

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Franklin School

other names/site number Franklin School Apartments

2. Location

street & number 7 Stedman Road n/a not for publication

city or town Lexington n/a vicinity

state Massachusetts code MA county Middlesex code 017 zip code 02421

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Brona Simon April 13, 2009
Signature of certifying official/Title Brona Simon, SHPO Date
Massachusetts Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Signature of the Keeper Date of Action
 entered in the National Register
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____

Franklin School
Name of Property

Middlesex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>5</u>	building
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>5</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION: School

DOMESTIC: Residential

Current Functions

(Enter categories from instructions)

DOMESTIC: Residential

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL REVIVAL: Georgian Revival

Materials

(Enter categories from instructions)

foundation OTHER: Concrete

walls BRICK

WOOD: Clapboard

STONE: Slate

roof STONE: Slate

other _____

Narrative Description

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

See Continuation Sheets

Franklin School
Name of Property

Middlesex, MA
County and State

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.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): HPCA #21150

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1931-1959

Significant Dates

1931 - construction

1956 - renovations

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kilham, Hopkins & Greely

Primary location of additional data:

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

Name of repository:

Cary Memorial Library, Lexington, MA

Franklin School
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreeage of Property approx. 3 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19	316620	4699800	3.		
Zone	Easting	Northing	Zone	Easting	Northing
2.	4.				
Zone	Easting	Northing	Zone	Easting	Northing

x See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheets

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheets

11. Form Prepared By

name/title Kate Myer with Maureen Cavanaugh, and Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date April 2009

street & number 220 Morrissey Boulevard telephone (617) 727-84700

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name The Community Builders, Inc.

street & number 95 Berkeley Street, Suite 500 telephone (617) 695-9595

city or town Boston state MA zip code 02116

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Franklin School
Lexington (Middlesex), MA

Section number 7 Page 1

Built in 1931 and designed in the Georgian Revival style, the former Franklin School is located at 7 Stedman Road, near the intersection of Allen Street, just north of the Concord Turnpike (MA Route 2) in the Town of Lexington, MA. The original elementary school building, which was closed in 1985 and converted to residential apartment units, is now part of the six-building complex known as the Franklin School Apartments, currently undergoing interior renovation, and is the most prominent and visible of the six buildings. The remaining five buildings (one of which is shown in photograph 6) of the complex were constructed in 1985, and are set back behind the original school building on the site. The surrounding neighborhood includes single-family residences along the west side of Stedman Road (most of which are mid to late 20th century houses), a large area of woodland to the east, and Jonas Clarke Middle School directly to the north of the complex.

Set within a residential neighborhood in the southeast section of Lexington, approximately one mile north of the town line between Lexington and Waltham, MA, the former Franklin School features a sweeping circular drive (contributing) that frames the entire approximately three-acre parcel, allowing access to all six buildings within the site. The circular drive was present as early as 1956, when the Franklin School was expanded. The site features an expansive lawn directly in front of the main building. This section of the complex also features tall, mature, deciduous trees including white birches; additionally, a few tall evergreens are present along the front lawn of the complex. The five noncontributing buildings are situated behind the Franklin School to minimize their visibility from Stedman Road, which runs along the western edge of the site. The five noncontributing buildings are clustered together in small linear groups with parking lots following the circular drive around the complex. At the rear of the site, a number of shrubs and trees are situated along the circular drive. A number of linear walkways have been laid out between buildings and through the site, creating an organized circulation pattern.

The former Franklin School building, which currently contains 16 residential apartment units, is a 2½-story Georgian Revival style building, designed by the firm of Kilham, Hopkins & Greeley in 1931. The building is rectangular in plan, with projecting side and rear wings. The building features a double-loaded central corridor that runs the entire length of the building on the first and second floors. The building underwent a substantial renovation in 1956, when additions were made to the rear of the original structure. After the school's closure and eventual sale in 1985, the 1956 additions were removed, and a small, two-story addition was constructed off the rear elevation of the original elementary school building. In 1985, the original 1931 portion of the building was renovated into 16 apartments, and the five noncontributing buildings were constructed on the site. The 1931 Georgian Revival building retains its original red brick, stone trim, slate roof, chimneys, and full-height window openings. All windows were replaced in 1985 with full-height metal replacement sash, except for the two original multipane fan windows in the north and south wings that retain their original wood sash. The 1985 rear addition reads as secondary to the original building and is compatible with the architectural style of the original Georgian Revival-style structure.

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The former Franklin School building is a load-bearing red-brick structure with cast stone trim. **(Photo 1)** It features a gambrel slate roof with four red-brick chimneys. The building is organized in a three-part plan with a central 2½-story block flanked to the north and south by 1½-story projecting red brick wings. The west (primary/street-facing) façade of the former Franklin School is clad in red brick on the first floor, is detailed with cast stone trim, and is set on a red-brick watertable. The second floor is separated from the first by a wide overhanging eave that extends along the entire length of the central section of the building and is articulated with flat fascia boards and dentils. The central block of the 2½-story portion of the building is dominated by a central pedimented two-story, red-brick bay with a sizable cornice and gable returns. Set within the pediment is an octagonal roof vent positioned above a white wooden banner that reads "FRANKLIN SCHOOL." The central section is further accentuated with a pair of restrained consoles framing the second story. Groups of five, 12/12, double-hung windows with substantial wooden mullions are set on each side of the central bay at the first and second floors. The two ends of the central section exhibit rounded-arch red-brick pediments projecting above the roofline in a shed dormer, and feature diamond-shaped patterned brickwork at the second floor. The first floor of this bay projects from the main plane of the central section and features recessed modern aluminum and glass storefront entrances with slender side lights and substantial glass transoms in each end of the central section. Wooden soffit panels adorn the tops of these recessed openings, and cast stone panels, each etched with geometrical designs, are located above the doorways. The two 1½-story north and south wings with peaked, slate-clad roofs flank the sides of the main portion of the building. Consistent in architectural detail with the central section, the wings contain groups of three, 12/12 double-hung sash on the west elevation.

