizontal wood panels. Large rectangular transoms over the doors have been filled with a solid panel. Each classroom has one door into the corridor and one door into the adjoining coat room. The doors leading from the stair halls into the coat rooms are simple wood doors with no moldings and plain surrounds, which suggest that they are not original. Two segmental arches span the corridor and similar arches frame the doors leading to the stair halls. The arches to the stair halls were later infilled and paired swinging doors with sidelights open into the stair corridors, having no significant detail. In the stair halls and corridors a flat rail with no molding is applied to the wall at approximately five feet.

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The third floor contains the main assembly hall. The focal point is the stage, which is set at the west side of the room and has a wood paneled skirt with ventilation grates set in some panels. Steps with wood balustrades lead up to both sides of the stage. The rear wall of the stage is curved and there are two wood panel doors leading backstage. Two wood panel doors flanking either side of the stage also lead backstage. The proscenium arch has no detail or molding. Other features of the room include blind arches in the north and south walls, and to the east, an arcade on two square wood paneled columns. The room has a wood floor and simple baseboards. What was the frame of a skylight is set into the ceiling, but it is presently filled with painted panels. The entries into the room are located in the north and south walls and consist of double wood panel doors topped by a round arch that has a filled fanlight. The window sills at the third floor are approximately five feet above the floor.

Archaeological Description

While no prehistoric sites are recorded on the school property or in the general area (within one mile), sites may be present. Environmental characteristics of the area represent some locational criteria (slope, soil drainage, distance to wetlands) that are favorable indicators for many types of prehistoric sites. The property includes a level to moderately sloping landscape and was probably well drained prior to historic development. Prehistoric sites are also present in the region, usually located near tributary streams leading to Wachusett Reservoir. In general, however, the potential for locating prehistoric resources on the school property is low. The location of the school is over 1000 feet from the nearest wetlands, a factor that reduces the overall prehistoric sensitivity of the property. Any prehistoric resources that were present were also likely impacted by historic land use of the property that included construction of three schools.

A moderate potential exists for locating historic archaeological resources on the Corcoran School property. The existing Corcoran School is the third school to occupy the southwest corner of Walnut and Church Streets since 1846. Structural evidence of the first school, "a little wooden building", built as a private school in 1846 may exist with evidence of outbuildings and occupational related features (trash pits, privies, wells). Similar evidence may also survive from a high school built in 1854 on the site of the wooden schoolhouse, which was moved and later demolished. The second school or the high school was demolished in 1898 to prepare the site for construction of the Corcoran School. Archaeological evidence from the 1846 and 1854 schools have likely been impacted by later school construction culminating with impacts from the Corcoran School whose footprint is twice that of the earlier high school.

(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.)

- x A Property is associated with events that have made a significant contribution to the broad patterns of our history.
_B B Property is associated with the lives of persons significant in our past.
_X 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
Education

Period of Significance

1900-1949

Significant Dates

N/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

N/a

Architect/Builder

Charles J. Bateman

Primary location of additional data:

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

Name of repository:

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8. STATEMENT OF SIGNIFICANCE

Bordering the mid-19th century Clinton Common, the Corcoran School anchors a highly visible corner that has been the site of a public school for at least 150 years. As a focal point of the streetscape forming the Common's perimeter, the Corcoran School stands among Clinton's significant late-19th and early-20th century civic and institutional buildings. The Corcoran School, which opened as a public grammar school in 1900, is the only public school building still standing in this historically significant area. By far the largest grammar school in Clinton at the time it was built, its size reflected the rapid growth of the town as a leading manufacturing center. Architecturally, the building is an intact and accomplished example of a school by prominent Boston architect Charles J. Bateman. It is also a fine example of educational architecture at the turn of the century.

The Corcoran School retains integrity of location, design, setting, materials and workmanship. It is significant under criterion A for its association with Clinton's public school system and general development of the town. It is also architecturally significant under criterion C as a building that embodies the distinctive characteristics of its period and as a representative work by a well-known Boston architect. The period of significance is from the date of construction to 1948, during which time the Corcoran School operated continuously as a public grammar school.

