

United States Department of the Interior
National Park Service

562782

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Cardinal Cushing Center Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 369 Washington Street, 405 Washington Street, 423 Washington Street

City or town: Hanover State: MA County: Plymouth

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Brona Surian</u>		<u>June 25, 2018</u>
Signature of certifying official/Title:	SHPO	Date
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

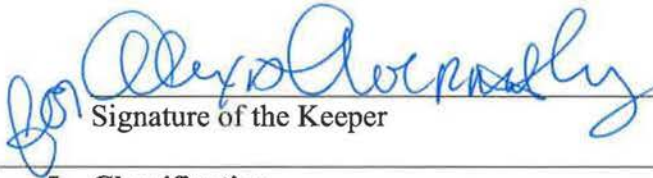
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

5/10/18
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u>5</u>	<u>1</u>	structures
<u>5</u>	<u> </u>	objects
<u>18</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- EDUCATION/School
- EDUCATION/Education-Related
-
-
-
-

Current Functions

(Enter categories from instructions.)

- EDUCATION/School
- EDUCATION/Education-Related
-
-
-

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7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL/Georgian

LATE 19TH AND 20TH CENTURY REVIVALS/Georgian Revival

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD, BRICK, STONE/Limestone,
STONE/Slate, METAL, GLASS, ASPHALT, SYNTHETICS/Vinyl

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cardinal Cushing Center Historic District consists of ten buildings, five objects, and six structures, for a total of twenty-one resources. The district occupies about 16.5 acres of the approximately 200-acre Cardinal Cushing Center campus in Hanover, Massachusetts. The district represents the development and growth of Cardinal Cushing Center (originally known as St. Coletta's by the Sea), which involved both new construction in the 1950s and the acquisition and conversion of historic 18th-century buildings already on the original 175-acre site. Of the ten buildings, eight are contributing and two are not. Five of the structures are contributing and one is not, and all of the objects are contributing. Within the district, buildings are arranged on the north and south sides of Washington Street, which centrally bisects both the district and the larger Cushing Center campus.

The older buildings, such as Fatima Hall, Sisters Inn, and the original portion of the Knights of Columbus Culinary Arts Building, are wood-framed Colonial houses that were converted for other uses when acquired by the Center. At the time of the school's founding in 1947, these pre-existing buildings served as the sole academic, administrative, and residential structures. These buildings were intended to be as home-like as possible, for the comfort of both the students and

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their parents. The Sisters lived in the buildings with the students, acting as guardians in addition to teachers.

As the school grew and expanded, new construction either mimicked the forms of historic buildings or utilized the Georgian Revival style, as was typical of the time. The Georgian Revival style, which was the result of renewed interest in the historical architecture represented by the pre-existing buildings on the campus, provided an appropriate vocabulary for the major new structures built for the school. The two largest Georgian Revival buildings in the district are the Administration Building and Kennedy Building, constructed in 1951 and 1957, respectively. Both buildings were designed by architect John McPherson, a prolific Boston-based architect who worked extensively with the Catholic Church in the mid-1900s and often utilized the Georgian Revival style in his work. The simple Recreation Building (1959), constructed of wood framing and clad with siding, recalls the forms of the historic buildings on the campus and represents the school's continued commitment to improving the lives of its students. A tunnel constructed in 1959 connects the Administration Building, Kennedy Building, and Recreation Building.

The Portiuncula Chapel and Gift Shop (now the Information Technology (IT) Building), the most significant religious buildings on the campus, are constructed of rusticated marble. The Chapel is an exact replica of St. Francis's Porziuncola Chapel in Assisi. The Chapel is also the final resting place of Cardinal Cushing. A landscaped path alongside the Chapel winds through the wooded site and offers the fourteen Stations of the Cross, constructed of stone. Statues of saints, particularly St. Francis and St. Mary, are located throughout the district.

Due to the careful stewardship of the Cardinal Cushing Center, most buildings in the district are in generally good condition. Though the 18th- and 19th-century buildings have been altered and expanded over the years, all additions have occurred within the period of significance for the district and represent the school's continued commitment to special needs education. The Cardinal Cushing Center Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

The Cardinal Cushing Center Historic District occupies approximately 16.5 acres on the larger (around 200-acre) Cardinal Cushing Center academic campus in Hanover. The 21 resources that comprise the district are numbered in accordance with the site plan. Contributing buildings within the district are primarily comprised of three visually distinctive types: 17th- and 18th-century painted wood frame buildings, large red-brick Georgian Revival-style mixed-use buildings, and pink marble-clad religious buildings. Religious iconography, including statues and the Stations of the Cross, is found throughout the district. The site is landscaped, with large, open grassy areas around many of the buildings, and many large trees clustered throughout the district. Internal driveways and sidewalks are the primary means of accessing the buildings.

The buildings of the district are arranged in two clusters to the north and south of Washington Street. On the north side, the Administration Building, Physiotherapy Center, the Kennedy

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Building, the Knights of Columbus Culinary Arts Building, and Fatima Hall form one cluster, while the Portiuncula Chapel, IT Building, the Cushing Trader, and the Sisters Inn form a cluster on the opposite (south) side.

Route 53 forms the district boundary to the south, and serves as a distinct visual marker between the district and the adjacent residential and commercial areas of Hanover. Washington Street, a residential dead-end street, bisects the campus. A north-to-south-running driveway runs from Route 53 through Washington Street, terminating in front of the Administration Building (Resource #11). A small, landscaped island at the northern end of the driveway holds a statue of St. Francis (Resource #12). An elongated, S-shaped driveway runs from the west side of the Physiotherapy Center to between the Knights of Columbus Culinary Arts Building and the Kennedy Building, meeting Washington Street to the south. A secondary driveway runs along the north (rear) of the Kennedy Building and around to the S-shaped driveway and up to the west of the Recreation Building and Pool.

The Portiuncula Chapel (Resource #1), the first building visible from the main entry off Columbia Road, sits atop a landscaped hill and is accessed by a substantial set of stone steps (Resource #4). A small paved patio offers a place for reflection in front of a copper statue of St. Francis (Resource #3), located below the Chapel. To the northeast of the Chapel, a series of stone monuments depicting the Stations of the Cross (Resource #2) are located along a series of small pathways. A sidewalk along the western perimeter of the north-to-south driveway accesses the stairs as well as the Stations of the Cross. The IT Building (Resource #5) is to the northeast of the Chapel. There are two modern parking lots within the district; one parking lot is to the east of the north-to-south driveway (to the south of the IT Building), while the other parking lot is to the east of the IT Building and the west of the Sisters Inn (Resource #19).

A rubble stone wall (Resource #6) dating from the 1800s borders Washington Street to the north, running nearly the entire length of the district. Fatima Hall (Resource #7) is the westernmost resource in the district along the north side of Washington Street. A small statue of St. Mary (Resource #8) is next to the building to the east. A statue of St. Francis (Resource #9) is slightly further to the east of Fatima Hall. The Physiotherapy Center (Resource #10) and Administration Building are set to the north of Fatima Hall, alongside the S-shaped driveway through the northern half of the district. A subterranean tunnel (Resource #13) connects the Administration Building from the east and the Kennedy Building from the west, running below the S-shaped driveway. The Playing Field (Resource #14) is located between the Administration Building and the Recreation Building. A small shipping container (Resource #15) is slightly to the north of the Recreation Building and serves as a shed/storage space. The Swimming Pool (Resource #17) is to the south of the Recreation Building.

The Kennedy Building (Resource #18) is the easternmost resource in the district along the north side of Washington Street. A sidewalk runs parallel to Washington Street in front of the building, with another sidewalk along the south (main) elevation extending to meet the various driveways in the district. The Knights of Columbus Culinary Arts Building (Resource #21) is located to the west of the Kennedy Building, also to the north of Washington Street. The Culinary Arts Building is served by a number of short sidewalks connecting the building to Washington Street

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as well as to the internal driveways throughout the northern half of the district. The Sisters Inn (Resource #19), located to the south of the Kennedy Building on the south side of Washington Street, is set back slightly from the road alongside another parking lot (not within the district, but still under ownership of the Cardinal Cushing Center). The Cushing Trader (Resource #20) is the south-easternmost building in the district, located to the north of Route 53. The Cushing Trader is bordered by a small wood fence to the west and by the parking lot mentioned above to the north.

The Cardinal Cushing Center Historic District is bookended to the northwest and the southeast by two groupings of buildings that are not included within the district boundaries, but are still owned and operated by the Cardinal Cushing Center. The buildings within these groupings were constructed between 1989 and 2004. The grouping to the northwest of the district is comprised of five buildings, while the grouping to the southeast of the district is comprised of nine. These buildings are typically compatible with the district in scale and massing. Trees and internal driveways and sidewalks provide a physical division between the district and the surrounding buildings.

Description of Resources in Cardinal Cushing Center Historic District

The Cardinal Cushing Center Historic District contains eighteen contributing resources and three non-contributing resources. Several of the contributing resources are pre-existing historic buildings purchased by Cardinal Cushing and used as classrooms and administrative spaces; others are buildings that were purpose-built for the school. Due to their ages and changes in use, the older buildings in the district often have several names dating from various stages of ownership. Buildings are listed according to their current names, with historic names (if applicable) noted.

Resource numbers correspond with each resource's location in the district, going clockwise through the site. The attached site plan is annotated with each resource number, indicating their positions within the district.

1. Portiuncula Chapel - Washington Street (1953)

The Portiuncula Chapel is a small one-story chapel building with a front-gabled roof (Photo 15). The Chapel is situated at the top of a small hill, facing east and overlooking the main driveway to the campus. Slate steps lead from the sidewalk to the chapel, with slate and granite benches in front of the entrance (Figure 6). The small patio at the top of the hill in front of the Chapel entrance is paved with modern brick pavers, many of which are inscribed with the names of various sponsors and donors to the school (Photo 17). Modern granite benches mark the edges of the patio (Photo 15). The Chapel is of masonry construction and is clad in rusticated pink and white marble. The roof is covered with slate shingles, with a stone steeple above the main entrance and a statue of St. Francis at the rear end of the roofline. The steeple is of the same rusticated pink and white marble as the rest of the building and has a front-gabled roof topped with a copper cross.

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The design of the Portiuncula Chapel was based upon the Porziuncola Chapel of Assisi, built by St. Francis 700 years earlier.

The main elevation faces east toward the main driveway of the campus. The entrance to the Chapel is centrally located on the main elevation and features large arched, paneled wood double doors. There is a large colorful mosaic above the main entrance that depicts St. Francis surrounded by the faithful.

Arched, paneled wood doors to match the main entrance are located on the north elevation of the Chapel. There is a small, rounded bump-out at the rear (west) elevation.

The interior of the Portiuncula Chapel consists of a small sanctuary, with Cardinal Cushing's tomb at the western end of the space (Photo 16). The floor is of pink and white checkered marble. Walls are clad with pink marble panels, with white marble banding. There are white marble relief panels along the walls, and in the archway above the main entrance. The high, rounded ceiling is covered with gold tiles. The tomb area is raised slightly, with a metal kneeler in front. The western wall bows out and is clad with white and pink marble and gold tiles, with white marble statuary. The floor of the tomb area is covered in green marble, with three mosaics.

Set slightly below the Chapel on the hill is a small reflection area that holds granite and slate benches in front of a copper statue of St. Francis (see #3, below).

Every element of the Portiuncula Chapel (exterior envelope and interior) was imported from Assisi. The Portiuncula Chapel was dedicated on October 31, 1953.

2. Stations of the Cross and Pathway - Washington Street (ca.1953)

Located in the wooded area to the west and slightly north of the Portiuncula Chapel, a small, concrete-paved path winds along the fourteen Stations of the Cross (Photo 24). The Stations are constructed of rubble stone, with marble relief panels depicting the various stages of the crucifixion. There is a small concrete kneeling platform in front of each of the Stations. The final Station is located closest to the road, and is the most ornate. It is a concave shrine clad with rubble stone along the exterior and white stucco on the interior. The shrine contains a marble pietà. There is a small, colorful mosaic portrait of Cardinal Cushing on the interior of the shrine, above the statue. There is a wood bench in front of the final Station.

3. Statue of St. Francis - Washington Street (1953)

A copper statue of St. Francis is located below the Chapel on the hill (Photo 15). The statue dates from the construction of the Chapel. The statue has a small seating area paved with bricks and set with granite and slate benches.

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4. Stone Steps, Walls, and Terrace - Washington Street (1953)

Constructed at the same time as the Chapel, the substantial stone steps, retaining walls, and terrace lead from the sidewalk up to the stature of St. Francis and to the sanctuary (Photo 15). The walls are of gray granite between the sidewalk and the statue, and are of pink marble at the landing by the statue. There is a slightly-projecting altar of pink granite along the wall in front of the statue. The walls are capped with gray slate, while the altar is topped with a large slab of pink marble. The steps are of gray slate, with simple black metal handrails. A small patio in front of the statue is covered with modern red-brick pavers set in running bond and engraved with the names of sponsors and donors to the school. There are a number of bushes and small trees on either side of the walls alongside the stairs. The area behind the statue is planted with flowers.