The north and south elevations of the former Franklin School building are exact duplicates of each other. The two ends of the gambrel roof of the main section of the building are constructed of red brick and feature an octagonal louvered opening near the ridge line. The red-brick ends of the peaked roof, one-story, north and south wings each contain a pair of four 12/12 double-hung sash set beneath a large multi-pane fanlight in the attic. The red-brick watertable extends around to the sides of the building, and a louvered vent is located beneath the groups of windows. **(Photo 2)**

The east (rear) elevation of the building contains two 2½-story, red-brick ells and a central two-story clapboard slightly rounded addition projecting from the rear of the building, constructed in 1985. **(Photo 3)** The two-story projecting addition extends beyond the rear wall of the red-brick wings and is two bays deep. Sheathed in pale yellow wooden clapboard with white trim, this addition features a nearly flat roof and small 6/1 double-hung windows. A substantial red-brick chimney extends well above the roof of the 1985 wing. The two 2½-story, red-brick ells are nearly identical and feature peaked roofs, a variety of window sizes, including 12/12, paired 9/9, 6/6, and 8/8 double-hung windows. Where the 1956 additions were removed, the original window openings were restored in their original locations and cast stone sills were employed.

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Additionally, the octagonal louvered openings in the gable ends of the ells were retained and are still present. A shed dormer extends out from the roofline of the ends of the building on the north and south sides of the projecting ells to provide light and air to the second floor through 12/12, double-hung sash. A pedestrian entrance is located on the first floor in a recessed entrance below the shed dormer on the north end of the building, and a window exists on the south end of the building. The rear elevations of the north and south wings are solid brick walls relieved only by two small window openings in the south wing and one window opening in the north wing. A handicap-accessible ramp extends along the rear elevation to a raised entrance in the 1985 addition.

The interior of the former Franklin School building retains its original 1931 floor plan consisting of a double-loaded corridor with exposed brick walls and arches, staircases, and full-height ceilings. **(Photos 5, 6)** The 16 residential units were carefully sited within existing spaces as part of a 1985 adaptive reuse project. On the first floor there are eight residential units located within the five former classrooms, the health room and boys' toilet, the teachers' room and girls' toilet, and the clapboard addition. On the second floor there are also eight residential units located within the three former classrooms, two storage areas, the library and boys' toilet, principal's office and girls' toilet, and the clapboard addition. The basement retains the original boiler room and janitors' room, both of which are still used for their original functions.

The five, 1985 noncontributing buildings located on the site are all of similar construction, modeled after the original building on the site. The buildings are rectangular in plan and 2½ stories in height. **(Photo 4)** Materials, consistent in character with the former Franklin School building, include a mixture of red brick and pale yellow wooden clapboard ornamented with cast stone detail including exterior sills and lintels. The buildings feature gabled dormers and a variety of entrances including some with slightly recessed entrances similar to those in the former Franklin School. Several small enclosed private patios for the units along the first floor of the buildings are also present.

Archaeological Description

While no ancient Native American sites are known on the Franklin School property, it is possible that sites are present. One Native site is known in the general area (within one mile). Environmental characteristics of the property represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. The Franklin School occupies a well-drained, level to moderately sloping terrace in close proximity to Beaver Brook and related wetlands. Both Beaver Brook and swamplands are located within 1,000 feet northeast of the Franklin School. Beaver Brook is part of the Charles River watershed. In spite of the above information, the potential for locating significant ancient Native American resources on the

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**Franklin School
Lexington (Middlesex), MA**

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school property is low. The 1931 construction of the Franklin School, 1956 additions to the rear of the structure and their 1985 demolition, new construction to the rear of the building in 1985, and five new buildings added to the building complex behind the school in 1985 are all factors that would have destroyed any ancient Native American resources located on the property.

A low potential also exists for locating significant historic archaeological resources on the Franklin School property. No historic period resources that predate construction of the school in 1931 have been identified. Construction of the Franklin School and later additions and demolitions would have destroyed any historic resources prior to 1931. Structural evidence may survive from additions made to the rear of the school in 1956, then demolished in 1985. Most of the latter resources should be documented in school department records and design plans for the school. For similar reasons, components of the school built in 1956 and demolished in 1985 would have limited research value.

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Lexington (Middlesex), MA

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The Franklin School building is significant as an example of a Georgian Revival style elementary school constructed during the Great Depression in Lexington, MA. The property is eligible for listing under Criteria A and C at the local level as the only elementary school constructed as part of an educational building campaign by the Town of Lexington in the 1930s and as a well-preserved example of a Georgian Revival style primary school in Lexington. The building is also significant for its associations with the locally and regionally prominent firm of Kilham, Hopkins & Greely Architects. This former school building was one of the important educational facilities in the town, fulfilling the educational needs of the townspeople of Lexington for over fifty years.

The former Franklin School at 7 Stedman Road was erected in 1931 to serve the town's need to expand its primary school facilities. Due to continually expanding student enrollment throughout the community, the original school was extensively expanded in 1956 into a connected three-building complex. In 1983, due to a dramatic decline in student enrollment and the school's inability to compete with services and capabilities of the more contemporary schools in the area, the Franklin School was closed. The school was sold by the Town and converted into an apartment complex in 1985. As part of the renovation, the 1956 additions were demolished and five contemporary apartment buildings were constructed.