The Corcoran School is the third school to occupy the SW corner of Walnut and Chestnut Streets. The first school on the site was "a little wooden building" constructed in 1846 as a private school. Arrangements were soon made, however, for the private school to be used as a public school in the winter. In 1854, four years after the manufacturing village of Clintonville seceded from Lancaster to become an independent town, Clintonians erected a high school on the site of the wooden schoolhouse, which was moved and later demolished. Demonstrating its commitment to education, the town allocated \$6000 for construction of the High School. Clintonians also began a tradition of appropriating liberal amounts for substantial school buildings in important locations that were easy for children to reach no matter the season or the age of the child.

The High School was one of several public schools intentionally located in close proximity to the town common, a four-acre parcel of land that had been donated to the town in 1852 by Horatio N. Bigelow, the manufacturing magnate largely responsible for the industrialization and subsequent economic growth of Clinton. Also known as Central Park, the common provided students with an ample playground. Pupils also had easy access to the Bigelow Free Public Library, which has always been located along the Common, first on Union Street at the foot of Walnut, then in the 1871 Town Hall, and finally (1902) in its present site opposite the Corcoran School on the NW corner of Walnut and Church Streets. Other important civic and institutional buildings around the Town Common include the Town Hall (1909; 1871 town hall on the site

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destroyed by fire), First Congregational Church (1892), First Unitarian Church (1853), and the Holder Memorial building (1904), headquarters of the Clinton Historical Society.

By 1870, thanks largely to the various Bigelow enterprises (the Clinton Company, Lancaster Quilt Company, Lancaster Mills, the Clinton Wire Cloth Company, and the Bigelow Carpet Company); Clinton had become Worcester County's fourth leading manufacturing center. Between 1870 and 1900, the population grew from about 5000 to 13,000, where it remained well into the first quarter of the 20th Century. At its incorporation in 1850, the town had five small schoolhouses. By 1892 there were eleven school buildings, one of which was a new Romanesque Revival-style High School (1885, destroyed by fire in 1958) on the SW corner of the Common where the police station now stands at Chestnut and Union Streets.

The old high school on the site of the present Corcoran School became a grammar school, serving that purpose until 1899. In the fall of 1898 a study revealed that the old 2 1/2 story brick and granite school building had settled and shifted to such a degree that the walls had begun to crack and bow out. Deemed structurally unsound, the 1854 structure was demolished to make way for the present Co S building.

At a special town meeting on April 1, 1899, upon the recommendation of the school committee, the town approved construction of the new school and appropriated \$35,000 (later increased to \$40,000) for the project. The new school would replace the earlier one and the two-story Torrent Hose Co. building, which faced Church Street at the NW corner of the site. The new building, designed by Charles J. Bateman in 1899 and completed the following year, was described in the School Report of 1901 as: "noble in its outlines and attractive in its architectural features." One of its primary features was the abundance of light afforded by the design,"...so much so that the problem is rather how to control the supply. The corridors are also well lighted, high and spacious." The third floor assembly hall, with a seating capacity of 450, was described as: "Spacious, with a large stage and ample side-rooms, abundantly lighted from the ceiling and sides..."

With a footprint twice that of the former school on the site, the new grammar school was second only in size to the high school. It contained eight classrooms, serving grades one through eight, with a capacity of over 300 students, more than double that of Clinton's other public primary schools. Eight classes were moved into the new building. Six were drawn from the former school on the site as well as from Walnut Street School No. 4 (1857; demolished), which was then located two doors down on the south side of the First Congregational Church. The other two classes were filled by eighth graders from the high school, allowing more room in that building for the upper grades.

Intended to be a building worthy of its prominent location facing the Town Common, the

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Corcoran School was one nine structures headlining the front page of the June 18, 1900 anniversary edition of the Clinton *Daily Item* celebrating 50 years of incorporation as a town. The school's location on the common, however, no longer afforded students a convenient playing field because in 1890, the common had been transformed into a lush public garden upon which ballplaying was expressly prohibited.

Historically, Clinton's public schools were designated by a number and commonly referred to by the name of the street on which they stood. In school reports, the Corcoran School was usually called New Grammar or Walnut Street #10. In 1918 the town named most of the public schools in honor of deceased former chairmen of the school committee. The Corcoran School, as it has since been known, was named for John W. Corcoran, a member of the school committee from 1876 to at least 1900. During his tenure, he served as chairman of the school committee for 19 years, and was chairman when the Corcoran School was built.

