

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.CL
<b>Historic Name:</b>	Middlesex Preparatory School
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	Bateman's Pond; North Quarter
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Private School
<b>Significance:</b>	Architecture; Education
<b>Area(s):</b>	
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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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 23, 2020 at 11:50 AM

Area Letter Form numbers in this Area

CL

435, 436, 1175-1181

CONCORD

of Area (if any)

Middlesex School

ent Use

preparatory school

al Date or Period

1901-mid-20th C.

al Condition

excellent

Acreage

296 acres

Recorded by

A. Forbes

Organization

research by Anne Foley  
for Concord Hist. Comm.

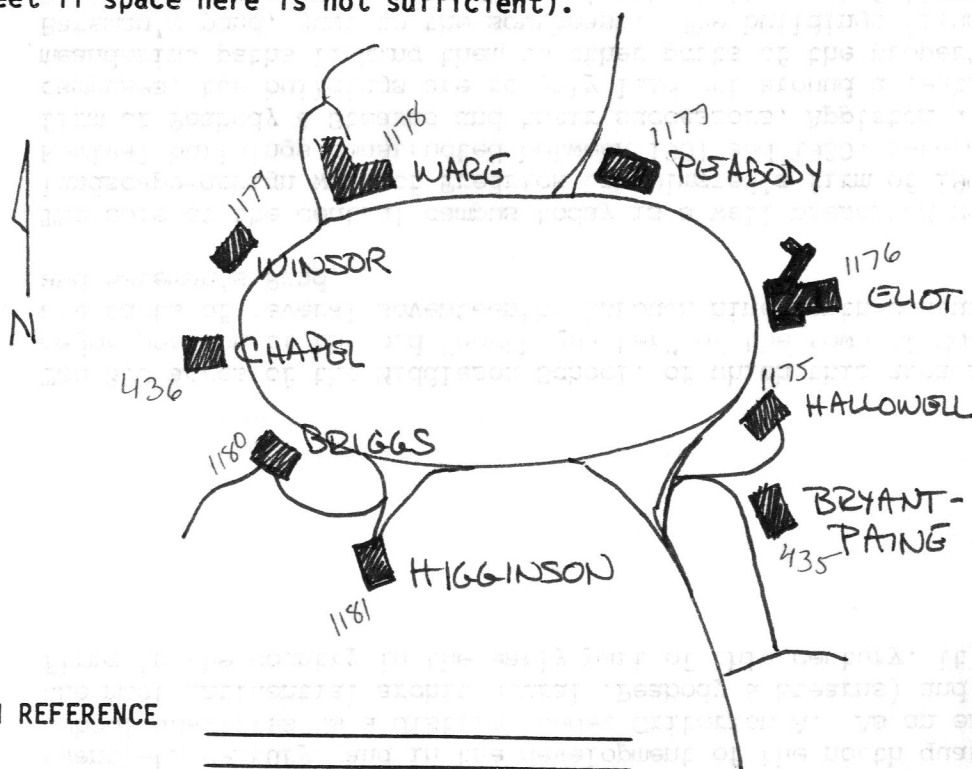
Date

July, 1990

Parcel F3-1533

*Middlesex School*

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).



UTM REFERENCE

USGS QUADRANGLE  
SCALE

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

For its role in the development of American preparatory school education in the twentieth century, and in the development of the north quarter of Concord, the Middlesex School qualifies as a district under Criterion A. As an example of the work of two of the most influential architectural (Peabody & Stearns) and landscape architect (Olmsted) firms in the country in the early part of this century, it qualifies under Criterion C.

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

The 350 acres of the Middlesex School, of which this area is a part, today occupy a major portion of the old "north quarter" of the town of Concord. Included on the land are parts of several seventeenth- through nineteenth-century farms, as well as woodlands and Bateman's Pond.

The core of the central campus today is a well-preserved combination of the landscape-design work of Fredrick Law Olmsted's firm of 1901 and nine brick Colonial Revival buildings constructed between 1901 and 1930, several, at least, designed by the firm of Peabody & Stearns and their successors, Appleton & Stearns. Like many Olmsted campuses, the buildings are roughly laid out around a central oval-shaped green, with meandering paths linking them to other parts of the property, and integrating them with Bateman's pond, just to the southeast. The buildings illustrate the high Colonial Revival facet of Peabody & Stearns' art at its most fully-developed. (Cont.)

## HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The Middlesex School was established in 1901 by Frederick Winsor, its first headmaster, as a nonsectarian boys' preparatory school. The first Board of Trustees included some illustrious names: yachtsman Charles J. Paine, Harvard dean LeBaron R. Briggs, W. Cameron Forbes, Robert Winsor, Major Henry L. Higginson, Dr. Charles F. Folsom, and Francis C. Lowell. It was founded on the pattern of the British preparatory school, (right down to the cold showers,) with an ultimate projected enrollment of 200 students ranging in age from 11 to 18. Classes were to be limited to fifteen pupils, with a heavy emphasis on tutoring and attention to individual needs. The campus was planned around 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 local newspaper, at least, emphasized the exclusive nature of the admissions policy, saying that "family influences are to be the only considerations....for admissions." The stated intention of the trustees, however, was "to send out young men who are imbued with the spirit of Democracy." The school became coeducational in 1974. (Cont.)