Lexington, MA Brief Historical Overview

In 1636, the General Court of the Massachusetts Bay Colony granted nearly 600 acres of land in the present-day location of Lexington Center to Mr. Richard Herlarkenden. This area, known historically as Cambridge Farm, was first settled as a parish of Cambridge, Massachusetts, in 1642, and was incorporated as a separate town in 1713. Some reports claim that the town was named in honor of Lord Lexington, a British nobleman.

For decades, Lexington showed modest growth, due to its proximity to Boston, while remaining largely a farming community and providing Boston with much of its produce. By 1698, the population of the parish had reached nearly 350 people. Over the next century, the colonies were faced with a great deal of oppression and tyranny from the British. The mid-eighteenth century saw the passing of the Stamp Act (1765), the Quartering Act (1765), the Tea Act (1773), and the Intolerable Acts (1774), all of which were passed with the intent of maintaining order, rule, and steady revenue for the British within the colonies. The colonial activists, spearheaded by the Sons of Liberty, in turn, met what they considered oppressive British initiatives with extreme resistance and opposition. By 1768, the British had dispatched two regiments to Boston, MA, to insure that order would be maintained. However, over the next several years, tension between colonists and the British continued to grow rapidly. This tension would come to a head and boil over in Lexington, MA.

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Lexington is considered one of the most significant towns connected with the American Revolution, and was an extremely active community in the fight for independence between the colonists and the British. The events connected with the April 18, 1775 rides of Paul Revere and William Dawes, and the following battles at Concord and Lexington, remain the most influential and significant events in Lexington's history. Following the American Revolution, the townspeople of Lexington, like many communities in New England, found themselves struggling to successfully organize and sustain their community as a result of the chaotic state of government affairs. Problems were plentiful and included the swift depreciation of currency, leading to financial struggles throughout the town and the country. In 1782, there was no money available to be appropriated for town expenses in Lexington.

Over the next century, the Town of Lexington saw little change in its infrastructure and its development as a community. Although the town was connected to other communities through the introduction of the railroad system during the Industrial Revolution, the town remained relatively unchanged, as most Lexington residents involved with industry and manufacturing commuted to and from the City of Boston. The town remained largely residential through the twentieth century.

Like most surrounding communities, Lexington benefited from the economic boom of the 1920s. This prosperity was reflected in a flurry of construction, especially in the central business district, including such projects as the Theater Block at 1792-1804 Massachusetts Avenue in 1918, the nearby Norris Block in 1924, the Arcade Building in 1929, and new commercial buildings on the former sites of the Keeley Institute and the old town hall in 1927 and 1928 respectively. In 1921 alone, 35 housing developments were under construction, encompassing over 1,400 acres of land in the town. While the Town valuation increased from \$7,826,000 in 1910 to \$9,945,000 in 1920, it more than doubled to \$20,768,000 during the 1920s. Furthermore, the population of the town rose from 4,918 residents in 1910 to 9,467 residents in 1930. As a result of widespread development throughout the area, the population inflation put considerable strain on the Town's resources. Services for the growing number of residents within the community of Lexington included upgrades to the sewer systems, schools and civic buildings including the new Town Offices (1927). Additions to existing schools and construction of new buildings included a 1925 addition to the Parker Elementary School and the High School, as well as the proposal of the construction of an elementary school (the "new" Franklin School). Though constructed during the Great Depression, the Franklin School was proposed at the height of prosperity during the 1920s, and was one of the few new construction projects that was not abandoned after the financial panic of 1929 and the following Depression era decade of the 1930s.

In October 1929, the nation experienced the crash of the stock market, followed shortly thereafter by the Great Depression. Fortunately, Lexington's economy did not rely heavily on industry,

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thus, the full effects of the economic crisis were tempered within the Town. However, Lexington did not escape the residual effects of the Depression. In the 1930s, Lexington, like all cities and towns of the United States, was a community in need, seeking relief for the suffering its citizens were experiencing due to the Depression. Development in the Town came to a halt, and although the Town's population growth and prominence continued well into the late 1920s, after the crash of 1929, and for over a decade thereafter, only a handful of construction projects were funded. It would not be until the 1960s that Lexington would again experience commercial and residential development growth on the same scale that it had during the 1920s.

By the mid-twentieth century, Lexington, as well as many of the towns along what is now the Route 128/I-95 corridor, experienced a surge in population due to post-WWII suburbanization, the baby boom, and the subsequent technology revolution. Property values in the Town soared, and the school system became nationally recognized for its excellence.

Education in Lexington

The elementary education system in the United States underwent a prolific transformation with the national common school movement for reform of elementary education, hereinafter referred to as "the movement," beginning as early as the 1830s. The movement was characterized as a national trend only because the individual state educational reform movements were occurring at roughly the same time. In the early years of the movement, the lack of central control repeatedly stymied reformers' efforts. The great school reformer Horace Mann, appointed secretary to the Board of Education in Massachusetts in 1837, had to rely on persuasion and publicity to affect the reform goals he and the other reformers sought. Mann traveled the Commonwealth encouraging change, and while doing so he published extensive annual statistics on education, though he had no power to enforce the reform standards. Only after the states began to centralize authority by assuming financial leverage over the local districts could state officials like Mann enforce standards and reform by threatening to withhold funding from local districts. With Mann at the helm, Massachusetts was one of the pioneers in the movement, and thus, was extremely influential to the movements' development in other states. The common school reform movement had three main objectives: (1) to provide a free elementary education for every white child living in the United States; (2) to create trained educational professionals in order to encourage and maintain higher standards in the educational field; and (3) to establish a form of statewide control over local schools. Without a centralized point of control, progress in the school systems would not be possible.