5. IT Building (Portiuncula Gift Shop/Business Office) - Washington Street (1954)

The small building constructed as the Portiuncula Gift Shop now serves as the campus's IT building (Photo 17). The building is clad in rusticated pink and white marble quarried from the same location in Italy as the stone used in the construction of the Chapel (Photo 18). The main elevation faces south onto a surface parking lot. The south elevation is recessed within a wide porch, with two large multi-pane arched windows at the west and center bays and an arched entryway at the easternmost bay. Arched openings along the west and south perimeters of the porch are divided by large square piers. The porch deck is of stone. A colorful arched mosaic depicting St. Clare at the eastern perimeter wall of the deck is perfectly framed by the porch. There are four small window openings along the roofline of the east and north elevations. There is a single-leaf wood egress door with a large glass panel on the north elevation. The Portiuncula Gift Shop has a hipped roof covered in slate, with overhanging eaves. There is a rusticated stone chimney near the northwest corner of the roof.

The interior of the Gift Shop features a mixture of historic and non-historic finishes (Photo 18). Perimeter walls are clad in marble panels, while floors have stone tiles. Some walls are covered with painted gypsum wallboard. Ceilings are covered with dropped acoustical tiles. There are two offices on the main level. A wood-framed u-shaped stair at the western end of the building leads to the utilitarian basement level.

6. Stone Wall - Washington Street (ca. 1800s)

A stone wall dating from the 1800s runs along the north side of Washington Street through the district (Photos 12, 13). One portion of the wall borders the west-facing elevation of Fatima Hall. The wall is constructed of rubble stone, with squared pillars topped with flat stone slabs. The stone wall is open in many areas to allow passage to the campus.

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7. Fatima Hall (Sylvester Mansion)- Washington Street (ca.1763, ca. 1800s, 1947, 1950s)

The oldest portion of Fatima Hall, originally constructed as the Sylvester Mansion in ca.1763, is a two-story, raised basement, center chimney Colonial house (Photo 10, Figure 6). The building was constructed as a private residence, with additions constructed by later generations of family members. It remains in residential use as student housing. The building is comprised of two main blocks, both dating from its use as a family residence: Fatima Hall to the north and Mitton Hall to the south. The house is wood framed with a mixed stone foundation and is clad in a combination of cement-type shingles and cedar shakes. The windows are a combination of 9/9, 6/6, and 1/1 double-hung sash.

The south-facing Mitton Hall portion of the building was constructed ca. 1763 as the Sylvester family Mansion. Mitton Hall is a two-story, raised basement, center chimney Colonial house. The main entrance is located at the center of the five-bay-wide south elevation. It is demarcated by a small entry portico with a pitched roof and small columns. Dentils run along the bottom of the pediment and around the tympanum. The main entrance door itself is a replacement, but the entrance retains a wood surround with sidelights. Window openings are framed with black wood shutters. There is a smaller, two-story addition at the northwest corner of Mitton Hall that shares the same finishes and appearance that dates from the 1800s. The central chimney is constructed of brick.

An attached one-story shed-like structure to the north of the Sylvester Mansion was demolished at some point in the late 1800s and the two-stories-tall block that is now known as Fatima Hall was constructed. At the time, it was a large-scale addition to a family home. Fatima Hall faces toward the south, with a five-bay-wide gabled portion and a one-bay-wide wing topped with a gambrel roof at the eastern end of the building. The main entrance to Fatima Hall is centrally located on the south elevation and features a small, projecting entrance topped with a front-gabled roof. The pediment and tympanum are lined with dentils. The entrance itself is set with a non-historic door, but retains a historic wood surround. Entrances on the east elevation are located at the first floor and basement level. The basement-level entrance has a later single-leaf door. The first-floor entrance is accessible by rubble-stone steps. The entrance is set with a non-historic paneled door but retains a historic wood surround with multi-light sidelights. Brick chimneys are located on both ends of the gabled roof portion. The gabled roof portion has shed dormers on the north and south elevations.

The one-story connector between Mitton Hall and Fatima Hall was enlarged to a full two stories at the time that Fatima Hall was constructed. The connector has a dormer at the second-floor level.

Fenestration consists of a variety of window types, double-hung multi-light sash, later 1/1 sash, and fixed sash arranged regularly along each section of the building. Windows typically have wood shutters.

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The interior of Fatima Hall consists primarily of student residences, with some common areas (including living room and dining area) and an office (Photo 11). The interior of the building retains many significant historic features, including built-in cabinetry and millwork, fireplaces and mantles, wood floors, pocket doors, wood wainscoting and baseboards, window surrounds and skirts, and wood stair with banister.

A rubble stone wall defines the eastern and southern perimeters of Fatima Hall's lawn area. The stone wall dates from the 1800s.

There is a statue of St. Mary near the eastern elevation of Mitton Hall, and a statue of St. Francis near the stone wall to the east of Fatima Hall. The statues date from the 1940s (See #8 and #9, below).

8. Statue of St. Mary - Washington Street (1947)

There is a stone statue of St. Mary nestled within a bush near the east elevation of Mitton Hall (Fatima Hall) (Photo 10).

9. Statue of St. Francis - Washington Street (1947)

There is a stone statue of St. Francis below Fatima Hall. The statue has a wood bench for reflection.

10. Physiotherapy Center - 423 Washington Street (1971)

The ca. 1971 Physiotherapy Center is located to the west of the Administration Building (Photo 25). The two are connected via a one-story passageway that runs east to west and is constructed of brick and glass curtain walls that was constructed at the same time as the Physiotherapy Center. Constructed outside of the period of significance, the Physiotherapy Center is a non-contributing component of the Cardinal Cushing Center Historic District. The Physiotherapy Center is clad in red brick and concrete. Fenestration typically includes fixed sash. There is a metal-clad addition at the north (rear) of the building.

11. Administration Building- 405 Washington Street (1950)

The Administration Building, constructed in 1950, is the first structure in the district that was purpose-built for the Cushing Center (Photo 2, Figures 3, 4). The Georgian Revival-style building is three stories tall with a partially raised basement. It is clad primarily in red brick set in common bond, with stone and wood accents. The side-gabled main elevation faces to the south and features a slightly projecting thirteen-bay-wide center portion, with three-bay-wide wings to the east and west. A large ell projects from the center of the rear elevation. On the main (south), east, and west elevations, there is a limestone stringcourse running between the basement and first floor levels. Limestone quoining accents the edges of the center portion and the wings at the first-floor level up to the molded wood cornice at the roofline.

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There is a full-height, front-gabled entry portico at the three center bays of the main elevation. The portico is constructed of wood, with four Tuscan columns supporting the pediment. Metal letters reading "DR. LEONARD FLORENCE EDUCATIONAL CENTER" are affixed to the architrave. The letters date from the 1983 re-dedication of the building in honor of Leonard Florence of Brookline, a many-decades-long member of the Center's board of directors and a great benefactor of the school. A denticulated band runs along the bottom of the architrave, with a molded cornice above that continues along the rest of the elevations roofline. There is a circular multi-lite window at the center of the pediment. The window frame has keystones at the cardinal points. There is a small painted wood cupola topped with a metal cross above the portico.

The main entrance to the Administration Building is centrally located on the main elevation, within the entry portico. The entrance is set with non-historic metal and glass double doors within an ornate wood frame with pilasters and arched pediment. The building number is set within the architrave.

The main elevation is regularly fenestrated, with 12/12 double-hung sash set within wood frames. Window openings on the first- and second-floor levels have stone sills. There are six attic-level gabled dormers on the main elevation. There are door openings at the center bays of the second-floor levels of both wings. The doors are of wood, with later storms. There are four-lite transoms above. Cast-iron balconies with decorative railings and brackets accent the second-floor level of the wings.

The east and west elevations share typical materials and detailing with the main elevation, though they are less ornate.

The dormers and roof are covered in slate.

The rear (north) of the building is comprised of an ell containing the school's auditorium. The ell is simpler in design than the main block and consists of a fully exposed basement level and the first-floor level above. It is clad in red brick, with a limestone stringcourse between the basement and first-floor levels. Basement-level window openings are rectangular, while first-floor level openings are arched. The large arched windows are significant character-defining features of the Administration Building. The 15/15 windows are of wood, with arched fanlights at the top of the sash. The ell is topped with a flat roof.

The interior of the Administration Building features an entry vestibule that leads to an entry lobby, classrooms and offices arranged along a central double-loaded corridor, executive offices at the corners of the building, and a double-height auditorium located in the ell (Photo 3). The vestibule steps and floor are carpeted. Walls are covered with stained wood panels, with marble baseboards. The ceiling is painted.

The main lobby shares many finishes with the entrance vestibule. Walls are clad in full-height stained wood panels. The floor is of tile, while the ceiling is painted.

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The auditorium, located to the north of the lobby, is one of the most significant interior spaces of the building. The auditorium has a stage at the northernmost end of the space, with perimeter walls lined with large arched windows and painted wood wainscoting. The floor is carpeted. Two sections of seating are divided by a central aisle. There is a balcony level at the south end of the auditorium.

Offices, classrooms, and other spaces throughout the Administration Building are arranged on either side of a double-loaded corridor that runs east-to-west through the building. The corridors have ceramic tile wainscoting.

All interior spaces along the corridors have typical finishes, including walls that are painted, with wood windowsills and skirts. Some offices have the building's characteristic stained wood paneling, particularly in more ceremonial spaces.

Staircases at the east and west ends of the main block provide access to all floor levels. The stairwells have tile wainscoting and VCT-covered treads and landings.

There are plantings around the front of the Administration Building, including a landscaped island with modern Cardinal Cushing Center signage and a statue of St. Mary. The statue of St. Mary dates from the dedication of the Administration Building in 1950.

12. Statue of St. Mary (1950)

A stone statue of St. Mary is located to the south of the Administration Building, on a small, landscaped island (Photo 2).

13. Tunnel

In 1959, a subterranean tunnel was constructed to provide access between the basement levels of the Administration Building, Kennedy Building, and Recreation Building in case of inclement weather (Figure 8). The tunnel is constructed of concrete. Walls, ceilings, and floors are painted, with darker paint along the bottom of the perimeter walls to mimic baseboards. There are exposed pipes along the flat ceiling. Overhead lights illuminate the space.

14. Playing Field

There is a large, rolling playing field between the Administration Building (west) and the Recreation Building and Kennedy Building (east) (Photo 4). The playing field has a paved area to the north of the Administration Building for basketball and foursquare. The large open space at the center of the field is used as a baseball field, with a paved running track along the perimeter. A small paved area to the south of the track holds a swing set. Internal sidewalks run from the parking lot behind the Kennedy Building around the playing field to connect to the paved basketball court. The playing field dates to the 1950s.

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15. Shipping Container

There is a small shipping container located to the north of the playing field and to the northwest of the Recreation Building. It is used as a shed/storage space.

16. Recreation Building (Playhouse)- Washington Street (c. 1959)

The Recreation Building (ca. 1959) is a one-story building with a gable roof. The utilitarian-style building faces west toward the playing field, with additional entrances at the southern elevation (Photo 4). The wide double-door entry on the west-facing elevation is topped with a tall intersecting gable-end roof. The roof extends to form wide eaves along the side elevations. The building is wood frame and is clad in vinyl siding. Windows are single or paired 1/1 sash. The roof is sheathed in asphalt tiles.

The interior of the Recreation Building was renovated in 2015. It consists of a large open volume, with offices and restrooms along the western perimeter wall (Photo 5). The floor is carpeted. Walls are painted, with vinyl baseboards. The pitched ceiling is painted, with inset lights.

17. Swimming Pool (1959)

The swimming pool is located to the south of the Recreation Building. It is constructed of concrete, with a surrounding concrete patio encircled by a ca. 1990s chain-link fence (Photo 4). The pool has an unusual, generally trapezoidal footprint. A small shed to the east of the pool holds toys and safety devices.

18. Kennedy Building - 369 Washington Street (1957)

The Kennedy Building is a two-story raised-basement-plus-attic Georgian Revival-style building. The building is H-shaped in plan with the central portion being twice as long as the ends (Photos 6, 7, Figure 9). The main elevation faces south onto Washington Street, with a large ell containing a chapel at the center of the rear elevation. It is of masonry construction and clad in red brick laid in a common bond with a front-gabled roof at the central entrance bay and on the two wings. There are dormers on the front roof and on both sides of the wings. The dormers and roof are covered in slate. The Kennedy Building was rehabilitated in 2018 utilizing State and Federal Historic Tax Credits to serve as housing.

The main block of the south-facing elevation is fifteen bays wide. The main entrance is located in a full-height projecting pedimented bay of wood with wood quoins at the center bay. The main entrance itself is recessed within a slightly projecting arched surround with Ionic pilasters and a frieze panel. There is a window opening holding a single multi-lite window at the second-floor level, above the entrance.

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The gable-end wings of the buildings (to the east and the west of the main portion) are three bays wide. The wings each feature a single entrance on their south-facing elevations. The side entrances have single-leaf paneled doors set within wood surrounds with Ionic pilasters and pediments. Set slightly above grade, there are brick and slate steps that lead to the entrances. There are small oculus windows with cast-stone details at the third-floor level of the south elevations of the wings. Small brick walls topped with cast stone extend from the wings and run parallel to the main south-facing elevation, enclosing a small terrace area. The center of the courtyard holds brick steps and a concrete handicap ramp, with metal railings. The ends of the walls are topped with non-historic metal lamps. Window openings on the main elevation and the gabled wings are regularly shaped and spaced, and hold double-hung multi-lite sash with exterior screens.

