

217

United States Department of the Interior National Park Service

FEB 21 1989

National Register of Historic Places Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name THE ROCKLAND HIGH SCHOOL (PREFERRED) other names/site number THE MCKINLEY SCHOOL

2. Location

street & number 394 UNION STREET city, town ROCKLAND state MASS code 025 county PLYMOUTH code 023 zip code 02370

3. Classification

Ownership of Property: private, public-local (checked), public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 0 buildings, 0 sites, 0 structures, 0 objects, Total 1. Name of related multiple property listing: N/A. Number of contributing resources previously listed in the National Register: 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Valerie A. Talmage, EXECUTIVE DIRECTOR: STATE HISTORIC PRESERVATION OFFICER. Date: 2/8/89. State or Federal agency and bureau.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official. Date. State or Federal agency and bureau.

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. (checked) 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:)

Entered in the National Register. Signature of the Keeper: Valerie A. Talmage. Date of Action: 3/23/89.

Signature of the Keeper. Date of Action.

**6. Function or Use**

Historic Functions (enter categories from instructions)  
 Education: Secondary School

Current Functions (enter categories from instructions)  
 Education: Secondary School

**7. Description**

Architectural Classification  
 (enter categories from instructions)

Materials (enter categories from instructions)

Late 19th & Early 20th Century Revival  
 Colonial Revival

foundation Granite  
 walls Red Brick

roof Slate  
 other Cast Stone / Tinted Mortar

Describe present and historic physical appearance.

The Rockland High School, built in 1908, is located at 394 Union Street in Rockland, Massachusetts. The stretch of Union Street that constitutes the town's commercial center (between Water Street and North Street) a scattered collection of commercial buildings, many of which are converted nineteenth century residential buildings or mid-twentieth century construction. Although there are other historic properties in the immediate vicinity, a cohesive district does not survive. The secondary streets surrounding the commercial center are residential in character, comprised primarily of late-nineteenth and early twentieth century buildings of modest style. The school is two stories in height, rectangular in plan, and rises to a slate-covered hip roof, to which shed dormers have been added at each elevation. The main block of the building is 102' wide and 80' deep, while the original near ell is 40' wide by 27' deep. Designed in the Colonial Revival style, the school is constructed of red brick set with a tinted mortar and is trimmed with cast stone elements.

The school is set back approximately 120 feet from Union Street, and is centered on its 59,072-square-foot lot, which is nearly rectangular. Behind the school the lot slopes sharply downward. Much of the front yard has been paved for parking. A three-story aluminum-clad addition was constructed at the rear elevation in 1973.

The facade (east elevation) is composed symmetrically around a central pavilion which contains the school's main entry. Within the pavilion two monumental Ionic columns and two wide brick piers support a pediment with wide dentilled cornices. The main entry, consisting of modern aluminum doors beneath the original four-part ornamental transom, is set within a wooden enframing formed by bracketed pilasters supporting a shallow hood. Flanking the entry are two window openings, each contains a two-pane fixed sash and a two-pane fixed transom above an narrow operable panel. On the second story, the pavilion has five windows, each of which contains a single-pane fixed sash and transom above an operable panel. All window openings are framed by cast stone sills and brick heads with cast stone keystones.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

ROCKLAND HIGH SCHOOL -pref.-  
ROCKLAND, MA

Two identical wings flank the central pavilion. Both wings have three bays with one window opening on each story (including the basement). Windows at the first and second story are identical to those at first story of the pavilion.

The north and south elevations are nearly identical, each has symmetrical fenestration and detailing identical to that of the facade.

As originally constructed the basement contained the gymnasium, locker rooms and manual training rooms. At the upper stories, classrooms and offices extended off a wide central corridor, running north to south. At the first story, the principal and superintendent of schools each had an office on either side of the entry vestibule. An assembly hall was located on the west side of the corridor with the rear ell. The second story housed the library and four large classrooms. The third story was taken up by commercial and scientific laboratories.