John William Corcoran (1853-1904), a prominent attorney with offices in both Clinton and Boston, was one Clinton's most esteemed citizens. Although born in Batavia, New York, his parents James and Catherine (Donnelly) were originally from Clinton, and returned there when he was just three months old. Educated in the Clinton public school, he attended the College of the Holy Cross in Worcester, St. John University in New York, and in 1875 Corcoran graduated from Boston University Law School. He married Margaret J. McDonald of Boston, and they built a home in the early 1880s at the head of Church Street in Clinton, where they raised three children.

Beyond his work with the school committee, Corcoran was extremely active in local affairs, holding the position of chairman of the local board of water commissioners for several years and president of the local board of trade. Beginning in 1893 he was appointed town solicitor, a position he held for eight years. He opened his law office in Clinton in 1875, locating first in the Burdett & Fiske block on High Street, and later in the Bank block. In 1889, to accommodate his expanding practice, Corcoran opened an additional office in the Fremont Building in Boston, reportedly specializing in corporate and business law. In 1891 and 1892 he was Judge Advocate General, and was appointed associate justice of the Superior Court by Governor Russell, a position he resigned the following year to return to private practice and take over the practice of Patrick A. Collins who had been appointed consult-general to London. Corcoran received an honorary LL.D. degree from St. John's University in 1893, from Georgetown the following year, and from Holy Cross in 1899. His biographers made note of his role as receiver of the defunct Lancaster National Bank of Clinton in which he was able to settle the debts of the bank with interest and even pay the stockholders a dividend.

In addition to his law practice and service to the Clinton community, Corcoran was heavily involved in politics. He was a four-time delegate to the Democratic National Convention, twice being delegate chairman (1888, 1896), and he also served as chairman of the Democratic State Committee in 1891 besides being a 12-year member. In 1893 he served as chairman of the

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Massachusetts Board of Managers of the World's Columbian Exposition, and was also for many years vice-president of the Young Men's Democratic Club of Massachusetts. He was unsuccessful in his candidacy for several political offices including town clerk, legislative representative and senator, attorney general and lieutenant governor. His unexpected death in August 1904 while undergoing treatment at the Loomis Sanatorium in Catskill, NY, must have left a noticeable gap in local politics and leadership.

The school committee selected an accomplished and prolific Boston architect to design the Corcoran School. Charles J. Bateman, Sr. (1851-1940) was born in Cambridge. According to a frequently quoted biographical sketch, he attended M.I.T., but neither the Registrar's Office or the Institute Archives have records of his attendance. Bateman began his career in the firm of Faulkner & Clarke where he spent seven years. This was followed by three years with George Ropes. In 1876 Bateman opened an independent practice in Boston from which he retired in 1932. He was appointed Boston City Architect in 1883 and again in 1888. During that time he designed and built a number of buildings for the city, including schools, engine houses and a home for the aged poor. It was noted as peculiar that while he worked for the city, the construction costs for his buildings never exceeded his initial estimate, a laudable record. He lived in Roxbury, MA for many years at the end of the 19th century, but by the time he retired he had moved to nearby Newton. Bateman's death occurred May 3, 1940.

Culling various sources for buildings by Charles Bateman produced a list of approximately 40 buildings, mostly in Boston. Many of these, however, are poorly identified. The Massachusetts Historical Commission's database of cultural resources lists 16 buildings designed by Bateman. Comprising an impressive legacy, they include numerous schools, hospitals, churches, libraries and fire stations built in Boston between 1881 and 1904. A number of commissions included Catholic churches, rectories and parochial schools. The database then jumps to the 1920s and 30s when Bateman designed four houses in Brookline and Newton. His large commissions, which were usually executed in brick with stone trim, ranged from the Second Empire to the Federal Revival styles typical of his era.

Although Bateman reportedly designed at least eight public schools in Boston, few are clearly identified. Two of his schools, one extant and one demolished, share features with the Corcoran School. The Bigelow School at 350 West 4th Street in South Boston (NRIND 1985) has been converted to residential use. Built in 1902, it was nominated for being one of the most representative examples of a Classical Revival style school building, and for being the work of Charles J. Bateman. The four story, flat-roofed structure was constructed of tan brick with Warsaw bluestone trim. Details included a rusticated first story, rusticated quoins, a projecting central entry, and a top floor assembly hall, a standard feature in schools of the period. Another significant Bateman school was the Romanesque Revival Roxbury High School (1885, demolished 1976). Built of brick and brownstone, it was an impressive four-story, asymmetrical

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structure with gabled dormers and roofs embellished by raking parapets. Details included a clock tower, small cupola, and a large Romanesque arch at the entry.