The east and west elevations match the main south-facing elevations in materials. They follow a regular window pattern with one window opening per floor per bay. There are dormers along the pitched roof.

The building is a full four stories tall in the rear of the central portion as the grade changes, exposing the full height of the basement and the roof is flat, creating a full-height space at the attic level. The wings are three-stories high at the rear with single egress doors at the ground (basement level) on their gable ends. The three-story ell centered on the rear elevation has stained-glass windows spanning the second and third floors on its side elevations. The window pattern at the rear is irregular and there are numerous vents and fans interspersed on the rear elevation.

The interior of the building has a central entrance lobby with double-loaded corridors on each floor running east to west in the main section and north to south in the wings where they terminate in stairs at the front of the building. The ell houses a community room located in the former chapel, which has a mechanical room in the basement and a double-height meeting space at the first-floor level. The chapel has been deconsecrated and most religious iconography and materials were removed for safekeeping elsewhere, though still under the ownership of the Cushing Center (Photo 8). The original stained-glass windows remain in the chapel, and show various scenes from the life of St. Francis. The former classrooms and office spaces alongside the corridor have been rehabilitated for use as apartments and other tenant amenity spaces.

19. Sisters Inn (Sylvester Estate/St. Clare Cottage)- Washington Street (1748, c. 1920s, c.1950s)

The oldest section of the Sisters Inn was constructed in 1748 by Henchmen Sylvester as a private residence. It was converted to a guest house following its purchase by the school in June 1953. The building is wood frame and clad in vinyl siding to resemble the original wood clapboards.

The oldest section of the building is a two-stories-tall center chimney Colonial building (Photo 20). It features a side-gabled roof with long shed dormers at the second floor. It rests upon a rubble-stone foundation. The main elevation faces west and is five bays wide. The historic main entrance is centrally located on the first floor of the west elevation, and has a paneled wood door

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set within a wood frame with a small transom. A granite-slab step leads to the door. Secondary entrances on the east and south elevations have single-leaf paneled doors in wood frames. The brick chimney is centrally located on the roof.

There are three additions dating from the 1920s: a garage, a porch, and a small mudroom at the southern elevation of the main block. The second story of the main block and the dormers were also likely added at that time. The garage is one story tall and extends from the south elevation. The garage has a pitched roof covered with asphalt shingles. There is a garage door opening at the south elevation of the garage addition. The mudroom is clad in siding to match the main block and is topped with a slanted roof covered with asphalt shingles.

Fenestration on the main block and the mudroom features regularly shaped and spaced non-historic 6/6 double hung sash. Most windows have wood shutters and wood casings.

The porch addition was enclosed with CMU (concrete masonry unit) in the 1950s. The current main entrance to the building is on the west elevation, in the porch addition. It is set with a metal door with an exterior storm. Fenestration on the porch addition features regularly shaped and spaced 1/1 sash.

The interior of the Sisters Inn features a large communal living room and kitchen/dining area, with bedrooms on the first and second floor. The interior retains many historic features, including door and window surrounds, window skirts, interior doors, fireplaces and mantles, and wood floors. Cased posts and wood beams were added to the opening between the mudroom and the main block at the time of the mudroom's construction and remain exposed to this day (Photo 23). Many of the later finishes, including carpeting, wallpaper, kitchen millwork, and fixtures, date from the 1950s, falling within the period of significance for the district.

20. Cushing Trader- Washington Street (1780, 1973)

The earliest portion of the Cushing Trader was constructed in 1780 as a single-family private residence, and significantly expanded by more than two times its original size in 1973 by the Cardinal Cushing Center to serve as a shop for student-made goods. It is wood frame and clad in vinyl siding and is topped with an asphalt roof (Photo 20).

The main entrances to the building are located on the north and south elevations. Entrances are of non-historic single-leaf doors.

Fenestration on the Cushing Trader is irregularly shaped and spaced. Window openings are set with non-historic sash.

The interior of the building has a gift shop to the east, classrooms at the center, and a thrift shop to the west (Photo 21). Most finishes and fixtures date from the 1970s renovation of the building. Wood beams remain in the eastern gift shop area.

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While the earlier portions of the Cushing Trader date from within the period of significance for the district, it has been significantly altered and retains little historic fabric. Due to its lack of integrity, the Cushing Trader is not considered contributing to the district.

**21. Knights of Columbus Culinary Arts Building (Iron Kettle Inn/ Cushing Hall)-
Washington Street (1824, 1920s, 1954, 1980)**

The Knights of Columbus Culinary Arts Building (Culinary Arts Building) currently functions as a kitchen/restaurant, with offices on the first floor and student residences above. The building is wood framed and clad in a combination of cement-type shingles and cedar shakes and has an asphalt-shingled roof (Photo 12). The Culinary Arts Building was constructed in several phases representing different developments over the course of the building's history.

According to the Cushing Center Archives and the commemorative plaque at the main entrance, the original main block dates from approximately 1824 and is a two-story, center-chimney Federal house. The main elevation faces south onto Washington Street. It has a gable roof and features two double-height bay windows on either side of the projecting entry (Photo 13). The entrance has a single-leaf replacement metal door flanked by multi-pane sidelights. The entry is topped with a standing-seam metal roof. Wood trim helps to emphasize the main entrance, the windows, and roofline. The main block holds multi-lite double-hung and fixed sash with exterior screens. The main block was constructed for use as a private residence. Later additions to the east and west of the main block drastically increased the overall floor area of the building.

The long wing to the west of the main block was added in the 1920s when the house was converted to an inn. The west wing is two stories tall, with a slightly overhanging second floor with gabled dormer windows. The first floor of the west wing held a restaurant area and the second floor held residences. The main block was retained and the large first-floor living areas were used as a tavern. There is a single-leaf entrance immediately to the west of the main block that provides direct access to the former tavern space; the entrance has a replacement door set within a simple wood frame. A concrete ramp constructed in the late twentieth century accesses the entrance. The west wing holds multi-lite fixed windows flanked by double-hung sash at the first floor with multi-lite double-hung sash at the second floor. All windows have exterior screens. The west wing features small circular wood pendants hanging from the second-floor eaves.

Another long wing to the east of the main block and a rear ell were added in 1954, after the school had owned the building for several years. The east wing is two stories tall, with a slightly overhanging second floor with gabled dormer windows. The entrances to the east wing are located along the eastern perimeter wall. Both entrances are slightly above grade, with stone and concrete steps. The entrances have replacement doors set within wood frames. The east wing has tripartite multi-lite double-hung sash at the first floor and paired multi-lite double-hung sash at the second floor. All windows have exterior screens.

The rear portion of the building holds the kitchen addition and other secondary utilitarian spaces added in 1980, when the building was converted for use as the Culinary Arts Building. The

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additions are clad in vinyl siding and have pitched or flat roofs. The additions are fenestrated with simple sash ranging from single panes to multi-lites.

The first floor of the Culinary Arts Building features offices and classrooms in the east wing, with the restaurant and kitchen in the former living areas and tavern in the main block and the west wing (Photo 14). Student residences are located in the former bedrooms on the second floor. While many of the finishes of the Culinary Arts Building date from the 1980s, including carpeting, paint, and fixtures, the building still retains some features from the 1800s and early 1900s. Character-defining features include fireplaces and mantles, wood beams in the restaurant/dining area, and a fireplace with bake oven dating from the original construction of the building that still retains signage from its use as the Iron Kettle Inn.

A portion of the rubble stone wall delineates the southern perimeter of the Culinary Arts Building's lawn area. The stone wall dates from the 1800s.

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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.)

- A. Owned by a 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 old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
EDUCATION
HEALTH/MEDICINE
SOCIAL HISTORY

Period of Significance
1947-1968

Significant Dates
1947
1950-1959

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
McPherson, John A.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cardinal Cushing Center Historic District, Hanover, represents the development of the Cardinal Cushing Center. Originally known as St. Coletta's by the Sea, the Cardinal Cushing Center represented a new era in the treatment of children with special needs when it opened its doors in the mid-20th century. Founded in 1947, it was the first private residential school for special-needs children in the Northeast. Prior to the establishment of St. Coletta's, resources for children with special needs were extremely limited. St. Coletta's by the Sea was an invaluable resource, and a relatively uncommon institution in the treatment and understanding of special needs: a safe support system and educational center for children and their families.

St. Coletta's by the Sea was largely made possible by the joint efforts of Cardinal Cushing of Boston and his patrons, the Kennedy family. The family and the cardinal shared a longstanding commitment to the cause of special-needs research and treatment, and were together responsible for some of the major 20th-century advances in the field.

The Cardinal Cushing Center Historic District consists of eight contributing buildings, five contributing objects, and five contributing structures; in addition, two buildings and one structure are considered noncontributing. There are fourteen additional buildings on the Center's property that were constructed outside of the district's period of significance and are not included within the district boundaries, but still reflect the organization's continued commitment to its original mission and the growth and development of the Cardinal Cushing Center into the present day.

Beginning in 1947, the Cardinal Cushing Center Historic District is significant under National Register Criterion A for its association with the development of education for children with special needs, as the first school of its kind in New England, and for its association with the Kennedy family; and under Criterion C as a collection of buildings that represent the development of the institution, and as fine examples of both 18th- and early 19th-century buildings adapted for use by the Center, and Georgian Revival-style institutional buildings. The campus retains integrity of location, design, feeling, association, materials, and setting. The period of significance ends in 1968, the suggested 50-year cutoff point for National Register listing.

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Historic Treatment of Children with Special Needs

When St. Coletta's by the Sea was founded in 1947, special-needs education was still a developing field. Special needs (including mental illnesses, Down Syndrome, epilepsy, and other conditions) were widely stigmatized throughout the 18th and early 19th centuries. Families with special-needs children were particularly impacted by the combination of the stigma, lack of understanding, and lack of funding/resources.

In the mid-19th century, children with special needs were viewed as "objects of charity and unworthy recipients of education."¹ Institutions specifically designed for the treatment and housing of children with special needs were not physically constructed until around this time. Prior to the construction of these specific institutions, as well as during the first years of their establishment, children with special needs were viewed in the same light as those that had behavioral problems, such as delinquents or children with criminal tendencies. Families with special-needs children often struggled to provide adequate care due to a general lack of understanding regarding treatment or education that often led to these children to be confined to jails, insane asylums, or reformatory schools for lack of better options. The first purpose-built institutions for children with special needs were in the form of Houses of Refuge and Cottages/Colonies, which were reform institutions whose patients had not necessarily committed crimes, but were considered "incorrigible" or "beyond control." Their intent was to identify potential delinquents, isolate them, and reform them.² The first House of Refuge opened in 1823 in New York. Though they were portrayed as different than prisons, the functionality was generally similar. As the 19th century wore on, doctors and other intellectuals began working to promote education rather than incarceration and created the first attempts at specialized institutions.

The first school for students with special needs in the United States was established in 1848 by Dr. Samuel Gridley Howe as an experimental program associated with the Perkins School for the Blind.³ Dr. Howe, the director of the Perkins School at that time, lobbied for state funding of \$2,500 on the proviso that ten qualified (special needs) children be selected from around the state and examined for a period of three years. Due to the overwhelming success of the experimental school, the state government granted Dr. Howe more funding, allowing the establishment of the

¹ Margret A. Winzer, *The History of Special Education: From Isolation to Integration* Washington DC: Gallaudet University Press, 1993

² Margaret Bourdeaux Arbuckle and Charlotte Herrick, *Child and Adolescent Mental Health: Interdisciplinary Systems of Care* Burlington: Jones & Bartlett Learning, 2005

³ Born in Boston, MA, Samuel Gridley Howe was a physician, abolitionist and advocate for the education of the blind. His appreciation for handicapped children led to some of the first attempts at established schooling for those with special needs.

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first institution strictly for children with special needs. In conjunction with Dorothea Dix, a fellow advocate for special needs, Dr. Howe founded the Massachusetts School for Idiotic and Feeble-Minded Children in 1850.⁴

Scholars believe the changes in the treatment of special-needs children from the 19th into the 20th centuries were driven by new economic, social, political, and religious endeavors brought on both by the government and by advocates and social activists, in an attempt to promote greater tolerance and understanding toward this underserved community.⁵

During the late 19th and early 20th centuries, the primary educational option for children with special needs was to teach them a trade. Since industry was at the forefront of society, educators believed that teaching these children practical skills would be the best way to incorporate them into society. Educators were convinced that “a work ethic could be created by self-control and the systematic inculcation of habit” and as a result, special schools attempted to socialize students to the work experience and industrial labor found throughout society.⁶ Schools such as the New Jersey Training School for Feeble-Minded Boys and Girls at Vineland focused on training their students in the arts of basketry, brass work, and needlework.⁷ These trades were not only seen as a way to incorporate people with special needs into society, but also for them to establish a sense of independence. Later institutions also started to cater toward adult men and women with special needs.

By the turn of the century, there were two primary types of institutions for people with special needs: educational (which focused on developmental skills found within normal classroom settings) and custodial (which continued to adhere to the trade-school format). The custodial institutions described their students as idiots, the juvenile insane, and epileptics (while these terms are offensive today, they were not considered insulting or pejorative at the time). Some of the children were described as “helpless as infants,” while others were “excitable and noisy with marked destructive tendencies.”⁸ Educational institutions, on the other hand, tended to take a more compassionate view of their students.