The interior has recently been altered and the building converted to a center for handicapped children. Although surface treatments have been changed the arrangement of spaces within the building remains. Within the classrooms, chalkboards, wood trim, crown molding, and tin ceilings remain. The three entrance vestibules retain panelled wall finishes and original door surrounds.

Continued

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   7   Page   2  

Rockland High School ~~—PREFERRED—~~  
(The McKinley School)  
Rockland, MA

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### Archeological Statement

No prehistoric sites are currently recorded on the property or in the town of Rockland. The lack of sites likely results from underreporting, more sites probably exist. In general, however, the potential for prehistoric or historic sites seem low as a result of the rather small size of the parcel (approximately 1.36 acres), the size of the school and its impact on the property, paving in front of the school and because the land behind the school slopes sharply downward.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture

Education

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Period of Significance

1908-1939

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Significant Dates

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Cultural Affiliation

N/A

\_\_\_\_\_

\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Cooper & Bailey

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

The Rockland High School possesses integrity of design, setting, materials, workmanship, and association with the development of Rockland (formerly East Abington) as an independent town. In addition, the school is one of Rockland's most impressive architectural examples having been designed by Frank Irving Cooper, one of New England's most prominent architects of educational buildings. The Rockland High School is of local significance and meets criteria A and C for the National Register of Historic Places.

Rockland is a town occupying about ten square miles, located approximately twenty miles southeast of Boston. Prior to 1874, Rockland formed the east Ward of the town of Abington and was known as East Abington. Settled in the late seventeenth and early eighteenth centuries, the area was attractive for its rich woodlands and developed a lumber industry early in its history. The shoe manufacturing industry first appeared in Rockland in the late eighteenth century and became the focus of the community's economy by the mid-nineteenth century.

Rockland was incorporated in 1874 as the result of a dispute over the construction of an expensive school building in Abington Center in 1871 and the belief that East Abington could develop into a more successful industrial community if separate from Abington. The late nineteenth and early twentieth centuries saw the continued dominance of the shoe industry with fewer, but larger, manufacturers and an increase in related industries such as the Thompson Shoe Shine Factory and S. E. Packard & Sons paper box factory. Rockland's most prosperous period included the years leading up to and including World War I. The subsequent years of the Great Depression resulted in the decline of the local shoe industry.

At the time that Rockland was incorporated there were approximately 4300 residents. A count of the school houses existing in the town at that time revealed eight, only one of which had a high school program. The new town's concern for proper education is reflected in the earliest by-laws which state that "habitual truants" between the ages of 7 and 15 were to be punished by a fine of up to \$20 or committed to "such institutions of instruction or house of reformation" as the town should choose. In the town appropriations for 1875, \$1,800 was set aside for the construction of a new school house. This

See continuation sheet

**Major Bibliographical References**

- CAMPBELL, MARTHA G., "THE STORY OF THE ROCKLAND PUBLIC SCHOOLS -PART III" Arlington Massachusetts: 1977.
- HURD, D. HAMILTON. HISTORY OF PLYMOUTH COUNTY, MASSACHUSETTS. ,Philadelphia: J.W. Lewis & Co., 1884.
- ROCKLAND STANDARD, October 1, 1909.
- TOWN OF ROCKLAND REPORTS, ROCKLAND, MA: 1907-1908.

See continuation sheet

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 # \_\_\_\_\_

Primary location of additional data:

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

Specify repository:

Mass. Historical Commission

**10. Geographical Data**

Acreeage of property 1.25 Acres (59,072 sq. ft.)

USGS Quad: Weymouth, MA

UTM References

A 19 341520 46678610  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

Begining at a point on the west side of Union Street 130 feet north of its intersection with Belmont Street, running north 140 feet, then west approximately 425 feet, then south approximately 144 feet, then east approximately 405 feet to Union Street and the begining.

See continuation sheet

Boundary Justification

The boundary includes the present lot on which the Rockland High School stands.