One of the most notable achievements of the common school reform movement dealt with the quality of education received by the pupils within the educational system. The common school reformers were concerned with establishing an age-graded system: a structure in which pupils were separated into classes based upon their age and utilizing standardized textbooks. This

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system is the cornerstone for the modern-day grades 1 through 12. Traditionally, students of all ages in a given district were grouped together in a single room in which the various lessons were taught (hereinafter referred to as the “ungraded” system). This system made lessons inefficient, as only a handful of pupils were engaged in a lesson at a specific time. With age-grading, every student had an opportunity to be under the direction of the teacher during the entire session. Students were all engaged in the same work at the same time because each of the students was at the same educational level. The practice of the ungraded system and the lack of standardized textbooks had greatly reduced the efficiency of the local district schools. School reformers vigorously sought to eliminate these inefficient practices in an effort to cost-effectively educate as many children as possible. The reformers considered the widespread establishment of the age-graded school as one of their paramount accomplishments. Lexington, like many towns throughout the state, achieved the goals of the common school reformers, transforming its educational facilities from traditional, locally-controlled, ungraded schools, to schools separated into specific grades that followed a standardized curriculum.

In the earliest years of Lexington’s educational system, the various geographical districts of the Town had their own ungraded schools where students of all educational levels would attend the same classes. The earliest of these schools included the “old” South District School, built in 1804, and the Warren school (date of construction unknown), both of which were moved in 1852, attached and used as a private residence (extant at 376 Lincoln Street). By the 1880s, three ungraded institutions remained in the outlying areas of Lexington, including the “new” South District School/“old” Franklin School (built in 1852; no longer extant) on Concord Street in the south district of town, the Tidd School (built between 1852 and 1853; no longer extant) on Hancock Street in the north part of town, and the Howard School (built between 1853 and 1854; no longer extant) on Lowell Street in the “Scotland District,” all of which included between six and eight grades of students combined into a single classroom.

In addition to the archaic and ineffective curriculum system in place at these district schools, the physical conditions of the facilities were poor. The buildings, all of timber construction, were considered outdated for their function, and the cost of repairs and alterations required for continued use was considered too high compared to new construction following the common school reform methods. By 1890, the general consensus of Town and state officials and the Lexington School Committee was that the era of ungraded, mixed schools had passed. The educational opportunities afforded to students of ungraded schools were inadequate, leaving the students with an inferior education than that obtained at graded schools. Thus, the decision was made to relocate all of the students from the four ungraded schools to the “old” Hancock School (original date of construction unknown, demolished due to fire in 1891) on Waltham Street and the “old” Adams School (ca. 1859; no longer extant) on Massachusetts Avenue in East Lexington, where the new graded school system was instituted. The relocation of students to the graded schools was determined a necessary step to facilitate the transition toward the common school reform movement.

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The old system of district schools was discontinued in 1890 and new educational facilities were centralized and controlled by the town. With this change, the Town became responsible for the transport of pupils from outlying areas. Those students who lived more than one mile from the Hancock School or the Adams School were to be transported at the expense of the Town. Over the next half-century as the common school reform movement was permanently implemented into the educational system in the Town, it proved a successful venture despite the ceaseless controversy that was sparked by the transition from the ungraded, district school system to the graded system. The transition was not seamless as the population of Lexington expanded rapidly throughout the last half of the nineteenth century and space was a continual problem for the school system. Additionally, many of the families along the outer lying areas of Town were forced to send their children a great distance to attend school. The new, graded schools constructed in Town were designed and sited to centralize the educational system through the implementation of a standardized curriculum and the geographical locations of the schoolhouses. With the previous district system, students were afforded the opportunity to take their mid-day meals at home, whereas in the graded school system many students were required to remain at school during their break due to the distance between the school and their homes.

As time passed and the graded school system was fully embraced by the Town of Lexington, the School Committee again faced, as it had during in the mid-nineteenth century, the rapid deterioration of the school facilities. Eventually, the existing school facilities became outdated and began to deteriorate to such a degree that they were unsuitable to hold classes. By 1912, only one (the "old" Adams School) of the seven school buildings occupied in 1867 continued to be in use: which included the "old" High School (built in 1846 as the town hall, used as high school from 1872-1890, demolished 1902), the "old" Hancock School (date of construction unknown, demolished by fire 1891), the "old" Adams School (built 1859, demolished in 1940), the Tidd School (built 1852-1853, demolished, date unknown), the Howard School (built 1853-1854, demolished, date unknown), the Warren School (date of construction unknown, moved 1852), and the "old" Franklin School (built in 1852, demolished, date unknown).

Thus, a change was undertaken during the last quarter of the nineteenth century and the first quarter of the twentieth century to construct more modern educational facilities that were centrally located and included the separation of grades in the curriculum. A majority of the buildings that were constructed during this era were designed in brick and stone as a fireproofing technique and to promote the modernity of the buildings. By 1891, consideration for a new, modern school building was being undertaken to replace of the "old" Hancock School on Waltham Street. The "new" Hancock School (NR, 1975) opened in the fall of 1891, but during the construction of the new school, the "old" Hancock School burned.