The first St. Coletta’s school opened in Jefferson, Wisconsin in 1904 under the name St. Coletta’s Institute for Backwards Youth. Sister Theophila Nussbaum served as principal, and there was an enrollment of four students. The school, named for the patron saint of sick children, was one of the few private residential institutions of its kind. The school grew quickly, going from four pupils when it opened in September to ten just three months later in December. It was renamed the St. Coletta School for Exceptional Children in 1931, reflecting the institution’s increasing sensitivity toward special needs. A 1935 directory listing for the St. Coletta School stated: “This home is a training school for backward children. Education devised to meet the needs of each individual. Special emphasis on elementary academic subjects, music and industrial training. Admission requirements: backward and mentally retarded; idiots and

⁴ Winzer, *History of Special Education*

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

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epileptics not admitted.”⁹ In 1947, citing “the great need for schools for Exceptional children... the personal interest of Archbishop Cushing in this work- and because of the desirable location in the New England States,” a second St. Coletta’s School opened in Hanover, MA.¹⁰

Despite the general improvements in attitudes toward and opportunities for children with special needs, progress through the mid-20th century was slow. There was still a high level of stigma, confusion, and fear, as doctors and scientists searched for an elusive “cure.” The so-called “lobotomy era” began in the 1930s, when neuroscientists began experimenting with severing the frontal lobes of chimpanzee’s brains. These early experiments rendered the animals docile and relaxed, giving the scientists (and, by extension, the desperate families that contacted them) hope for the treatment’s efficacy in humans. A pair of American neurosurgeons brought the practice to the United States, operating in Washington D.C. In 1946, the scientists refined their methods by utilizing an ice pick-like device that was inserted through the eye cavity. Between 1936 and the late 1950s, approximately 40,000 to 50,000 lobotomies were performed in the United States. After the 1950s, tranquilizers were utilized in their stead.¹¹

Though lobotomies are widely denounced now, it is important to note that, at the time, the doctors truly believed that they were doing was best for their patients. The dissonance between the methods of treatment offered by the St. Coletta Schools and the extreme medical procedures such as lobotomies highlights the lack of understanding about special needs, as well as the desperate measures families were willing to go to, to help their children. The St. Coletta’s schools offered a valuable, and fairly unusual, service. The schools offered a safe, supportive environment in an era when fear and misunderstanding was common and violent, inhumane treatments were the norm for lack of other options.

St. Coletta’s by the Sea

In 1947, Sister Anastasia Mueller, Superintendent of the Wisconsin St. Coletta’s school, and Mother Mary Bartholomew Frederick, Mother General of the Sisters of St. Francis of Assisi, were presenting at a conference in Boston. The women requested an audience with Richard Cushing, then the Archbishop of Boston, to discuss the possibility of opening a school similar to theirs in the Northeast. After meeting with the Sister and Mother General and hearing their presentation, Cushing asked if they would consider operating a residential school if he provided the property and buildings. The women agreed, and five additional sisters from the Wisconsin branch of Sisters of Saint Francis of Assisi were tapped to help run the program.

After Archbishop Cushing and the Sisters of St. Francis of Assisi reached their agreement, a site had to be secured for the new school. Cushing appealed to businessman and former U.S.

⁹ *Laws of Wisconsin (Statutes 1935) Relating to the Charitable, Curative, Reformatory and Penal Institutions and Agencies: Powers and Duties of the State Board of Control and Miscellaneous Provisions of Law Relating to Public Welfare and Hand Book and Directory of State, County and Private Institutions for the Care of the Defective, Dependent and Delinquent Classes* State Board of Control of Wisconsin, 1936

¹⁰ “Saint Coletta By The Sea” St. Coletta News, Volume V, November 1947

¹¹ Ronald Kessler *The Sins of the Father: Joseph P. Kennedy and the Dynasty He Founded*. New York: Warner Books, Inc. 1996

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Ambassador Joseph Kennedy for funds to help finance the new school. Kennedy, whose eldest daughter Rosemary resided at the Wisconsin St. Coletta's school on Archbishop Cushing's recommendation, was amenable to the request and agreed to help.

The Sisters of St. Francis in Wisconsin outlined their intentions in a letter to Cardinal Cushing, noting that "In addition to Religion, the curriculum [will include] the following subjects: academic work, health education, industrial arts, instruction on various instruments... and industrial work."¹² The program would closely follow the model set forth by the Wisconsin school. As a result, the site would need some existing buildings to get the school started, as well as plenty of land to allow for easy expansion. Some distance from the city would be necessary for privacy, but it would still need to be easily accessible for families and visitors. This accessibility marked a departure from other institutions of the time, which tended to be more removed and hidden from view. The new school in Hanover would not be hidden away, but rather would allow its students to remain a part of the community.

The first site that Cushing located was deemed unacceptable, though no records remain to indicate why that was. The Mitton estate in Hanover, MA was the second property that the Archbishop showed the sisters (Figure 1). The Mitton Estate, which included two large buildings (at the time known as the Iron Kettle Inn and the Sylvester Mansion), a small farmhouse, several trucks and pieces of farm equipment, household furnishings, and 26 heads of cattle on approximately 175 acres of land, was well equipped for the Sisters' mission.¹³ Hanover, easily accessible to Boston by train or car but still generally suburban in character, was an ideal location for the new school. As the son of Irish Catholic immigrants, Cushing felt a kinship with the town's large Irish Catholic population. Using a donation of \$75,000 from the Kennedy Foundation, Cushing purchased the estate.

The Mitton Estate had a long history within the town of Hanover before Cushing purchased it for the school (Figure 1). Amos Sylvester had come to the property in 1706, building his family a small home and running a tavern. Amos and his wife had eleven children, and his son Michael inherited the property from his father. The original house and tavern burned down in 1762, and Michael built the center-chimney Colonial house that would become known as the Sylvester Mansion in 1763. The smaller house, later known as the Iron Kettle Inn, was constructed in 1824 by Michael Sylvester's grandson, Robert. Robert Sylvester, or "Old Robert," lived in the mansion for many years. When he died in 1899, he left his youngest son Robert (Little Bob) his gold watch and his homestead farm, with the land held in common with his brother Michael and his nephew Edmund.

Contained within the estate was Cricket Hole, a wooded glen that was home to one of the oldest houses in Hanover until it was lost to arson in 1920. The small wood-framed house was built in the early 1700s and occupied by a number of families, including the Palmers family; Robert Sylvester later referred to the house as "my Palmer place." At the time of the house's

¹² Letter to Richard J. Cushing from St. Coletta's Sisters of St. Francis, Jefferson, WI: 1947; Cardinal Cushing Center Archives

¹³ Deed issued to St. Coletta-School-By-The-Sea at the time of purchase, 1947, Cushing Center Archives

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construction, Cricket Hole was situated on a lonely highway that ran from Boston through Norwell to Scituate. The road was not much more than a cart path, but was traveled extensively. In the time before the Revolutionary War, the house was used to board families from Nova Scotia who had refused to swear allegiance to the English Crown and were redistributed to the colonies.¹⁴ Later owners raised sheep on the land. Cricket Hole and the small wood house were owned by the Sylvester family for 150 years.

The Sylvester Mansion, a smaller house, and surrounding farmland remained in the Sylvester family until 1905, when Robert "Little Bob" sold it to a retired military man named Colonel Osborn. Osborn's family lived in the mansion and converted the smaller house to the Iron Kettle Inn. The existing large dining room was used as a tavern and hosted wedding receptions and parties. Soldiers on maneuvers in the nearby farmlands frequented the Inn. Osborn sold the property to the Mitton family in 1936. The Mittons ran a gentleman's farm on the property, selling milk and cream from special Guernsey cows. The Iron Kettle Inn remained in use as an inn throughout the Mitton family's ownership of the property, while the Sylvester Mansion continued to be used as the main family home.

To accommodate the school, the existing buildings were converted into dormitories and classrooms. The former Iron Kettle Inn was renamed Cushing Hall (now the Knights of Columbus Culinary Arts Building) and was used as classrooms and a dormitory for boys. The Sylvester Mansion was renamed Fatima Hall and was used as classrooms and a girls' dormitory (Figure 2). The farmhouse was renamed St. Francis Hall and was used as classrooms. The land was used for recreational and educational purposes and for providing the school with dairy products and other edibles. As the initial class size would only be about 30 students, the ability to expand upon the school and either add onto existing buildings, purchase pre-existing structures, or build entirely new ones was crucial.¹⁵

Reverend James Feider, the Chaplain of the St. Coletta School in Wisconsin, traveled to Hanover to make suggestions regarding the best renovations and remodeling of the property. Two sisters and four resident workers joined him in Hanover to help with the cleaning, painting, repair work, renovation, and remodeling. It is unclear whether or not an architect was retained for this, or any future, conversion project. The buildings retained their overall floor plans, with classrooms, bedrooms, and office spaces located in the existing spaces. The sisters and workers handled the entire renovation and remodeling processes themselves, doing everything from scraping grease and dust from windows to fixing broken pipes to refinishing floors.

An article entitled "Archbishop to Open School for Mentally Retarded" was published to herald the opening of the new school. The mission of the school was outlined in the article: that children with special needs should be given maximum educational opportunities in an atmosphere of

¹⁴ Coastal towns along the East Coast were required to billet Nova Scotian families; these guests were typically given homes away from the center of town to minimize friction between townspeople and their generally unwelcome guests. "The Lone House in Cricket Hole" Cushing Center Archives.

¹⁵ St. Coletta News, November 1947 "Saint Coletta By The Sea."

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confidence and joy. Another article published to announce the new school described the future population as being “children from six years upwards who are backward or mentally retarded.”¹⁶ The response to the articles was so great, and demand for placement in the new school so high, that Father Feider requested the new Superintendent come to Hanover earlier than expected.

The first corporation meeting of St. Coletta’s by the Sea was held in early fall of 1947. Archbishop Cushing was the president and presided over the meeting. Mother Mary Bartholomew was Vice President. Father Feider, Sister Anastasia Mueller, and Sister Majella Maas were Directors. Sister Mary George Reichert was Secretary and Sister Maureen Kortas served as Treasurer. At this first meeting, Archbishop Cushing proposed that a guild be formed, of which he would be chaplain. The St. Coletta’s Guild was intended to function as an advisory board and de facto fundraising committee, with parents and other volunteers serving as members.

St. Coletta’s by the Sea began operations in the fall of 1947 with five Sisters of St. Francis as staff and a student body of 35 children.¹⁷ Students either lived on campus or commuted in. The sisters that ran the school lived among the students and covered all work areas, from cooking to cleaning to gardening. The sisters sought to create a homelike environment for the students. The school program included academic studies, in addition to life skills. Each student was individually assessed using a combination of “scientific tests and practical judgment” to determine the best, most affective course of study for him- or herself.¹⁸ Though there was no restriction as to religious affiliation for the student body, Catholic services were held regularly, often given by Archbishop Cushing. Day-to-day operations were funded entirely by the tuition charged for each student, though community donations were utilized to provide financial assistance where necessary.

Within just a few years of the school’s opening, it had grown large enough to necessitate the construction of numerous additions onto the existing buildings and the purchase of additional property to accommodate the increase in students. Cushing began an aggressive building program, regularly adding to the center by purchasing adjacent buildings or constructing new ones. Large charitable donations, such as those given by the Kennedy Foundation, were crucial to large undertakings. Additional financing for all building projects, large and small, was raised through the efforts of the St. Coletta’s Guild.

Construction began on the Administration Building, the first purpose-built structure on the campus, in 1950. The large Georgian Revival-style brick building allowed the school to educate and accommodate an ever-increasing number of students. The building included classrooms, offices, an auditorium, gymnasium, and some additional living quarters. The new building increased the school’s capacity to 125 students. Designed by Boston architect John A. McPherson, the building was completed in 1951 (Figure 3) and dedicated on November 4 of that year (Figure 4).

¹⁶ “New Children’s Home in Hanover” *Boston Daily Globe*, September 14, 1947.

¹⁷ For privacy reasons, there are no publicly accessible records regarding the students at St. Coletta’s by the Sea, or at any stage of the school’s development.

¹⁸ “St. Coletta School at Hanover is for ‘Exceptional Children’” *Boston Daily Globe*, November 4, 1951.

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Despite the stigma that persisted around special needs, St. Coletta's by the Sea was universally praised by local and national publications for its work. Four years after the school opened its doors, the *Daily Boston Globe* noted:

Obedience, respect, desirable etiquette and a genuine spirit of charity and helpfulness are fostered and encouraged. A spirit of confidence is inspired through introduction to small tasks. Some children react quickly to the mental, social and emotional influences of the school, some are slow to catch on, while a few give only slight response. Every effort is made to discover and develop latent talents. Training in a sense of duty, respect for authority, thrift, honesty and courtesy are correlated with all subjects.¹⁹

The Portiuncula Chapel, dedicated in 1953 (Figure 6), was the next building constructed for the school. Cardinal Cushing initiated the Chapel's construction (Figure 5), using St. Francis' own Porziuncola Chapel, built some 700 years earlier, as his model. Every element of the chapel—every stone, every mosaic tile—came from Assisi, the hometown of St. Francis, and was sourced from as close to the original quarries as possible. The Chapel also held particular significance to Cushing, as it was intended to be his burying place. A pathway through the woods adjacent to the Chapel was dotted with stations marked by stone structures symbolizing the Stations of the Cross.