The design of the Corcoran School is a combination of the Bigelow and Roxbury schools. Combining a Queen Anne form with classical detailing, it represents the transition of Bateman's work from the late 19th century medieval revivals to turn-of-the-century classicism. The promotion of classical designs at the 1893 World's Columbian Exposition in Chicago was the major turning point in the transition from mediievally-inspired to classically-inspired designs. Since John W. Corcoran was chairman of the Massachusetts Board of Managers for that exhibit, one wonders how much he, as chairman of the school committee, influenced the final design of the Corcoran School.

In the context of the town of Clinton, the Corcoran School is the only school building left standing along the Clinton Common. Other significant Clinton public schools include the 1852 Walsh School on Main Street, a 2 ½ story wooden grammar school, which accommodated about 80 students, and was in recent years home to the Quality Electric Company. Also extant is Schoolhouse #9 (1 Berlin Street), built in 1879. The five-bay, gable-roofed 2 ½ story brick structure with bracketed cornice was designed in the Italianate style, becoming an athletic club in 1947. The brick Bowers School (411 Water Street) was originally built in 1847 as a one room schoolhouse. It was substantially enlarged and completely remodeled in 1892. According to a National Register nomination prepared in 1983, the resulting building served as a model for subsequent turn of the century schools in Clinton. It has been converted to apartments.

In 1980 after the Town of Clinton purchased a new school (St. John's Elementary School), a number of older schools, including the Corcoran, were closed and returned to the Town. In 1984 a special town meeting was called to vote on a proposal to allocate \$750,000 for the renovation of the school into office space. The proposal failed. At the 1989 Town Meeting it was voted that the town seek bids for the sale or lease of the school. Now vacant and in private hands, the former Corcoran School is presently being rehabilitated for use as housing.

In addition to its importance to the architectural integrity of the historic streetscape along the town common, the Corcoran School also compliments the masonry commercial and institutional buildings of Clinton's adjacent Central Business District (NR, 1985).

Archaeological Significance

Historic archaeological resources described above have the potential to help document a series of educational buildings that have been part of the civic and institutional building locus surrounding Clinton Common for over 150 years. Any excavations in basement levels of the existing school

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or in the immediate area surrounding the school could recover evidence of the two schools that preceded the Corcoran School at this location. Structural evidence from the earlier schools can help document their exact locations, architectural features and building techniques. Detailed analysis of this information and the contents of potential occupational related features may also provide important information relating to the social, cultural and economic characteristics of students who attended the school and related activities. Any evidence from the 1846 school may also contribute information for a comparative analysis of private versus public schools on the Corcoran School property or in the town.

(end)

9. BIBLIOGRAPHY

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Sanborn Maps: 1888, 1894, 1899, 1904, 1911, 1919, 1929, 1947, 1961
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Zimmerman, Sarah. "Bigelow School National Register Nomination." 1984

(end)

Corcoran School
Name of Property

Worcester, MA
County, State

10. Geographical Data

Acreege of Property less than one acre

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19	279150	4699330	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 Leslie Donovan/Karen Davis, consultants, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date December 1999

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 Corcoran House Associates, Limited Partnership; Baran Companies

street & number 101 Federal Street #1900 telephone 617-464-3444

city or town Boston state MA zip code 02110

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**

**Corcoran School
Clinton (Worcester), Massachusetts**

Section number 10 Page 1

10. GEOGRAPHICAL DATA

Verbal Boundary Description

Intending to describe the Corcoran School site in the Town of Clinton, Assessor parcel 3677, containing 16,703 square feet. The parcel is located in the Hudson, Massachusetts, USGS quadrangle.

[Legal boundary justification to come.]