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There are no examples of district schools in their original form because they were razed or sold for conversion into dwellings. Both the “old” Franklin School and the Warren School were purchased by J. Willard Hayden in 1903, moved to 376 Lincoln Street, and converted into a single private residence. Following the construction of the “new” Hancock School in 1891, the School Committee determined that the former Town Hall (demolished 1902), erected in 1846, which had been used for over thirty years to house the high school level students, was no longer fit for use as an educational facility, prompting the decision in 1901 to erect a new brick building on the site of the existing structure to serve as the new high school. By transferring the high school level students from the “new” Hancock School and the Adams School to the new high school, the pressure that had been placed on those facilities was temporarily alleviated; but within a few years the strain on the grammar schools was so great that in 1904 the decision was again made to erect another school for grammar school pupils in the vicinity of Bloomfield Street. This new building was dedicated the following year and named the Munroe School. Like the years that preceded the erection of the Munroe School (extant), the population growth of Lexington was relentless during the first quarter of the twentieth century. By 1913, the town again found its educational resources straining to remain efficient and effective, compelling the School Committee to again vote in favor of erecting yet another new grammar school called the “new” Adams School (extant), which would replace the “old” Adams School in East Lexington. Also, by 1915, the Munroe School had been enlarged to accommodate the rapid population growth in Lexington. By the 1920s, the population in Lexington began to increase even more with the construction of new housing. To serve the growing population of children, a plan to construct a number of additional educational buildings was developed by the Town. The decade of the 1920s saw the construction of the Parker School (extant) in 1920, which was enlarged in 1925. The High School also received an addition in 1925.

Overall, the American education system began expanding significantly after World War I. One aspect was the widespread growth of educational facilities and the increase in numbers of teachers and students during the early 1920s. However, the decade-long depression that began in 1929 shook American optimism and altered the role of government in economic affairs. Following the stock market crash of 1929, the American people, including those in Lexington, were consumed by the swift economic collapse. Never before had so many Americans lost so much during such a short period. Prior to this period of panic, communities such as Lexington were experiencing a period of extensive growth, and the Town’s education facilities were quickly filling to capacity. In the Town of Lexington’s 1928 Annual Report to the School Committee, it was noted that the Town of Lexington was growing at a rate of nearly four school rooms or approximately 150 students per year. According to a similar report in 1931, the population growth of the Town of Lexington over the previous ten years, while markedly less than many neighboring towns, had nevertheless been very pronounced; and it was safe to assume that the growth of the Town was not complete. Such increase in population caused many new civic problems not the least of which was providing adequate educational facilities.

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The 1928 report noted that the increased student population was housed in all available Town space and that the Town's school accommodations would reach maximum capacity by 1929. As a result, a plan to expand the Town's educational facilities to accommodate its additional students was developed. One location was proposed for the construction of a new elementary school (the "new" Franklin School) in the southern section of Town. Situated in a less heavily developed part of Town, the classroom sizes would remain manageable and the school would be located within walking distance from students' homes. The report also suggested that options remain open for additions to any and all of the existing school facilities in the future to accommodate further growth. Following the onset of the Great Depression, a number of plans to further modernize and advance the town's educational facilities were suggested but never realized, as only one such addition, to the Adams School, was undertaken in the 1930s. In 1935, plans for a new High School were rejected; in 1940, the "old" Adams School was demolished; in 1944, a Committee was appointed to study sites for future schools, although no schools were immediately planned; and in 1945, a plan for a kindergarten was also rejected. The development of the Lexington public school system remained inactive until the technology boom of the 1960s and 1970s, and it was only then that the community's educational infrastructure was again analyzed and eventually modernized. The Franklin School is representative of a community expanding its educational facilities to accommodate its growing population and is noted as the only school building constructed in Lexington during the 1930s.

The Franklin School

The Franklin School at 7 Stedman Road (formerly "Allen Street") was constructed in 1931 in the southern district of Lexington. It was the third school in this area of Lexington. The first school, known as the South District School, was constructed in 1804 on Concord Avenue and sold for \$53 in 1852 after the construction of the new, two-story South District School. The original 1804 building has since been demolished. The new South District School was renamed by the School Committee in 1858 as Lexington's first Franklin School after Benjamin Franklin; this school was constructed on land near the site of the 1804 school on Concord Avenue. Many of the other schools in town were also renamed to honor prominent Americans – the Southeast District School in East Lexington became the Adams School after John Adams and the Center District School became the Hancock School after John Hancock. The original Franklin School closed in 1891 as a result of declining enrollments. In 1903, along with the Warren School on nearby School Street, the first Franklin School was purchased by J. Willard Hayden and moved to 376 Lincoln Street, where the two school buildings stand today as a single, private residence.

In the late 1920s, a rapid increase in the town's population resulted in the School Committee recommending a new Franklin School be constructed in the south district. In 1930, the Town voted to appropriate \$132,000 to purchase a parcel of eight acres and to build the new Franklin School on Allen Street. The Georgian Revival style school opened on September 9, 1931. Built

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as an eight room, two-story building, it accommodated grades one through six. It was designed with a single-loaded corridor with all classrooms located to the west side of the main corridor to accommodate future additions, as needed. The School Committee, upon the occasion of the building's completion, noted in their 1931 report, "We believe this school, with its future possibilities, in an excellent example of wise educational planning and designing."