In August 1954, the school purchased 3.6 acres on the opposite (south) side of Washington Street, and the two structures on the new property were adapted for use by the school.²⁰ The Sylvester Estate was constructed by Henchman Sylvester in 1748. The building had been in continuous use as a private residence until it was purchased for the school, and continued its residential use after it had been acquired. It was renamed the St. Clare Cottage (now known as the Sisters Inn), served as guest residences and as living quarters for the priests who administered to the sisters and the students. The second building on the site, constructed in 1780, was repurposed as the thrift store, now known as the Cushing Trader. The building had been constructed as a small private residence but had been converted to retail use as a small, non-affiliated gift shop after the school was founded.

The Portiuncula Gift Shop, located to the east of the Chapel, was completed in 1954. The construction of the Gift Shop used stone from the same site as the Chapel, creating a clear visual link between the two buildings. The Gift Shop was repurposed as the Business Office in 1988, and later as the IT Building in the 1990s.²¹ In addition to offering gifts and souvenirs for visitors, the Gift Shop and the Cushing Trader served as training areas where the students could gain clerical and retail experience.

¹⁹ "St. Coletta School at Hanover is for 'Exceptional Children'" *Daily Boston Globe*, November 4, 1951

²⁰ The Cardinal Cushing Center Historic District boundary does not include the entire 3.6 acres, but does include the two buildings.

²¹ As of 2017, the former Gift Shop Building is still serving as the IT Building for the Cushing Center Campus.

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Cushing Hall (the original dormitory building, now the Knights of Columbus Culinary Arts Building) was expanded the following year with the addition of a staff dining hall, an extension to the kitchen, and offices.

In 1955, the school was renamed the St. Coletta School, Inc. By 1956, there were 142 residential students and 10 day students matriculated at the school. That same year, state visitor William C. Gaebler, M.D., described the school thus:

At this time there are three large buildings. One building is a large brick [sic], new constructed, which serves as the administrative and educational centers. It is a beautiful building, exquisitely kept and widely used.

All classrooms are in use. All sorts of programs are available including general academics, manual arts, woodworking, ceramics, and drama. Since the purpose is educational, it is completely followed out.

The other two buildings are Fatima and Cushing Halls. These buildings are nicely set up, furnished and offer a cozy home-like atmosphere for the children. There is one small cottage for 16 boys [Cushing Hall]. In all the dormitories sisters are also quartered and are counselors for the children.

This is a very excellent school for the education and training of mentally retarded children."²²

The Kennedy Building, completed in 1957, was the next major building project on the campus (Figure 9). A large, empty piece of farmland to the east of the Administration Building was selected as the site for the new building. With space for an additional 200 students, the large dormitory allowed the school to greatly increase the number of students it admitted. The Kennedy Foundation gave Cushing a \$400,000 grant for the construction of the dormitory. Fundraising and other donations covered the rest of the costs.

John A. McPherson, the architect of the 1951 Administration Building, was hired to design the new dormitory. Ground was broken for the new building on January 9, 1956 (Figure 7). The Massachusetts's Catholic Women's Guild donated \$15,000 to erect a chapel within the dormitory. The chapel's stained glass windows depicting scenes in the life of St. Francis were the gift of the Saint Coletta's Guild, which had raised \$4,500 for the project. Archbishop Cushing dedicated the completed dormitory on May 5, 1957. Then-Senator John Kennedy, who had joined Cushing in laying the building's cornerstone the previous year, was among the over 5,000 people attending the dormitory's opening ceremony.

As was typical of all buildings on the campus, the newly constructed Kennedy Building served as more than just a dormitory. Playrooms, coatrooms, a kitchen, and laundry rooms for the Junior Boys, Junior Girls, and Senior Girls were located on the lower level. There was a music room, a

²² Cardinal Cushing Center Archives, ephemera

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room for mending and sewing, and a large classroom under the chapel. There was a room located off the boys' playroom where one of the sisters cut the boys' hair until a barber from the community was hired. Another sister used a similar room located off the girls' playroom to shampoo, cut, and set the girls' hair. A small dental office was located on the first floor, and there were offices and classrooms located on the upper floors.

The St. Coletta's Guild-financed swimming pool was the next new project on the campus, completed in 1959. The Guild formally announced their fundraising intentions in January of 1959, and by the first week in May they had reached their goal. The Playhouse (now Recreation Building), constructed that same year, was a small, one-story wood-framed building adjacent to the swimming pool. The playhouse provided the students with a new place to play games and sports. The next new building project did not occur for over a decade.

The school continued to grow throughout the last three decades of the 20th century. In 1971, the school changed its name to the Cardinal Cushing School and Training Center in honor of the late Cardinal. That same year, construction began on the Physiotherapy Building. Groundbreaking for the Physiotherapy Center occurred in January 1971, and the building was dedicated on November 2, 1973. The Physiotherapy Center, a large, two-story brick and concrete building, served primarily as a gymnasium and physical-fitness center. A one-story glass curtain wall and concrete connector linked the Physiotherapy Center and the Administration Building to the east; the connector was set back and minimally intrusive on the existing building.

The Cushing Trader was expanded in 1973, with a new addition more than doubling the size of the building. Historic exterior and interior features were lost by the time of this new addition, as well.

Cushing Hall, the school's original boys' dormitory, received a rear kitchen addition and was converted to the Knights of Columbia Culinary Arts Building in 1980, and St. Francis Hall (a former farmhouse from the original purchase of the Mitton estate) was moved to outside the district boundary and remodeled in 1981.

Cardinal Cushing

As one of Boston's foremost advocates for children with special needs in the 20th century, Cardinal Cushing was uniquely qualified to lead the establishment of the first school of its kind on the East Coast. Richard James Cushing was born to Irish immigrants in Boston in 1895. His father, Patrick Cushing, was nail maker from Glanworth, Ireland who set out for America in 1879. Patrick Cushing married Mary Cahill in the Gate of Heaven Church in South Boston in 1890. The Cushing family resided in South Boston, an area of the city known for its high concentration of Irish Catholic families.

After completing his studies at Boston College, Cushing was ordained as a priest in 1921 and as a bishop in 1939. He was consecrated archbishop of the Boston archdiocese in 1944, at the age of 49. In 1958, he was named Cardinal. Cushing was well known in the community as a personable leader and a skilled negotiator, and his efforts to work across religious divides were

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often successful. In 1964, he authorized the restoration of Saint Stephen's Church on Hanover Street in the North End. Originally designed by Charles Bulfinch as Boston's Second Church in 1804, the building transitioned to Catholic usage when the Irish took over the North End by 1862. As a diplomatic gesture, Cushing had the building restored to the historic Bulfinch design.

Cushing was particularly devoted to aiding children with intellectual and developmental disabilities, to whom he referred as his "exceptional children." As one of the most prominent supporters of these children, Cushing was able to play a major role in changing the public perception of individuals with special needs, most notably through the creation of St. Coletta's by the Sea, ushering in a new era in the treatment of individuals with special needs.

The Cardinal's efforts to educate and provide for children, disabled and otherwise, were not limited to his work with St. Coletta's. During his tenure as archbishop, he oversaw the construction of high schools serving a total of over 23,000 pupils, hospitals for over 1,400 patients, and colleges for nearly 10,000 students.²³ For the rest of his life, Cushing remained a prolific advocate for special needs children and a beloved member of Boston's Catholic community. St. Coletta's remained a very personal project, and when he passed away in 1970 he was interred in the Portiuncula Chapel on its grounds.

The Kennedy Family

The relationship between Cushing and the Kennedy family was a multifaceted one. Though Rose Fitzgerald's family had long maintained a relationship with his predecessor Bishop O'Connell, Cushing did not become close with the Kennedy family until after the death of Joseph P. Kennedy Jr. in World War II, when the family sought church guidance to help assuage their grief. Cushing maintained a long-standing relationship with the Kennedy family, participating in many of their major milestones and serving as spiritual advisor and confidante. He officiated John Kennedy and Jacqueline Bouvier's wedding ceremony in 1953, delivered the invocation at President Kennedy's inauguration in 1961, and later presided over Kennedy's funeral in 1963. He baptized several of the Kennedy children and was a major public defender of Jacqueline Kennedy's controversial decision to wed divorced Greek shipping magnate Aristotle Onassis, a position that helped to improve public opinion of the marriage. But the relationship between Cushing and the Kennedys was not exclusively a spiritual one: they also shared a deep interest in the welfare of special-needs children, creating a bond that would last for years.

Rosemary Kennedy, the third child and oldest daughter, is often cited as the impetus for the family's interest in the welfare of special-needs children. Rosemary struggled with intellectual disabilities throughout her childhood, later believed by family members to be due to a lack of oxygen at her birth. In her early 20s, Rosemary began acting out: reacting violently or unpredictably, staying out all night, acting listless and despondent. Joe Sr., concerned that Rosemary would be taken advantage of and get pregnant or worse (thus ruining her brothers' political aspirations), decided that a lobotomy was the best course of action. He reached out to Drs. Freeman and Watts, who performed the surgery on Rosemary in the fall of 1941. The

²³ "Archbishop Cushing's 10 Years of Building" *Daily Boston Globe* June 6, 1954.

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procedure was a failure and left Rosemary completely helpless, unable to speak or take care of herself. Joe Sr. often turned to Cushing for advice on how best to care for Rosemary, eventually sending her to St. Coletta's School for Exceptional Children (at this point handling individuals of all ages) in Wisconsin on Cushing's recommendation.²⁴

In return for his help with Rosemary and other services to the family, Cushing's local work with disadvantaged children found a welcome benefactor in the Kennedy clan. Patriarch Joe Kennedy was a dedicated philanthropist, and improving the conditions and lives of children with mental disabilities was the family's favored cause. Rose and Joe established the Joseph P. Kennedy, Jr. Foundation in 1946 in memory of their deceased son, and often sought Cushing's guidance in its activities. By 1956, just ten years after its founding, the Foundation donated nearly \$3 million to Cushing's projects. A *Boston Globe* article quoted Cushing as saying that the Kennedy Foundation's gifts "[constituted] one of the most inspiring stories of generosity in the history of the Archdiocese." The Kennedy Building in Hanover was financed with one of their largest donations and one of the last they made to a non-research-related cause.

The Kennedy family's support of the special-needs community was more than just financial. As president, John F. Kennedy made special needs a priority of his administration. The Kennedy era was marked by a considerable interest and support through federal funding of special education, vocational education, vocational rehabilitation, and other forms of programs aimed to assist unemployed disabled youths and adults. He created the National Institute of Child Health and Human Development, an organization charged with conducting and supporting research on special needs and other health and development issues. Two years later, in a "Special Message to Congress on Mental Illness and Mental Retardation," he outlined a series of programs and priorities, including the construction of new research centers and the importance of special education and training. Two pieces of legislation approved in 1963 helped increase funding for special-needs research and to enable states to update their disability services programs. That same year, Kennedy created the Division of Handicapped Children and Youth, as well as revitalizing the Bureau of Education for the Handicapped. The Division of Handicapped Children and Youth was headed by Dr. Samuel Kirk, a noted professor of education and psychology and then director of the Institute of Research on Exceptional Children at the University of Illinois. The Division focused on the construction of public and private institutions focused on research and treatment for the mentally ill and those with special needs. It was also in charge of training teachers. These facilities operated in conjunction with universities and hospitals.²⁵ Kennedy's efforts set a great precedent for the latter half of the 20th century: in the two decades following the Kennedy administration, the United States Congress passed 116 acts or amendments providing support for people with special needs and their families.

After the construction of the Kennedy Building at the Cardinal Cushing Center, the Kennedy Foundation began to focus their philanthropy on medical research and university hospitals. Eunice Kennedy Shriver, the fifth child born to Joe and Rose, became a particularly visible

²⁴ Ronald Kessler *The Sins of the Father: Joseph P. Kennedy and the Dynasty He Founded*. New York: Warner Books, Inc. 1996.

²⁵ John F. Kennedy Presidential Library and Museum, *Legislative Summary: Health*, jfklibrary.org.

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advocate for special-needs children. She was close to her sister Rosemary, a relationship that would go on to inform her life's work. Eunice was directly inspired by her sister's struggles and the difficulties she saw facing the children at the Cardinal Cushing Center. She began serving as director of the Kennedy Foundation in 1957. She founded the Special Olympics in the late 1960s, an organization that has benefitted thousands of individuals. Her son Anthony Shriver founded Best Buddies in 1989, a big brother/big sister program for children with intellectual disabilities, continuing the family's commitment to improving the lives of special-needs children.

As vocal, prominent advocates of the special-needs community, the Kennedy family played an incalculable role in changing public perceptions of special-needs children over the course of the 20th century. Their willingness to speak openly and visibly about special needs played a major part in normalizing those conversations.

Architecture

The architecture of St. Coletta's by the Sea (now included within the Cardinal Cushing Center Historic District) helped reinforce the domestic experience that the school's founders strove to achieve. From repurposing existing homes as dormitories and educational buildings, to utilizing the Georgian Revival style to give all new construction a familiar, domestic appearance, the buildings that now comprise the Cardinal Cushing Center Historic District are a visually cohesive collection of structures that represent the development of the Cardinal Cushing Center (Figure 10).