Boundary Justification

The nominated property includes the entire parcel historically associated with the Corcoran School, the land with the buildings thereon, now known as and numbered 40 Walnut Street in that part of Clinton, Worcester County, Massachusetts. The land and building appears on the Town of Clinton Assessor's Plans, Sheet No. 7, and is referred to as Parcel 3677 "Town of Clinton School" having an approximate total square footage of 16,703SF and is recorded with Worcester Deeds, Book 465, Pages 437-38, and bounded and described as follows:

- SOUTHEASTERLY by Church Street, 150 feet;
- SOUTHWESTERLY by Walnut Street, 111.75 feet;
- NORTHWESTERLY by a lot owned by First Congregational Society, 110.96 and
- NORTHEASTERLY by a lot owned by P. Beaulieu, 150 feet

Containing 16,703 square feet of land, be any or all measurements and contents more or less and a building structure formerly known as the Corcoran School containing three floors each measuring approximately 7,199 square feet and a basement representing an approximate total of 28,796 square feet.

(end)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Corcoran School

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 1/07/00 DATE OF PENDING LIST: 1/19/00
DATE OF 16TH DAY: 2/04/00 DATE OF 45TH DAY: 2/21/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00000039

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/4/00 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Corcoran School

40 Walnut Street

Clinton, Worcester County, MA

Photographer: Leslie Donovan

Date: December 1998

Negative at: Tremont Preservation Services, 123 South St. 4th fl. Boston, MA

View looking southeast showing the North and West elevations.

9708-29A/4485



CORCORAN
HOUSE

Corcoran School
40 Walnut Street
Clinton, Worcester County, MA
Photographer: Leslie Donovan
Date: December 1998

Negative at: Tremont Preservation Services, 123 South St. 4th fl.
Boston, MA


View looking Southwest showing the East and North elevations

9708-30A/4485

CONCORDIAN SCHOOL CLINTON (WATER ET AL.)


Hudson 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

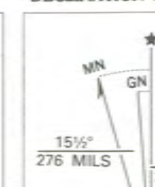


1988

Produced by the United States Geological Survey
 Control by USGS, NOS-NOAA, and Commonwealth of Massachusetts agencies
 Compiled by photogrammetric methods from aerial photographs taken 1960. Field checked 1981. Map edited 1988
 Supersedes Clinton 1965 and Hudson 1966
 1:25,000-scale maps
 Projection and 1000-meter grid, zone 19
 Universal Transverse Mercator
 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 40 meters west as shown by dashed corner ticks
 There may be private inholdings within the boundaries of the National or State reservations on this map

CONTOUR INTERVAL 3 METERS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
 OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY
 DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Meters	Feet	DECLINATION DIAGRAM	ADJOINING MAPS
1	3.2808		1 2 3
2	6.5616		4 5 6
3	9.8424		7 8
4	13.1232		
5	16.4040		
6	19.6848		
7	22.9656		
8	26.2464		
9	29.5272		
10	32.8080		









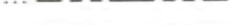





















To convert meters to feet multiply by 3.2808
 To convert feet to meters multiply by 0.3048

UTM grid convergence (EN) by metric declination (MM) at center of map
 Diagram is approximate