## BIBLIOGRAPHY and/or REFERENCES

Maps and atlases: 1906; Sanborns from 1909.  
 Garrellick and Bailey, Concord in the Days of Strawberries and Streetcars.  
 Richardson, Concord Chronicle. (Cont.)



# RECEIVED

CON.CC

INVENTORY FORM CONTINUATION SHEET

JUL 15 1993

Community

Property

CONCORD

Middlesex School

MASS. HIST. COMM.

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form Nos.

CJ; CK 435, 436,  
1175-1181

## ARCHITECTURAL SIGNIFICANCE, cont.

They are all executed in multi-colored brick with white wood trim, and, borrowing motifs from both Georgian and Federal precedents, make prolific use of the classical orders, hipped roofs, Palladian windows and other features that were the hallmarks of the style. (See individual forms.) An interesting hint of economic reality is shown by the change from the granite trim of the buildings of the school's first decade to the high-aggregate concrete trim of later ones, such as the Memorial Chapel, built in 1924.

## HISTORICAL SIGNIFICANCE, cont.

The physical plant of the school was as ambitious as its academic goals, with an equal emphasis on excellence. Chosen to lay out a campus on Willard Whiting's former stock farm was Frederick Law Olmsted's firm, (from which Olmsted had retired in 1895,) and eminent Boston architects Peabody & Stearns were hired to design the first two buildings, Bryant-Paine and Higginson Houses, completed in 1901 and 1902. They and their successors Appleton & Stearns later designed several more. (See Area Data Sheet).

Other architects who designed buildings here include Cummings Grey, (1903,) and, in recent times, Platt, Wykoff & Coles, (1968-78,) Lucy Tittmann, landscape architect, (1978,) and Sasaki Associates.

## BIBLIOGRAPHY, cont.

Middlesex School records.

The Concord Enterprise.

Records of Frederick Law Olmsted National Historic Site.

Floyd, Margaret Henderson. "Peabody & Stearns Projects in Massachusetts." Unpublished Draft list.

CON.CL

INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORD

Middlesex School

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form Nos.  
CJ; CK 435, 436,  
1175-1181

AREA DATA SHEET

An asterisk (\*) indicates that a building is also covered on an individual form.

MHC #/ Parcel #	Historic Name	Architect	Date	Condition
*435	Bryant-Paine House	Peabody & Stearns	1901-2	Excellent
1175	Hallowell House	" " "	1906-7	"
1176	Eliot Hall	" " "	1911	"
1177	Peabody House	" " " (attrib.)	1903	"
1178	Ware Hall	Peabody & Stearns	1902-3	"
1179	Robert Winsor House		1930	"
*436	Memorial Chapel	Appleton & Stearns	1924	"
1180	LeBaron Briggs House	Peabody & Stearns	1917	"
1181	Higginson House	" " "	1902	"

PL - BATEMAN'S POND  
NORTH QUARTER  
AREA [CL]  
SECTION - A  
USGS - CONCORD

1175 - HALL OWELL HOUSE

1176 - ELIOT HALL

1177 - PEABODY HOUSE

1400

1178 - WARE HALL

LOWELL RD

1179 - ROBERT WINSOR HOUSE

1180 - LEBARON BRIGGS HOUSE

1181 - HIGGINSON HOUSE



Original yellow form: Eligibility file  
Copies: Inventory form ☒  
Town file(w/corresp.)  
Macris  
NR director \_\_\_\_\_

Community: Concord

**MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER**

Date Received: 20 Jan 12

Date Reviewed: 15 Feb 12

Type:    Individual   x   District (Attach map indicating boundaries)

Name: Middlesex School Inventory Form: CON.CL, 435, 436, 1175-1181

Address: 1400 Lowell Road

Requested by: Alexis Godat, EBI Consulting

Action:    Honor    ITC    Grant    R & C    Other:

Agency:

Staff in charge of Review:

**INDIVIDUAL PROPERTIES**

   Eligible  
   Eligible, also in district  
   Eligible only in district  
   Ineligible  
   More information needed

**DISTRICTS**

  x   Eligible  
   Ineligible  
   More information needed

**CRITERIA:**   x   A    B   x   C    D

**LEVEL:**   x   Local    State    National

**STATEMENT OF SIGNIFICANCE** by Phil Bergen

The Middlesex School is a 350-acre prep school campus in north Concord on the shore of Bateman's Pond, near Walden Woods.

Founded in 1901, Middlesex is eligible as an excellent example of an American preparatory school, and for its associations with the development of the north Concord area in the 20<sup>th</sup> century. The campus was designed by Frederick Law Olmsted's firm, and features a number of early 20<sup>th</sup> century buildings designed by Peabody & Stearns in the Colonial Revival style around a circular central area that includes dormitories, classrooms, a chapel, and administration buildings. Although the campus has expanded over time with athletic facilities and other buildings, the original setting has been maintained. The buildings are exceptionally well preserved.

Based upon its original facility, with nationally recognized architects and landscape architects, the Middlesex School is eligible under criteria A and C at the local level. Exact boundaries remain to be determined.