When constructed in 1931 as an elementary school for grades one through six, the Franklin School was designed to accommodate a pair of future additions to the east (which would eventually be constructed in 1956), with the eight classrooms all sited to the west of the main corridor with windows facing west, north, and east. When originally constructed, the building accommodated five classrooms on the first floor, two toilets, a teachers' room, health room, and large "exercise room" with adjoining kitchen to be used for physical education, lunch room, and auditorium. The second floor contained three classrooms, two toilets, the library, principal's office, and storage rooms. The boiler and janitors' rooms were in the basement. Reports at the time of its opening note that the color scheme for the school was "rather unusual" for a school building, but the soft colors gave an informal and pleasing effect. The classrooms were noted to be equipped with modern movable furniture and cloakrooms. Floors throughout were covered with oak or linoleum.

The school remained an important fixture of education in the southern area of Lexington until the mid-1980s when it was closed following the construction and opening of the Jonas Clarke Middle School in 1976. The Clarke Middle School, located directly north of the Franklin School, reflects the modern period of economic improvement in the area. The Clarke Middle School enrolled grades five through eight. Students in grades one through four were relocated from the Franklin School to the Bridge Elementary School on Middleby Road (constructed in 1956). The decade of the 1980s was a period of immense population growth in the region, especially along the Route 128 corridor. The 65,000-square-foot Jonas Clarke Middle School dwarfed the Franklin School and incorporated new technology and construction techniques. Perceived at the time as obsolete, the Georgian Revival Franklin School was sold in 1985 to The Community Builders, to be converted to apartments.

The Franklin School served this area of Lexington as the Town's population grew. By the early 1950s, one report notes that the enrollment at Franklin was 235 children. An additional 228 area children attended other elementary schools because there was not room for them at Franklin. To accommodate children that would move into proposed residential developments, in 1953 the Elementary School Facilities Committee proposed an addition to the school. Initially, eight classrooms were recommended, but citing the continued rapid growth in enrollment, the recommendation was increased to ten classrooms. The funding was approved at Annual Town Meeting in 1956 and construction commenced.

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The 1956 addition, designed by the firm of Kilham, Hopkins, Greely & Brodie, was consistent with the style and design of the original building. The addition contained ten classrooms, an all-purpose room with a stage, toilet rooms, a health room, and a new school library.

As a result of declining enrollments, census data predictions, and budget constraints the School Committee, in March 1983, unanimously voted to close the school at the end of the academic year. During its 52-year tenure, the school educated more than 17,000 students. Its peak capacity was in 1966 when enrollment totaled 560 students. In July 1983, the Town of Lexington advertised the surplus school building for rent. Initially, the property was rented to the Assemblies of God for one year; then in 1985, the town entered into a long-term agreement with the Franklin School Housing Limited Partnership to renovate the school for apartments.

The school was designed by the noted architectural firm of Kilham, Hopkins & Greely of Boston, which is best known for its educational and residential work. The senior partner of the firm, Walter H. Kilham (1868-1948), a prominent architect of his time, designed many schools and public buildings in Massachusetts. In 1898, Kilham opened his practice in Boston under his own name at 9 Park Street. Two years later he entered into partnership with James C. Hopkins (1873-1938). During the next twenty-five years, they developed a large practice and designed numerous educational buildings, public structures, and private residences across Massachusetts. In 1925, William R. Greeley joined the firm.

Among the major works of Kilham & Hopkins during the first twenty years of their practice were: Whitman and Barnard Halls at Radcliffe College in Cambridge (1910), Dedham High School (1914), Waltham City Hall (ca. 1915), Lincoln School at Framingham (1919), and Tucker School in Milton (1923-24), all of which remain extant. In its later period, Kilham, Hopkins & Greeley served as architects of other buildings of note including the Wentworth Institute Auditorium in Boston (1926) and the Boston Public Library Faneuil Branch (1931-1932), both which remain extant. Within Lexington, the firm designed the Cary Library (1906) and subsequent renovations (1956), as well as the Lexington Town Office Building (1927), both of which remain prominent buildings within the center of town.

The architecture firm of Tise Wilhelm & Associates of Brookline, MA designed the 1985 renovations, which included the removal of the 1956 additions. Five freestanding townhouse buildings providing an additional 22 units of housing were constructed within the approximate footprint of the 1956 addition. The original school building was converted to 16 units of housing, eight within the classrooms, and the remainder within the original toilet rooms and adjacent offices, former exercise room at the first and second floors, and within the two storage areas at the second floor.

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The building, which is owned and managed by The Community Builders, Inc., continues to include 16 units of housing in the school and 22 units in adjacent townhouses. Listing in the National Register of Historic Places qualifies the Franklin School building as a certified historic structure and enables the owner to apply for income tax credits for capital improvements and repairs that meet the Standards of the Secretary of the Interior.

(end)

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Verbal Boundary Description

The boundary of the Franklin School is parcel 83B in its entirety; the property boundary begins at Stedman Street extending east-southeast along the north side of the access driveway to the property line. At the property line, the boundary goes south to the property line then turns west-northwest to Stedman Street on the south side of the access driveway.

Verbal Boundary Justification

The boundary includes land totaling approximately three acres, which contains the extant former Franklin School and its historic circulation drive, as well as the five noncontributing buildings located on the site (located on parcel 83B, assessor's map #24), in Lexington, MA.