1 Fitchburg
 2 Ayer
 3 Billerica
 4 Sturbridge
 5 Mansfield
 6 Worcester North
 7 Marlborough
 8 Framingham

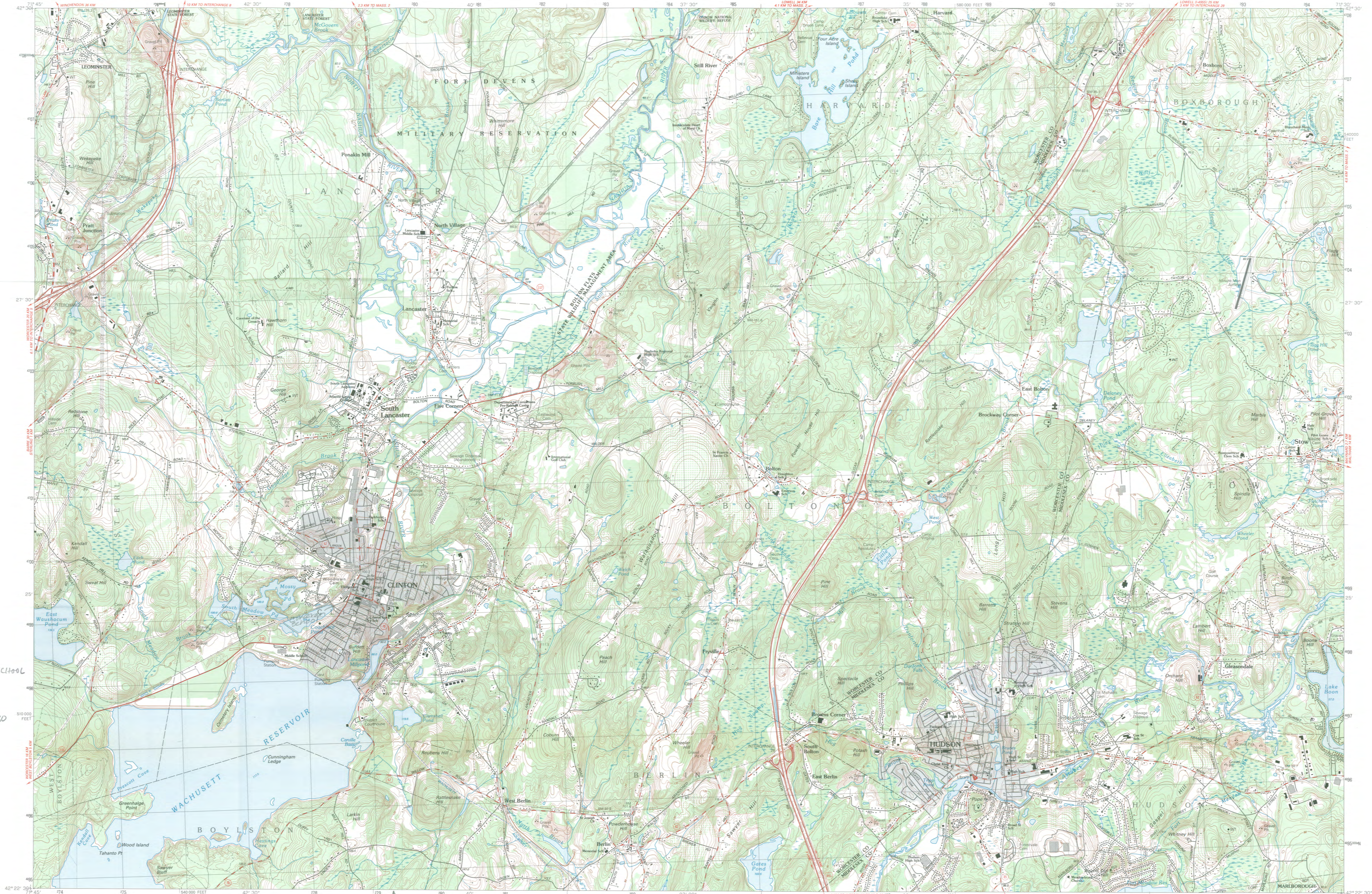
ISBN 0-107-23478-2
 9 780607 234794

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, trestle	
Footbridge; 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 approximates	
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; oil or gas; tunnel; section	
Control: horizontal station; vertical station; spot elevation	
Index; intermediate; supplementary; depression	
Distorted surface: strip mine, lava, sand	
Soundings: depth curve	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Swamp; marsh	
Salinized marsh; land subject to controlled inundation	
Woodland: scattered trees	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request

