

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.435
<b>Historic Name:</b>	Middlesex School - Bryant - Paine House
<b>Common Name:</b>	
<b>Address:</b>	1400 Lowell Rd
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	Bateman's Pond; North Quarter
<b>Local No:</b>	
<b>Year Constructed:</b>	1901
<b>Architect(s):</b>	Peabody and Stearns
<b>Architectural Style(s):</b>	Colonial Revival
<b>Use(s):</b>	Dormitory; Private School
<b>Significance:</b>	Architecture; Education
<b>Area(s):</b>	CON.CJ: Bateman's Pond Area II CON.CL: Middlesex Preparatory School
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Slate Wall: Brick; Granite; Wood Foundation: Granite; Stone, Cut



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, October 30, 2020 at 11:03 AM

FORM B - BUILDING

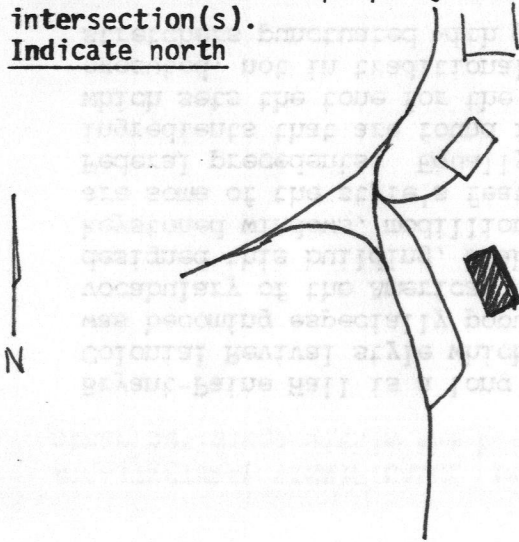
MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

10 NORTH QUARTER & BATEMAN  
USGS - CONCORD  
SELT A  
AREA  
CL; CK  
CL  
CON. 485  
FORM NO.  
435

RECEIVED



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



CONCORD  
1400 Lowell Road  
Bryant-Paine House,  
Middlesex School  
dormitory  
dormitory  
1901  
school records  
Colonial Revival  
Peabody & Stearns

Exterior Wall Fabric brick  
Outbuildings none

Major Alterations (with dates)  
some 1/1 window replacement

Condition excellent

Moved no Date N/A

Acreage see area form

Setting Just south of grassed oval, faces west across grassed area to Higginson House, a companion dormitory.

UTM REFERENCE

USGS QUADRANGLE

SCALE

Recorded by A. Forbes

Organization Research by Anne Foley for Concord Hist. Comm.

Date July, 1990

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

(SEE AREA FORM)

**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Bryant-Paine Hall is a long three-story hip-roofed building executed in the high Colonial Revival style which was sweeping the country at the turn of the century, and was becoming especially popular for institutional and academic buildings. The vocabulary of the American Colonial Revival was in part developed by the architects who designed this building, Peabody & Stearns of Boston. The pavilioned ends, Palladian and keystone windows, modillioned cornices and fanlighted entries with prominent porches are some of the style's features which they borrowed most frequently from Georgian and Federal precedents. Equally instructive, however, are the entirely twentieth-century ingredients that are found in this building. The Flemish bond brickwork, for instance, which sets the tone for the buildings on the central campus that were to follow, is executed, not in traditional red brick, but in a three-color scheme of two shades of red stretchers punctuated with gray headers. (Cont.)

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Bryant-Paine House is highly significant as the first building constructed on the new Middlesex School campus. Dedicated in November of 1901, shortly after the school opened, it was also the first dormitory. Living quarters on the campus were planned on the "cottage system" of small dormitories for fifteen to twenty boys each, with a house master and assistant master. All masters were to be married men, and the family atmosphere was as highly prized as the personal attention afforded by the small groupings of students. The school opened with nineteen pupils, all housed in this building.

**BIBLIOGRAPHY and/or REFERENCES**

Middlesex School records.  
 Garrellick and Bailey, Concord in the Days of Strawberries and Streetcars.  
The Concord Enterprise.



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

CONCORD

Form No:

C5, CK:

435

Property Name: Bryant-Paine House

Indicate each item on inventory form which is being continued below.

ARCHITECTURAL SIGNIFICANCE, cont.

Although granite is used profusely in the foundation, steps, keystones and band-coursing, the splayed window lintels, porch piers, and quoined building corners are executed in smooth dark red brick alone.

This building is notable for its double facade entries, emphasized by heavy entry porches linked by a concrete, brick, and granite terrace with a turned wood balustrade. Most windows here are 12-over-12 or 8-over-12-sash. The roof is slate.