The two Colonial-era buildings and one Federal-style building of the Cushing Center district all started their lives as homes or inns before their acquisition by Cushing. Though the buildings have been altered, all significant alterations happened either before they were acquired by the school or during the period of significance and contributed to their role within the institution. Only one building within the district (the Cushing Trader) was so heavily altered outside of the period of significance that it is considered noncontributing.

The oldest building within the district dates from 1748. A small house constructed by Henchman Sylvester, known colloquially as the Sylvester Estate, was purchased by the school in August 1954 and renamed the St. Clare Cottage. Prior to its purchase, the building was a private residence. The small, Colonial vernacular building originally occupied a rectangular footprint and was one story tall. As is typical of buildings of that era and style, the main block is regularly fenestrated, with the main entrance centrally located on the west elevation, set within a slightly projecting surround with a small transom. A second story was added sometime in the early 1920s, along with a mudroom, a porch, and a garage. The new additions share design language with the original building, particularly the regular fenestration grid and the overall massing. When the school bought the building, it had remained in used as a residence for nearly 200 years, and continued to serve as guest residences and as living quarters for the priests who administered to the Sisters and the students. It now serves as a guesthouse for visitors to the school, marking over 250 years in continuous residential use.

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The Mitton Estate, the first parcel of land purchased by Cushing, contained the Sylvester Mansion and the Iron Kettle Inn, (respectively) Colonial-era and Federal-style vernacular buildings that had long histories within Hanover. The earliest portion of the Sylvester Mansion was built by Michael Sylvester in 1763. This portion faces south toward Washington Street and has seen few alterations at least since the 1800s. An attached garage to the north of the house was demolished in the 1800s and rebuilt as a two-story additional residential wing. The oldest portion of the Sylvester Mansion is typical of Colonial homes, with characteristic detailing including a symmetrical façade, side-gabled roof with brick center chimney, and an entry portico supported by columns and topped with a triangular pediment. The c.1800s addition shares many of these characteristics, including the regularly spaced window openings and entry portico. At the time it was purchased by the school, it had been in continuous use as a residence for over 150 years. The Sylvester Mansion was renamed Fatima Hall and was used as classrooms and a girls dormitory, and still functions as a dormitory to this day.

The first Federal-style building in the Cardinal Cushing Center District was the Iron Kettle Inn. The Iron Kettle Inn had been constructed in 1824 by a member of the Sylvester family as a private residence (there is no known name for the house at that time)²⁶. In 1905, the building was purchased by Colonel Osborn and was renamed the Iron Kettle Inn. An addition at the west of the main block allowed for a new dining area/tavern and rooms for inn guests.

When it was purchased by the school, it was used as classrooms and a dormitory for boys, continuing almost 150 years of residential usage. In 1954, Cushing Hall was expanded with the addition of a new wing to the east of the original block containing staff dining room, an extension to the kitchen, and additional offices. The building was again renovated and expanded in 1980 with the addition of a new, larger kitchen and other back-of-house spaces at the rear (north) of the building. It was renamed the Knights of Columbus Culinary Arts Building at that time. The main block retains many historic details along the main (south) elevation, including a center chimney, bow windows, wood trim, and a small entry portico with sidelights.

Major purpose-built, non-religious structures within the district utilize the Georgian Revival style. The Georgian Revival style experienced a long period of popularity in American architecture, initially spurred on by the Philadelphia Centennial Exposition of 1876. For a country suffering the effects of a demoralizing depression, the Centennial Exposition lionized the colonial period as a time when values were clearer, life was simpler, and the world was less crassly materialistic. This nostalgia led to a popular enthusiasm for all things colonial, and kicked off an affinity for Colonial Revival-style architecture that persisted until well into the mid-20th century.

The Administration Building and the Kennedy Building, dating from 1951 and 1957 respectively, are typical examples of structures built at the tail end of the Georgian Revival style's dominance in American architecture. The Georgian Revival style was a highly appropriate choice for both, as it was not only the dominant residential architectural style, giving

²⁶ The Sylvester residence was dated using the commemorative plaque at the main entrance, which was corroborated by materials found in the Cushing Center Archives.

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the buildings a domestic, familiar appearance, but also as it was directly inspired by the types of colonial-era buildings already existing and in use on the site. Both the Administration Building and the Kennedy Building were designed by Boston architect John Augustin McPherson (1898-1964). Born in Boston, McPherson was a local architect who specialized in ecclesiastical design and typically utilized the Georgian Revival style. McPherson organized his architecture firm in 1932, with a business address at 250 Huntington Avenue, Boston. He joined the AIA in 1938. The Catholic Church was his primarily client, and he designed several churches and parochial schools for them throughout the Greater Boston area. Some of his other works included the Church of the Incarnation and St. Mary's rectory in Melrose, the Sacred Heart High and Elementary Schools in Kingston, St. Bridget's School in Maynard, St. John the Evangelist School and Convent in Wellesley, St. Monica's Convent in Methuen, and the Sacred Heart School and Convent in Quincy.

The Administration Building (officially renamed the Dr. Leonard Florence Educational Center in the 1980s) is a striking Georgian Revival-style building, showcasing typical stylistic details as a full-height entry portico with columns, masonry construction, dormers, and a highly symmetrical façade.

The Kennedy Building, completed in 1957, was the next major building project on the campus. The design of the Kennedy Building was distinctive from that of the earlier Administration Building, but shared many key details. Both the Kennedy and Administration Buildings were large, monumental structures of red brick with limestone detailing and slate roofs. On both buildings, entrances were located prominently at the center of the main elevations, demarcated by a large entry portico on the Administration Building and within a full-height, front-gabled central entrance bay on the Kennedy Building. The entrance doors are set within detailed surrounds. The full-height entrance bay of the Kennedy Building and the large entry portico of the Administration Building resemble the smaller porticos seen on Fatima Hall, as well as the pronounced door surrounds of the Culinary Arts Building and Sisters Inn.

Fenestration on both buildings was arranged in a regular, grid-like pattern, as is typical of earlier Colonial era structures and is seen on the older buildings in the district. Finally, both buildings shared a similar footprint, with a main east-to-west block and a rear ell housing a significant meeting space. These irregular footprints are visually similar to the massing of the older structures due to the additions to these buildings over the years.

The Kennedy Building served as the school's primary residence for nearly 50 years. Repairs to the heating system and a renovation of the chapel area were the only major renovations that have been performed on the Kennedy Building since its completion in 1957. The building was converted to office and classroom space in 2004 and 2005, and is the subject of a rehabilitation utilizing State and Federal Historic Tax Credits to return it to residential use.

The playhouse (now the Recreation Building) and adjacent pool, completed in 1959, were the next physical developments of the site. The playhouse was a small, one-story building meant to recall the forms of the existing Colonial era buildings. The utilitarian wood-framed building has regularly shaped and spaced window openings with a pitched roof, similar to other buildings

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found on the campus. The use of white vinyl siding to resemble clapboards further calls to the Colonial buildings. While this was never intended to be a high-style building, it shares clear visual links to the older buildings.

The Portiuncula Chapel and Gift Shop are notable exceptions to the prevalence of colonial and Georgian Revival architecture within the Cushing Center District. As noted previously, the Portiuncula Chapel is a nearly exact replica of St. Francis's Porziuncola Chapel in Assisi, which dates from approximately 1645. The Portiuncula Chapel is a small, front-gabled structure. The main elevation faces toward the southeast, slightly angled away from the campus toward Columbia Road. The main elevation features a large, colorful mosaic depicting St. Francis, with two large, paired arched doors below. The small size of the Chapel is befitting of the Franciscan Order, which preached modesty and rejection of material goods. The location atop a small hill at the very entrance to the campus gives the Chapel a place of honor among the other buildings, while the physical distance from the rest of the buildings further highlights the distinction between the Chapel and the Colonial era/Georgian Revival buildings that otherwise define the district.

The nearby Gift Shop, constructed one year after the Chapel, serves as the visual link between the Chapel and the other buildings on the campus. The Gift Shop is a one-story building constructed of materials (stone and tile) from the same quarries as the Chapel. The Gift Shop is connected to the Chapel through common materials, motifs (including an ornate mosaic shipped over from Assisi that depicts St. Clare, an influential Franciscan nun), and massing, but utilizes design elements that help link it to the other buildings, particularly the Georgian Revival-style Administration Building.

The entry portico, supported by prominent stone columns, calls back to the pronounced entry portico adorning the Administration Building. While the arched openings recall the arched paired doors of the Chapel, they also resemble the large arched windows that define the auditorium in the rear of the Administration Building. The hipped, slate-clad roof of the Gift Shop bears a similarity to the multi-gabled, slate-clad roof of the Administration Building.

Cardinal Cushing Center, 1970–2017

The Physiotherapy Center was constructed over a decade after the completion of the Recreation Building. Groundbreaking for the Physiotherapy Center occurred in January 1971, and the building was dedicated on November 2, 1973. The Physiotherapy Center, a large, two-story brick and concrete building, served primarily as a gymnasium and physical-fitness center. A one-story connector links the Physiotherapy Center to the west elevation of the Administration Building.

There are two groupings of buildings owned and operated by the Cardinal Cushing Center that were constructed between 1989 and 2004 that are not included within the district, but are located on the larger Cushing Center campus. The grouping to the northwest of the district, in the corner of the campus, is comprised of five buildings. The Washington Street house was constructed c. 1989 and serves as a residence for six students, traditionally aged eighteen and older. Freedom Hall and McCann Hall, both two-story residences, were built in 2003. The storage barn was

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constructed in the 1990s and the sewage treatment building was constructed in 2005. The grouping to the southeast of the district, in the opposite corner of the campus, is comprised of nine buildings, all located to the south of Washington Street. Marian House dates from 1990 and consists of three apartments for older students. A greenhouse was constructed in 1990 and the bakery was opened in 1992. The recycling center was constructed in the 1990s. Partnership Hall, Springtime House, Becker House, Building 3, and Building 4 were constructed in 2004 and contain residences. The residences in both clusters all serve as group homes for students enrolled and living at the Cushing Center, while the other structures provide job training for students and other functions for the campus. Though these buildings are not included within the Cardinal Cushing Center District, they represent a continued contemporary dedication to the original mission of the organization and the growth and importance of the Cardinal Cushing Center institution to the present day.

The Cardinal Cushing Center remains in continuous use as a school and training center for individuals with special needs, with the Cardinal Cushing Center Historic District at the heart of the campus. Though the 18th- and 19th-century buildings have received minor additions over the years, all additions have occurred within the period of significance for the district and represent the school's continued commitment to special needs education. The Cardinal Cushing Center Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Rehabilitation of the Kennedy Building

The Kennedy Building, which remains an integral component of the Cardinal Cushing Center Historic District, underwent a rehabilitation utilizing State and Federal Historic Tax Credits to serve as 37 affordable housing units, including 4 designated for families of children with special needs. The rehabilitation was undertaken by the Planning Office of Urban Affairs, which has a long-term lease from the Cushing Center, and concluded in 2018. The rehabilitation met the Secretary of the Interior's Standards for Rehabilitation. The historic corridor layout was retained, with units and other community spaces located alongside the existing corridor in the former offices and classrooms. New, historically appropriate sash were installed. The chapel serves as a community space, retaining its current configuration. Since the new housing will be non-denominational, religious iconography (including the altar, the baldacchino, and two statues of St. Mary that were located on the terrace in front of the building) were removed and stored off-site for safekeeping, remaining under the ownership of the Cardinal Cushing Center. The stained glass windows remain in place in the former Chapel.

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Various Articles, Photographs, Records, Cushing Center Archives

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Cardinal Cushing Center Historic District
Name of Property

Plymouth County, MA
County and State

10. Geographical Data

Acreage of Property 16.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 42.116831 | Longitude: -70.821888 |
| 2. Latitude: 42.117526 | Longitude: -70.821078 |
| 3. Latitude: 42.118372 | Longitude: -70.819019 |
| 4. Latitude: 42.117774 | Longitude: -70.817769 |
| 5. Latitude: 42.115735 | Longitude: -70.818512 |
| 6. Latitude: 42.115293 | Longitude: -70.820438 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the Cardinal Cushing Center Historic District begins at the intersection of Washington Street and the easternmost lot line of the parcel, following the lot line to the west before running south alongside the western perimeter of the Physiotherapy Building. The boundary then runs slightly west before running south again to the intersection of the parcel boundary at Columbia Road (Route 53), before running east along the northern perimeter of Columbia Road to the west of the Cushing Trader, then running north through the campus to Washington Street before turning east to meet the intersection of Washington Street and the easternmost lot line. The district occupies approximately 16.5 acres, over Parcels 49_7, 49_9, and 57_37.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary was selected to illustrate the development of Cardinal Cushing Center, focusing on the acquisition and conversion of historic 18th- and 19th-century buildings and new construction through the 1950s that continued and expanded upon the school's original mission. The boundary includes all buildings, structures, and objects constructed within the period of significance (1957–1967) that retain integrity.