(end)

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School Name	Date of Construction	Status
<u>UNGRADED SCHOOLS</u>		
• "Old" South District School	1804	Moved (1903), private residence
• "New" South District School / "Old" Franklin School	1852 (renamed 1858)	Demolished, date unknown
• Tidd School	1852-1853	Demolished, date unknown
• Howard School	1853-1854	Demolished, date unknown
• Warren School	unknown	Moved (1903), private residence
<u>HIGH SCHOOL</u>		
• Town Hall / "Old" High School	1846 (used as High School 1872-1890)	Demolished (1902)
• "New" High School	1902 (addition 1925)	Unknown
<u>GRADED SCHOOLS</u>		
• "Old" Adams Grammar School	1859	Demolished (1940)
• "New" Adams School	1913	Extant (purchased from the town in 1983 by the Waldorf School)
• "Old" Hancock Grammar School	unknown	Demolished by fire (1891)
• "New" Hancock School	1891	Unknown
• Munroe School	1904 (addition 1915)	Extant (purchased from the town by Lexington Friends of the Arts, used as the Munroe Center for the Arts)
• "New" Franklin School	1930 (addition 1953)	Extant (purchased from the town in 1985 by the Franklin School Apartments)
• Parker School	1920 (addition 1925)	Extant (present use unknown)

(Rev. 10-90)

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Franklin School
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Section number photos Page 1

EXISTING CONDITIONS PHOTOGRAPHS

Photographer: Maureen Cavanaugh, Epsilon Associates, Inc.

Date: April 2008

Original digital image at Epsilon Associates., Maynard, MA

1. View NE of W elevation
2. View NW of S and E elevations
3. View NW of E elevation
4. View N of interior unit with fanlight
5. View W of interior staircase
6. View SW of representative noncontributing building on site.

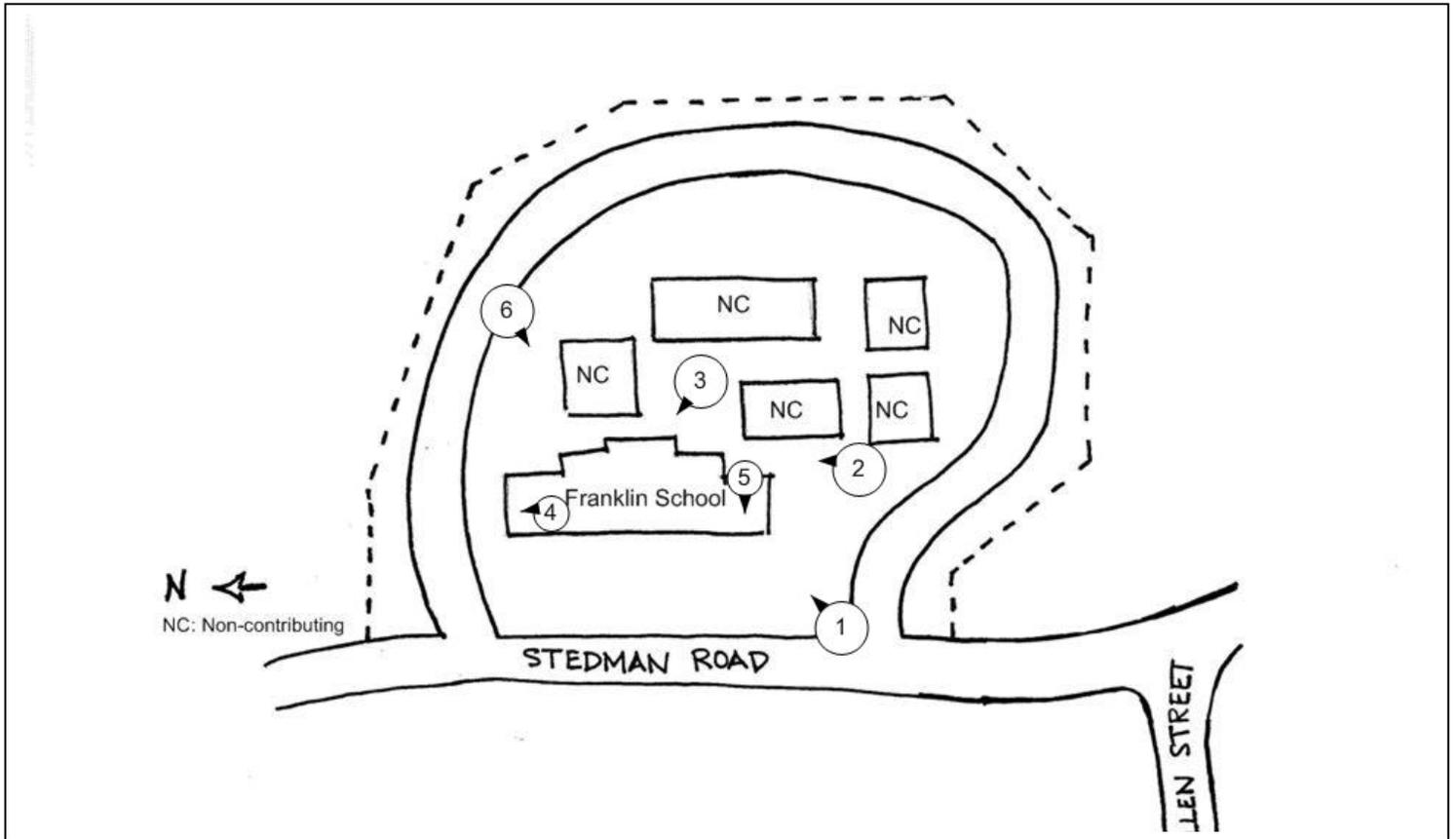
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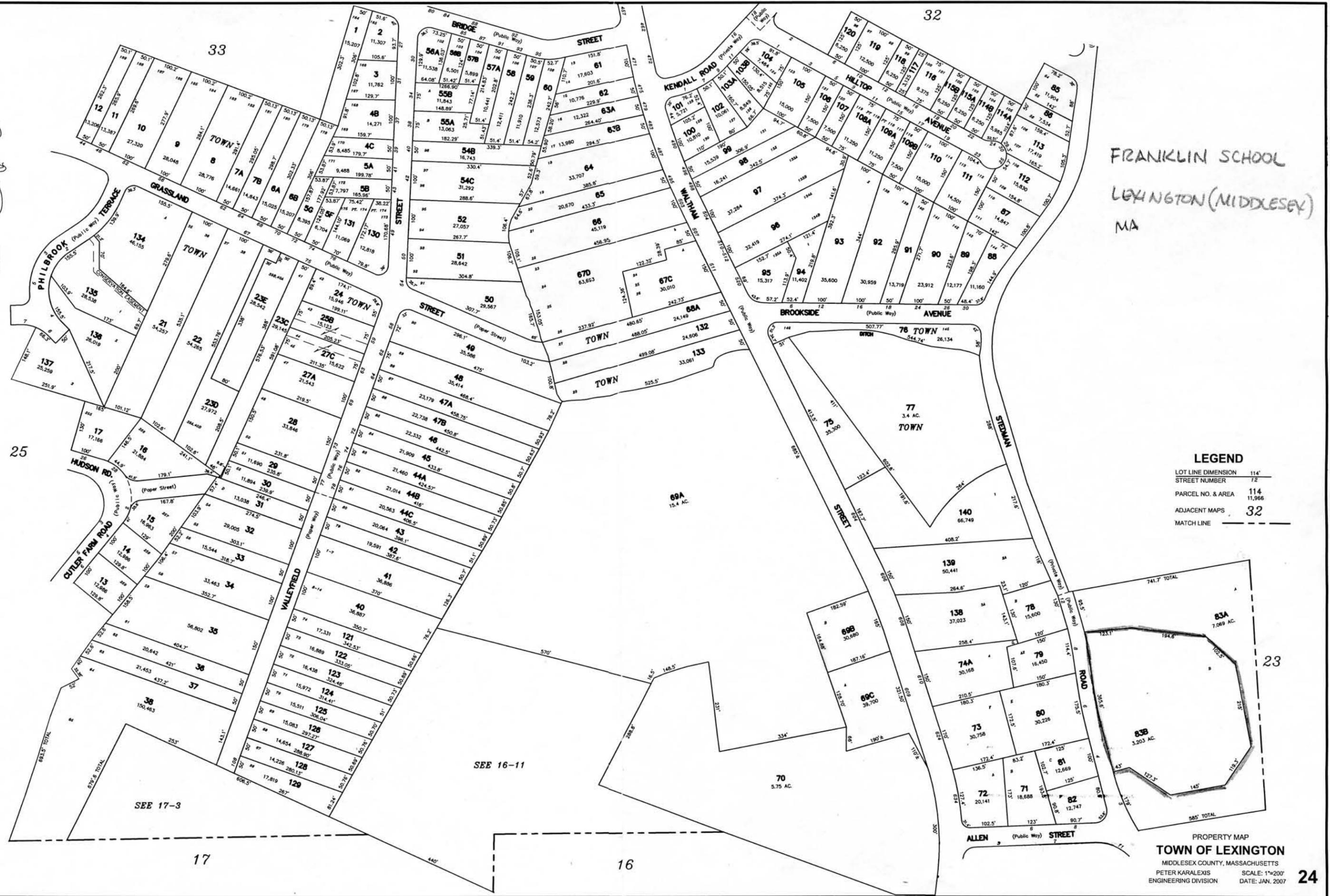
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SITE MAP / PHOTOGRAPH KEY