CORCORAN SCHOOL
 UTM
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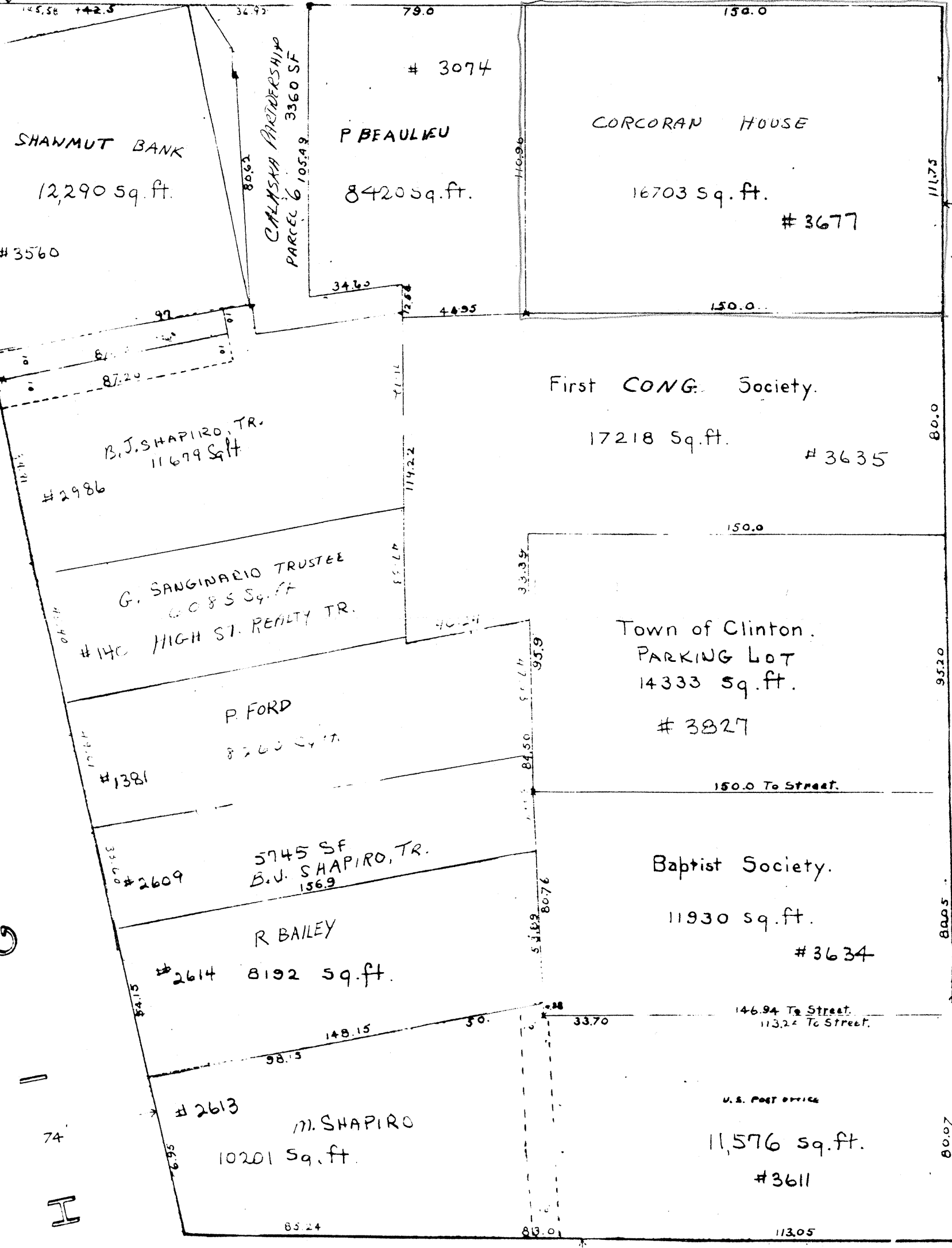
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80.0

95.20

80.5

80.07

79.0

150.0

150.0

150.0

150.0 To Street.

146.94 To Street.
113.24 To Street.

113.05

87.20

#2986

#1381

#2609

#2614

#2613

3074

3677

3635

3827

3634

3611

B. J. SHAPIRO, TR.
11,679 Sq. ft.

G. SANGINARIO TRUSTEE
6,085 Sq. ft.
HIGH ST. REALTY TR.

P. FORD
8,260 Sq. ft.

5,745 SF
B. V. SHAPIRO, TR.
136.9

R. BAILEY
8,192 sq. ft.

M. SHAPIRO
10,201 sq. ft.

P. BEAULIEU
8,420 sq. ft.

CORCORAN HOUSE
16,703 sq. ft.

First CONG. Society.
17,218 sq. ft.

Town of Clinton.
PARKING LOT
14,333 sq. ft.

Baptist Society.
11,930 sq. ft.

U. S. POST OFFICE
11,576 sq. ft.

CALMSEA PARTNERSHIP
PARCEL 6 105.49
3360 SF

SHANMUT BANK
12,290 sq. ft.



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

December 21, 1999

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Corcoran School, 40 Walnut Street, Clinton (Worcester 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 properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

We request an expedited review of this nomination.

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Paul Ferreira, Corcoran House Associates
Leslie Donovan/Karen Davis, Preservation Consultants
William S. Grady, Jr., Chair, Clinton Historical Commission
Mary Rose Vickhaut, Clinton Board of Selectmen
Joseph Gibbons, Clinton Planning Board

220 Morrissey Boulevard, Boston, Massachusetts 02125 · (617) 727-8470

Fax: (617) 727-5128 · TDD: 1-800-392-6090

www.state.ma.us/sec/mhc