Cardinal Cushing Center Historic District
Name of Property

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11. Form Prepared By

name/title: Mary Nastasi/Roysin Younkin, MacRostie Historic Advisors, with assistance from Betsy Friedberg, Director, National Register Program, Massachusetts Historical Commission

organization: Massachusetts Historical Commission

street & number: 220 Morrissey Blvd

city or town: Boston state: MA zip code: 02125

e-mail betsy.friedberg@sec.state.ma.us

telephone: (617) 727-8470

date: 2/20/2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: **Cardinal Cushing Center Historic District** (photos 1-24)

City or Vicinity: Hanover

County: Plymouth

State: MA

Photographer: Mary Nastasi

Date Photographed: October 2016

Cardinal Cushing Center Historic District
Name of Property

Plymouth County, MA
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Cardinal Cushing Center Historic District

Photo 1 of 25: looking north toward Cardinal Cushing Center Historic District

Administration Building

Photo 2 of 25: south elevation, looking north

Administration Building

Photo 3 of 25: auditorium, looking north

Recreation Building

Photo 4 of 25: south and west elevations, looking northeast

Recreation Building

Photo 5 of 25: main play area, looking north

Kennedy Building

Photo 6 of 25: south elevation, looking northeast

Kennedy Building

Photo 7 of 25: south elevation, looking northwest

Kennedy Building

Photo 8 of 25: chapel, looking north

Washington Street Streetscape

Photo 9 of 25: Washington Street, looking west

Fatima Hall

Photo 10 of 25: south and east elevation, looking north

Fatima Hall

Photo 11 of 25: dining room, looking northwest

Washington Street Streetscape

Photo 12 of 25: Washington Street, looking northeast

Knights of Columbus Culinary Arts Building

Photo 13 of 25: south elevation, looking north

Knights of Columbus Culinary Arts Building

Photo 14 of 25: dining room/restaurant interior, looking north

Portiuncula Chapel

Photo 15 of 25: east elevation, looking west

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Portiuncula Chapel

Photo 16 of 25: interior, looking west

Cardinal Cushing Center District view

Photo 17 of 25: looking east from Portiuncula Chapel

Portiuncula Gift Shop (now IT office)

Photo 18 of 25: west and south elevations, looking northeast

Portiuncula Gift Shop (now IT office)

Photo 19 of 25: office, looking north

Cushing Trader and Thrift Store

Photo 20 of 25: north elevation, looking south

Cushing Trader and Thrift Store

Photo 21 of 25: store area, looking west

Sisters Inn

Photo 22 of 25: east elevation, looking west

Sisters Inn

Photo 23 of 25: mudroom interior, looking west from living room

Stations of the Cross

Photo 24 of 25: south elevations, looking north

Physiotherapy Center

Photo 25 of 25: south elevation, looking northeast

Cardinal Cushing Center Historic District
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Figures



Figure 1: Mitton Estate, c. 1940s (courtesy of the Cushing Center Archives)



Figure 2: Students and Sisters in front of Fatima Hall, c. 1947 (courtesy of the Cushing Center Archives)

Cardinal Cushing Center Historic District
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Figure 3: Archbishop Cushing, Students, and Staff at the Dedication of the Administration Building, 1951 (courtesy of the Cushing Center Archives)

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Figure 4: Administration Building, 1951 (courtesy of the Cushing Center Archives)

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County and State



Figure 5: The Construction of the Portiuncula Chapel, c. 1953 (courtesy of the Cushing Center Archives)

Cardinal Cushing Center Historic District
Name of Property

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County and State

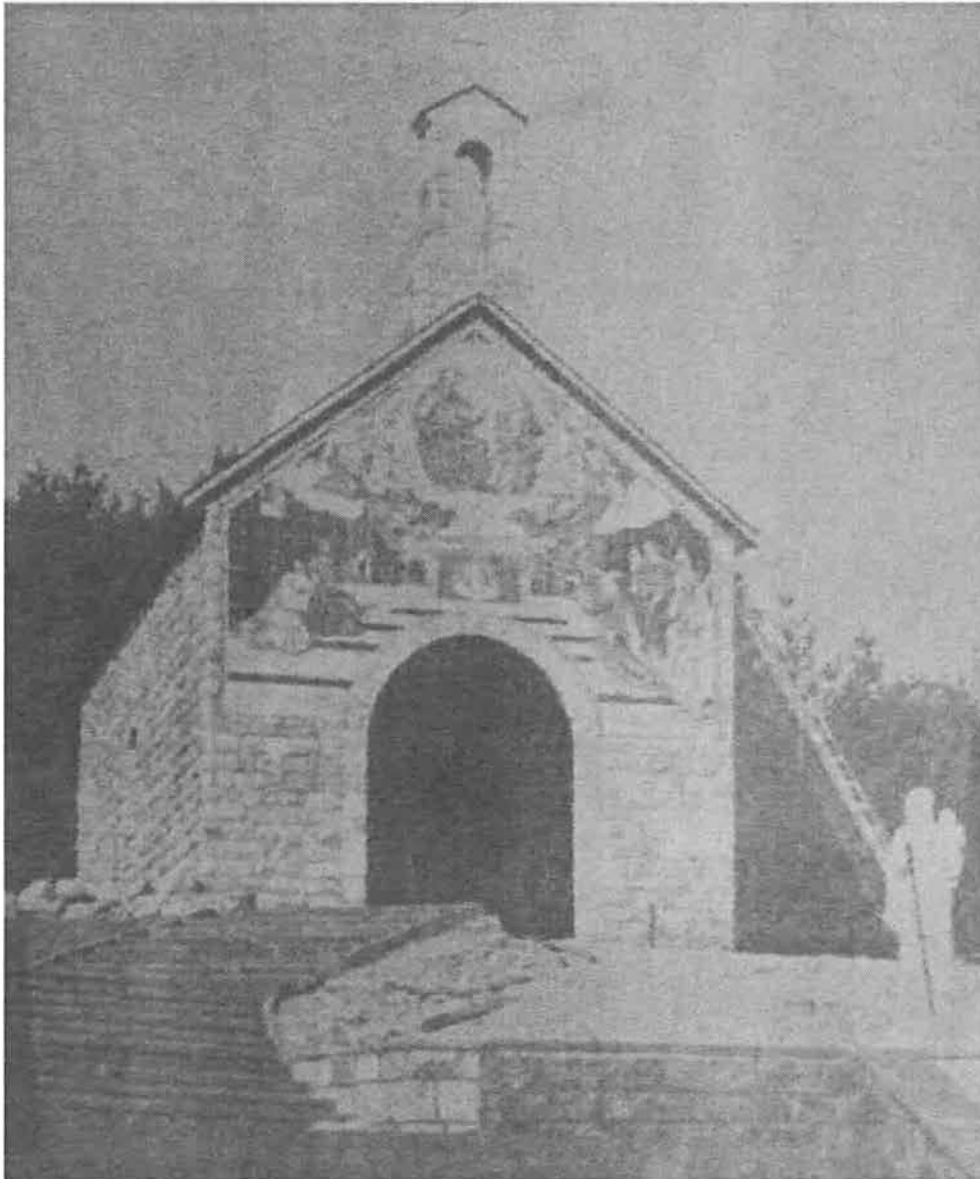


Figure 6: Portiuncula Chapel, 1953 (courtesy of the Cushing Center Archives)

Cardinal Cushing Center Historic District
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Figure 7: Cardinal Cushing (center) and John F. Kennedy (right) at the Groundbreaking of the Kennedy Building, 1956 (courtesy of the Cushing Center Archives)

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Figure 8: The Construction of the Tunnel, 1959 (courtesy of the Cushing Center Archives)

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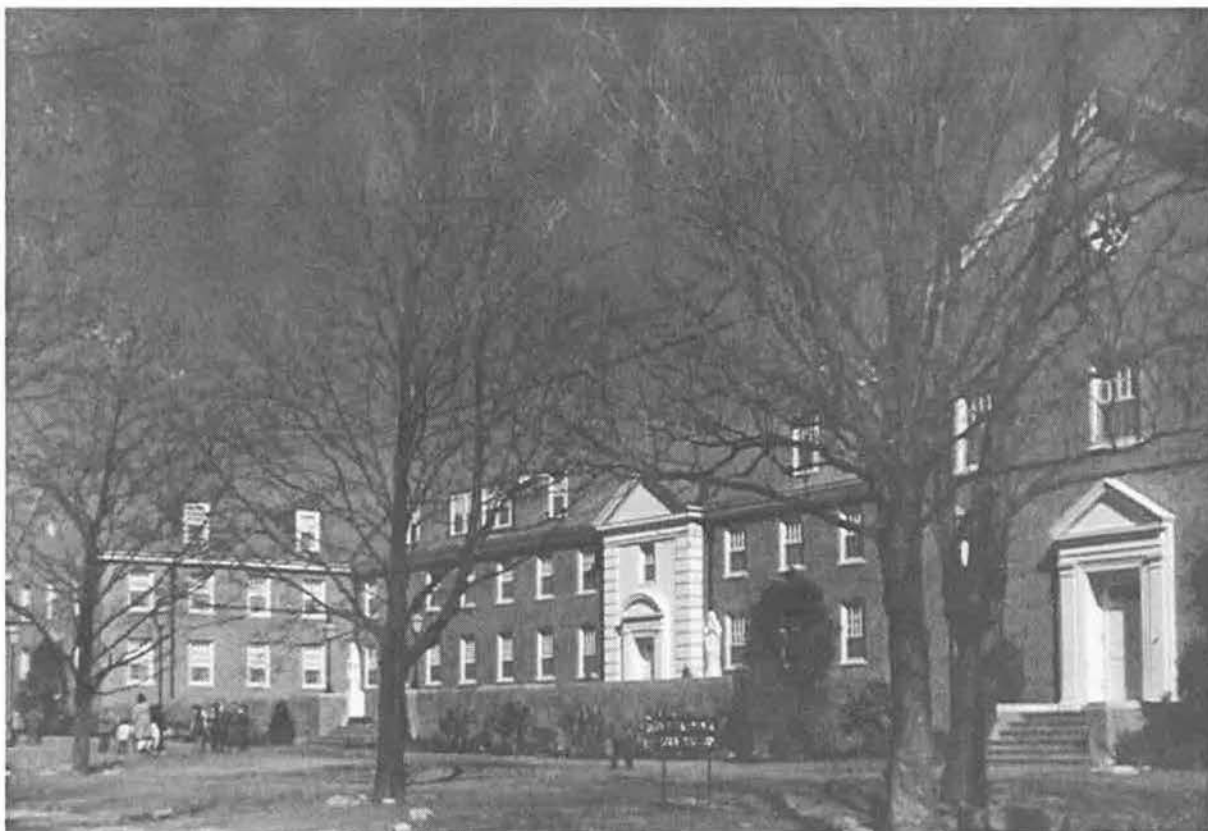


Figure 9: Kennedy Building, c. 1960s (courtesy of the Cushing Center Archives)

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Figure 10: Cardinal Cushing Center, c. 1973 (courtesy of the Cushing Center Archives)

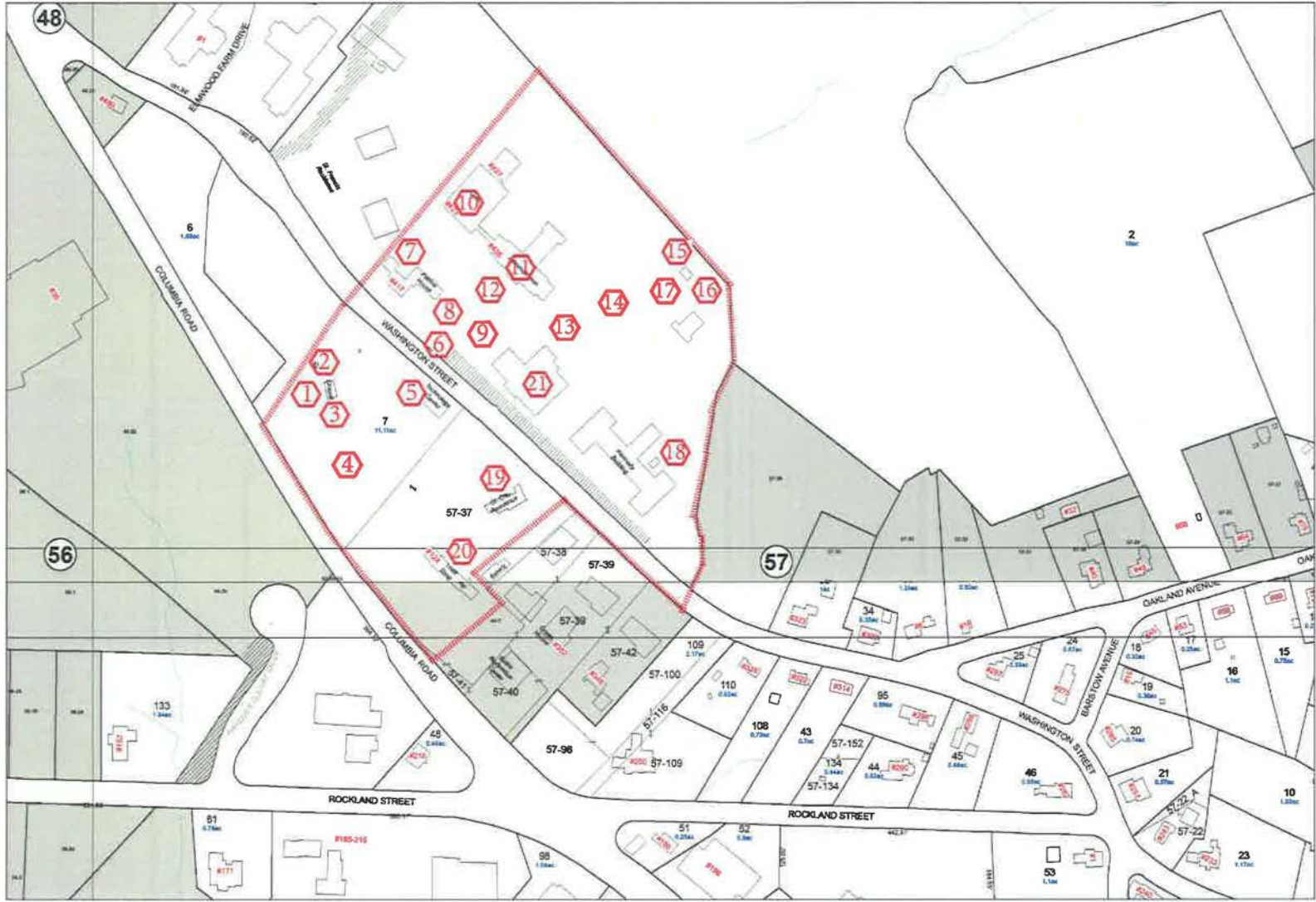
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**Cardinal Cushing Center Historic District
Hanover (Plymouth County), MA
District Data Sheet**