See continuation sheet

**11. Form Prepared By**

name/title Christine Scott Beard, Preservation Consultant w/ Betsy Friedberg NR Director at MHC  
 organization Mass. Historical Commission date January 27, 1989  
 street & number 80 Boylston St telephone 617-727-8470  
 city or town Boston state MA zip code 02116

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1ROCKLAND, MASS.  
THE ROCKLAND HIGH SCHOOL—pref  
(MCKINLEY SCHOOL)

one-room wooden school building was constructed near the junction of Central and Centre Streets to house a "mixed" or ungraded group of children. Nearly 40 students of grades 1 through 4, taught by one teacher, were in regular attendance. The period from 1874 to 1898 was characterized by a desperate race to provide facilities for the rapidly growing school population. In 1880 a second story was added to the existing Primary school at 76 Summit Street, in order to house a grammar class. By 1884 additional grammar school space was needed and the the second floor of the former I. & N. S. Jenkins shoe factory, located behind 58 Union Street, was rented at this time. In 1886 the growing need additional Primary, Intermediate, and Grammar classes resulted in the construction of a one room school house at the corner of Howard and Church Streets. In 1890 one of the small schools which had been erected in 1853 was destroyed by fire. In its place the Gleason School was constructed, a two-story, two-room school house. It was not until 1893 that the crowded conditions finally caused the town to erect a High School building. The so-called "Lincoln Building" was built on the corner of Church and Howard Streets.

By the turn of the century, there were approximately 900 children in Rockland between the ages of 5 and 15 who were being educated in the local school system. A 1903 map of Rockland shows 11 school buildings in use, all of which were constructed prior to 1893. In a town meeting on March 2, 1903, residents voted an appropriation of \$60,000 to erect a new High School building which would then permit shifting of the lower grades to the Lincoln Building, and both the Gleason and "Church Street" buildings could be relegated to disuse. A committee of five residents was named to select an appropriate site for the new school; the committee included Daniel M. O'Brien, Frank A. Sheldon, Frank P. Lewis, James W. Spence, and Alfred W. Donovan. Of the five locations recommended, the Handel Pool lot, located on the west side of Union Street between North Avenue and Belmont Street, was chosen "by a decisive expression of preference".

Continued

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2

THE ROCKLAND HIGH SCHOOL—pref.  
(THE MCKINLEY SCHOOL)  
ROCKLAND, MASS.

The committee secured the Boston architectural firm of Cooper & Bailey for the design of the new Rockland High School. Frank Irving Cooper, principal of the architectural firm, was widely known throughout New England as an expert in school design. Cooper obtained his architectural training in the office of Henry H. Richardson and later worked as a draftsman in the Boston office of Henry Ban Brunt and with the firm of Shipley, Rutan & Coolidge. In 1890 Cooper opened his first office in Pittsburgh where he was employed by George Westinghouse to design an industrial building. He returned to Boston two years later, upon receiving a commission to design the Bristol County Court House in Taunton, MA. He continued to practice independently until 1899 when he formed a partnership with Elmer Smith Bailey. Cooper & Bailey worked in association until 1914. In 1916 Cooper established the Frank Irving Cooper Corporation which operated until his death in 1933. Throughout his career, Cooper designed an impressive number of public and educational buildings, comprising public halls, college buildings, dormitories, administration buildings and about two hundred elementary and high schools throughout New England. Among his works are: the Public Library at Medford, Massachusetts; Clark Pathological Laboratory at Amherst College; Weaver and Buckley High Schools at Hartford, Connecticut; High School at Bristol, Rhode Island; High Schools at Bennington, Vermont, Lancaster and Claremont, New Hampshire, Beverly, Brockton and Peabody, Massachusetts and at Stratford, Simbury and Norwalk, Connecticut, together with many intermediate grade school in various locations.