FRANKLIN SCHOOL
LEXINGTON (MIDDLESEX)
MA

LEGEND

LOT LINE DIMENSION	1/16"
STREET NUMBER	1/2"
PARCEL NO. & AREA	1/4" & 1/16"
ADJACENT MAPS	32
MATCH LINE	---

PROPERTY MAP
TOWN OF LEXINGTON
 MIDDLESEX COUNTY, MASSACHUSETTS
 PETER KARALEXIS SCALE: 1"=200'
 ENGINEERING DIVISION DATE: JAN. 2007 **24**

Zone 19
316620 /
4699800





1. View NE of W elevation (Photographer: Maureen Cavanaugh, April 2008)

Franklin School, Lexington (Middlesex Co.)



2. View NW of S and E elevations (Photographer: Maureen Cavanaugh, April 2008)

Franklin School, Lexington (Middlesex Co.)



3. View NW of E elevation (Photographer: Maureen Cavanaugh, April 2008)

Franklin School, Lexington (Middlesex Co.)



4. View N of interior unit with fanlight
(Photographer: Maureen Cavanaugh, April 2008)

Franklin School, Lexington (Middlesex Co.)

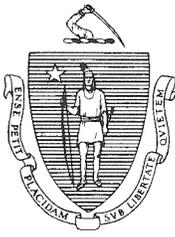


5. View W of interior staircase
(Photographer: Maureen Cavanaugh, April 2008)

Franklin School, Lexington (Middlesex Co.)



6. View SW of representative noncontributing building on site.
(Photographer: Maureen Cavanaugh, April 2008)



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth

April 13, 2009

Massachusetts Historical Commission

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Franklin School, 7 Stedman Road, Lexington (Middlesex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Maureen Cavanaugh, Epsilon Associates Inc.
The Community Builders, Inc.
David Kelland, Lexington Historical Commission
Norman Cohen, Chair, Lexington Board of Selectmen
Charles Hornig, Planning Board