Resource #	Resource Name (Current)	Historic/Other Name	Date	Type	Style	Lot/Parcel Number	Address	MHC Number	Status	Photo #	Figure #
1	Portiuncula Chapel		1953	Building		49_7	Washington St	HNV.398	C	15, 16	6, 10
2	Stations of the Cross and Path		1953	Object		49_7	Washington St	HNV.913	C	24	
3	Statue of St. Francis		1953	Object		49_7	Washington St	HNV.914	C	15	6
4	Stone Steps, Walls & Terrace		1953	Structure		49_7	Washington St	HNV.915	C	15	
5	IT Building	Portiuncula Gift Shop/ Business Office	1954, 1980	Building		49_7	Washington St	HNV.399	C	17, 18, 19	10
6	Stone Wall		ca. 1800s	Structure		49_9	Washington St	HNV.916	C	12, 13	10
7	Fatima Hall	Sylvester Mansion	ca.1763, 1800s, 1947, c.1950s	Building	Colonial/ Vernacular	49_9	405 Washington St	HNV.225	C	10, 11	2, 5, 10
8	Statue of St. Mary		1947	Object		49_9	Washington St	HNV.917	C	10	
9	Statue of St. Francis		1947	Object		49_9	Washington St	HNV.918	C		
10	Physiotherapy Center		1971	Building		49_9	423 Washington St	HNV.394	NC	25	10
11	Administration Building	Dr. Leonard Florence Educational Center	1950	Building	Georgian Revival	49_9	405 Washington St	HNV.393	C	2, 3	3, 4, 5, 8, 10
12	Statue of St. Mary		1950	Object		49_9	Washington St	HNV.919	C	2	
13	Tunnel		1959	Structure		49_9	Washington St	HNV.920	C		8
14	Playing Field		ca.1950s	Structure		49_9	Washington St	HNV.921	C	4	10
15	Shipping Container		late 20th c.	Structure		49_9	Washington St	HNV.922	NC		
16	Recreation Building	Playhouse	1959, 1977	Building	Utilitarian	49_9	Washington St	HNV.395	C	4, 5	10
17	Swimming Pool		1959	Structure		49_9	Washington St	HNV.923	C	4	
18	Kennedy Building		1957, 1990s, 2017	Building	Georgian Revival	49_9	369 Washington St	HNV.396	C	6, 7, 8	7, 9, 10
19	Sisters Inn	Sylvester Estate/ St. Clare Cottage	1748, c.1920s, c.1950s	Building	Colonial/ Vernacular	57_37	Washington St	HNV.224	C	22, 23	10
20	Cushing Trader		1780, c.1950s, 1973	Building	Colonial/ Vernacular	57_37	Washington St	HNV.402	NC	20, 21	
21	Knights of Columbus Culinary Arts Building	Iron Kettle Inn/ Cushing Hall	1824, ca.1920s, 1954, 1980	Building	Federal/ Vernacular	49_9	405 Washington St	HNV.359	C	12, 13, 14	5, 10

TOTAL RESOURCES:		
	Contributing	Non-contributing
Buildings	8	2
Structures	5	1
Objects	5	
TOTAL	18	3



Town of Hanover - Assessors Maps

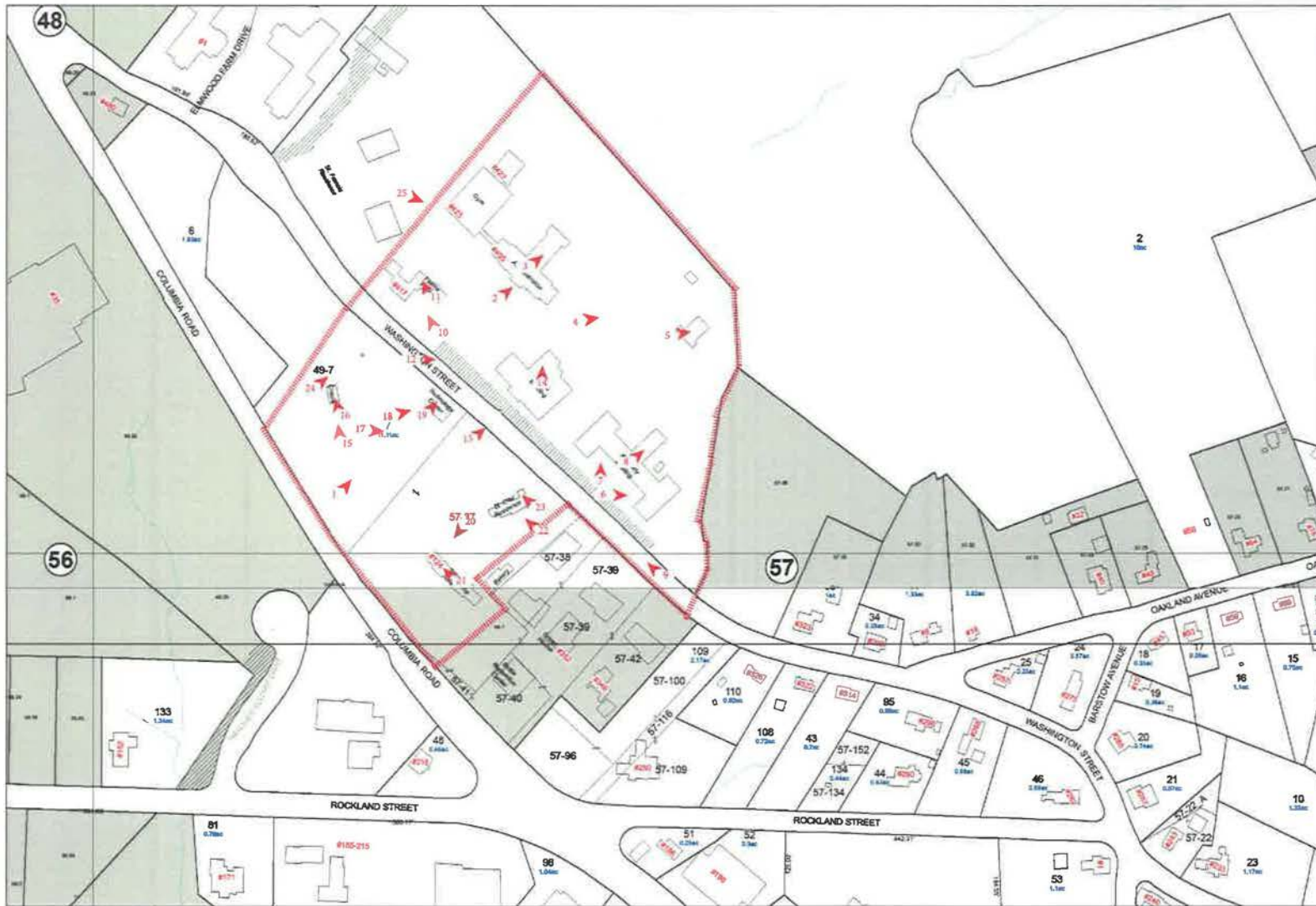


Note: These maps are not intended to be used in conjunction with the Massachusetts Statewide GIS System. The information on this map is for informational purposes only.



Cardinal Cushing Center Historic District
Hanover (Plymouth Co.), MA

SITE PLAN



Town of Hanover - Assessors Maps

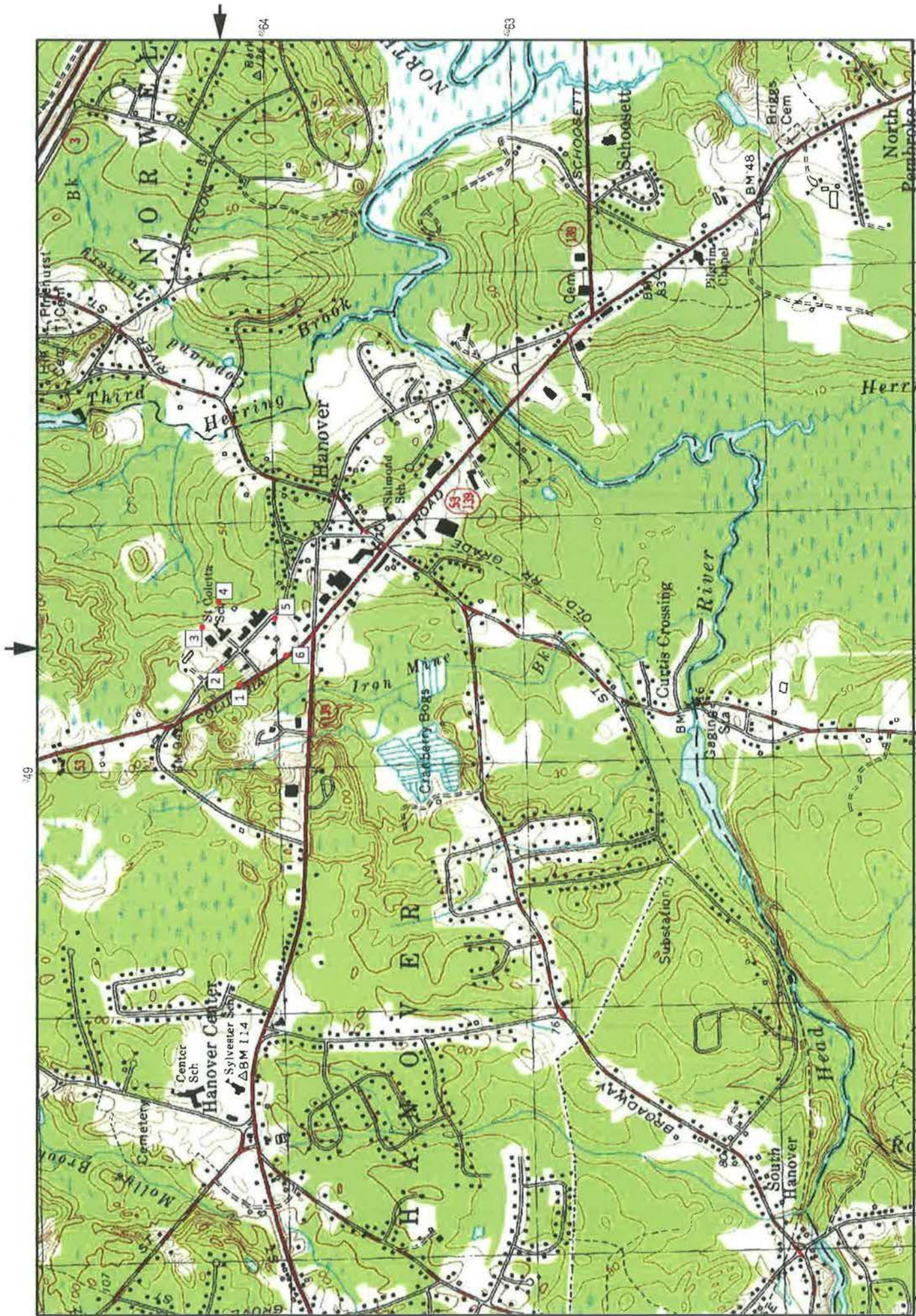


Note: These maps are not intended to be used as a substitute for a professional survey or other appropriate map and the user shall be responsible for any inaccuracies.



Cardinal Cushing Center Historic District
Hanover (Plymouth Co.), MA

PHOTO KEY



NAD 1927





DR. LEONARD FLORENCE EDUCATIONAL CENTER

405















10 MPH









IRON · KETTLE · INN
EST. 1927





PORTIUNCULA CHAPEL











Timothy's Treasure
Book Shop

CAUTION
CHILDREN
CROSSING





SISTERS INN









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



June 25, 2018

Dr. Julie Ernst
Deputy Keeper
Acting Chief, National Register of Historic Places
Department of the Interior
National Park Service
1849 C Street NW, Stop 7228
Washington, DC 20240

Dear Dr. Ernst:

Enclosed please find the following nomination form:

Cardinal Cushing Center Historic District, Hanover (Plymouth County), Massachusetts

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 75 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: William Grogan, POUA Holdings, LLC
Peter O'Meara, President & CEO, Cardinal Cushing Centers, Inc.
David Aiken, Kennedy Building LLC, Planning Office of Urban Affairs, Inc.
Peter Johnson, Chair, Hanover Historical Commission
Albert Rex, MacRostie Historic Advisors Inc.