The three-story brick building which Cooper & Bailey designed for Rockland was the town's first brick school house. Builders Mead, Mason & Company were awarded the general contract for \$51,200. Ground was broken on August 12, 1908 and the cornerstone was laid on October 21st. By October 1909, the building was ready or occupancy.

The school is one of the town's finest architectural monuments and an excellent example of Colonial Revival style design, with its pedimented pavilion, Ionic columns, keystones and full cornice.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Rockland High School

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Plymouth

DATE RECEIVED: 2/21/89      DATE OF PENDING LIST: 3/07/89  
DATE OF 16TH DAY: 3/23/89      DATE OF 45TH DAY: 4/07/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89000217

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: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    3/23/89 DATE Entered in National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

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

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CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

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

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

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BIBLIOGRAPHY

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GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps     USGS maps     photographs     presentation

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OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



THE MCKINLEY SCHOOL  
Rockland, Massachusetts

PHOTOGRAPHER: Christine Scott Beard  
February, 1987  
ACT for Massachusetts  
45 School Street  
Boston, MA

VIEW: Looking west at the McKinley School (386 Union St.)

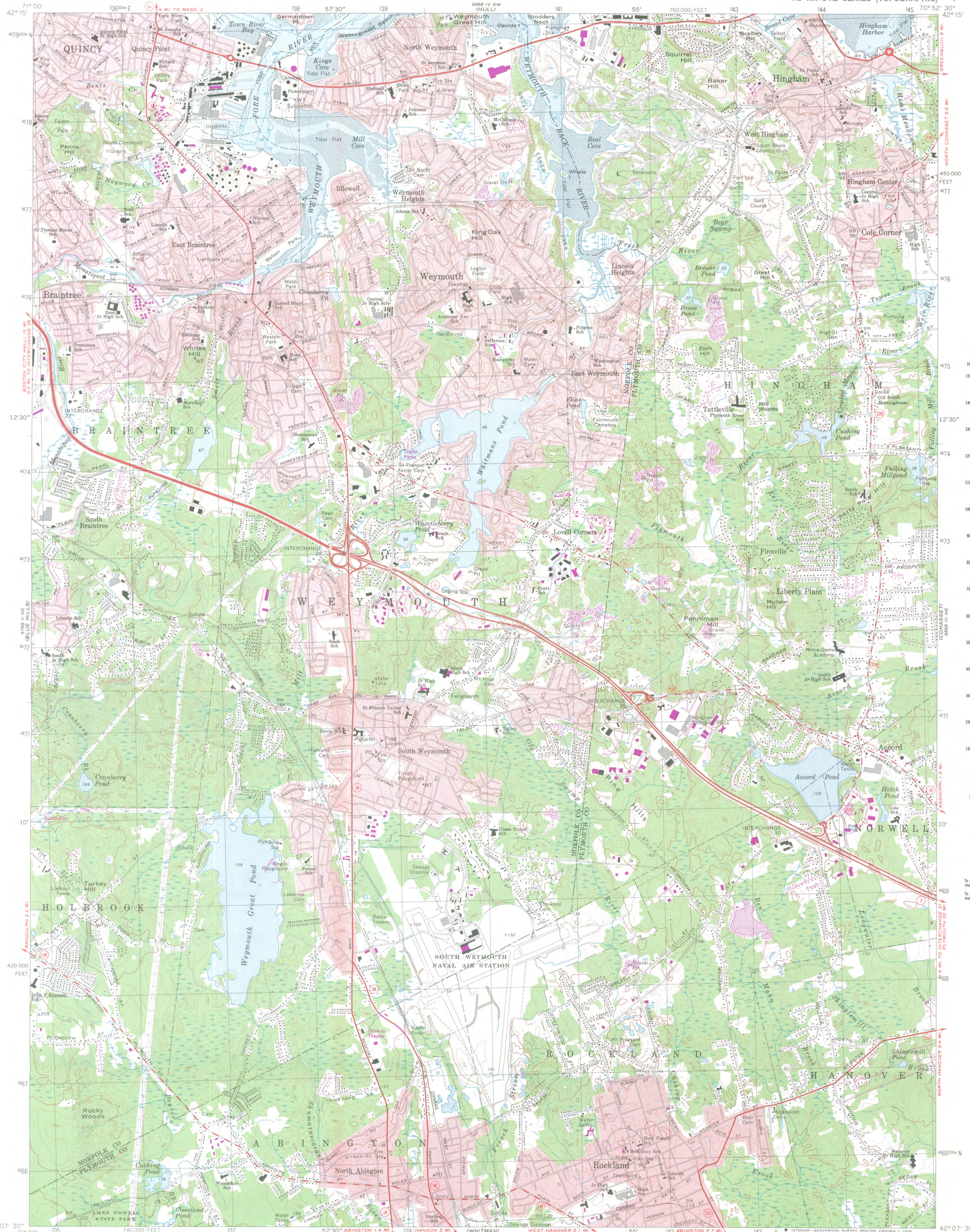
The McKinley School  
386 Union St. (Rockland  
Rockland, MA H.S.)

Photographer: Christine Scott Beard

2/87

ACT for Mass.,  
45 School St.,  
Boston, MA

View: Looking west at  
the McKinley School



CONVERSION  
SCALES

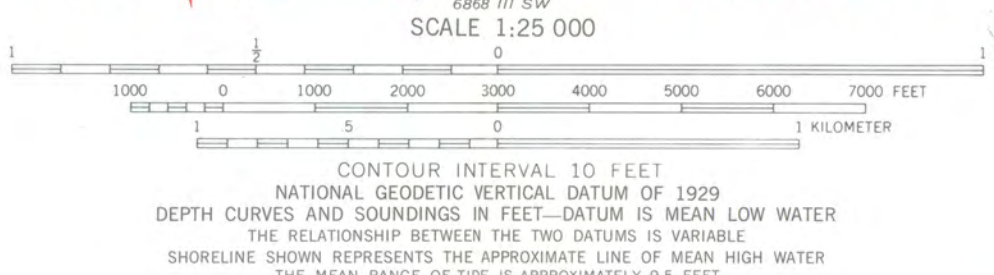
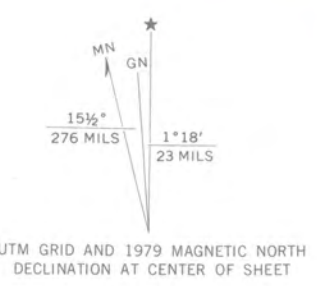


Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters  
multiply by 3048

To convert meters to feet  
multiply by 3.2808

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Planimetry by photogrammetric methods from aerial photographs  
Topography by planimetric surveys 1936. Revised from  
aerial photographs taken 1969. Field checked 1971  
Selected hydrographic data compiled from USC&GS Chart 246 (1971)  
This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Red tint indicates areas in which only  
landmark buildings are shown  
There may be private inholdings within the boundaries of  
the National or State reservations shown on this map



**NATIONAL REGISTER NOMINATION**

The McKinley School  
394 Union Street  
Rockland, MA

Rockland High School  
(preferred)  
The McKinley School  
394 Union St.  
Rockland, MA

WEYMOUTH, MASS.  
N4207.5-W7052.5/7.5  
1971  
PHOTOREVISED 1979  
AMS 8868 III NW-SERIES 8164

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with State of  
Massachusetts agencies from aerial photographs taken 1977 and other  
source data. This information not field checked. Map edited 1979

Zone Easting Northing  
19 34152 46178



February 2, 1989

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

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

The Rockland High School, Rockland, MA  
The Rockland Trust Company, Rockland, MA  
Lower Union Street, Historic District, Rockland, MA  
The Phoenix Building, Rockland, MA  
The Rockland Memorial Library, Rockland, MA  
The Pond Hill School, Wellfleet, MA

All have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. Comments received to date are attached to the nomination forms.

Sincerely,

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

Enclosure:

BF/di