

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 Henry Higginson House

other names/site number A. Henry Higginson House; Higginson House; Thoreau Institute

2. Location

street & number 44 Baker Farm Road N/A not for publication

city or town Lincoln vicinity

state Massachusetts code MA county Middlesex code 017 zip code 01773

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.)

Betsy Friedberg, National Register Director

April 6, 2005

Signature of certifying official/Title Cara H. Metz, State Historic Preservation Officer
Massachusetts Historical Commission

Date

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:

☒ 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):

Signature of the Keeper

Edson H. Beall

Date of Action

5/26/05

Henry Higginson House
Name of Property

Middlesex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
2	3	building
3		sites
3	8	structures
1		objects
9	11	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)

DOMESTIC/single dwelling

SOCIAL/clubhouse

Current Functions

(Enter categories from instructions)

SOCIAL/civic

EDUCATION/library

LANDSCAPE/conservation area

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th-Early 20th Century Revivals: Tudor Revival

Materials

(Enter categories from instructions)

foundation Stone (fieldstone)

walls Brick, Stucco, Wood (half-timbered)

roof Asphalt (shingle)

other Wood (decorative trim); Brick (chimneys)

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 7 Page 1

Designed by architect Julian Ingersoll Chamberlain, an avid horseman and friend of Alexander Henry Higginson, the Henry Higginson House at 44 Baker Farm Road in Lincoln, Massachusetts, is a Tudor Revival-style mansion house erected in 1905-06. The house was originally in the form of a modified "H." The front (south side) of the house was originally symmetrically massed with two projecting wings extending out from a central section that is dominated by a large brick chimney. The drive goes to the rear (north) side of the house, where the main entrance to the house is located, and where there is a courtyard and associated outbuildings. This north side of the house was asymmetrically designed, with a service/servants' wing projecting out from the northwest corner of the house. In 1926 Higginson added an extension off of the building's east façade, and he enclosed a front (south facing) porch. The Higginson House features a brick first story with a half-timber and stucco treatment of the second and third stories. The house's fenestration was originally leaded casement windows, most of which remain, but there are also some added large-pane "picture windows." Inside, a two-story Great Hall dominated the center of the house, with living space and bedrooms for the owner in the east wings, while the west wings contained the dining and kitchen facilities, guest bedrooms, and servants' quarters. Terraces and brick walkways survive in the front (south side) of the house, leading down to a large lawn area (no landscape plan for the property has been uncovered, and no landscape architect has been identified other than work Chamberlain may have done). Situated on the rise of a hill, the house originally looked out across the estate's open farmlands and across buildings that served Higginson's foxhunting interests. The mansion was built on a working farm and huntsman's estate, and its 18th-century farmhouse, along with a Higginson-era cottage, Tudor Revival kennel, a stable with Tudor Revival elements, and a garage are all extant, with the kennel, stable, and garage also designed by Julian Ingersoll Chamberlain and architecturally related to the Higginson mansion. While those buildings and the open meadow remain, a growth of trees now blocks their view from the mansion, and after 1939 they were sold off from the main Higginson House.

The Henry Higginson House, in addition to being an historically and architecturally significant structure that is individually eligible for the National Register of Historic Places, is also eligible for the National Register as part of a district that would include these other structures that together once formed the Higginson estate.

Setting

Situated to the southeast of historic Walden Pond, the setting of the Henry Higginson House and the estate that was historically associated with it had been formed during the last glacial period. The house was sited on the gentle south slope of the wooded Pine Hill. Just to the east of the house site, the terrain falls quickly into a dynamic glacial valley between Pine Hill and the hill to its east. This wooded valley once connected Glacial

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 7 Page 2

Lake Concord to the north with Glacial Lake Sudbury to the south. Southeast of the house site, a small pond (known as Beech Pond; *see Sketch Plan 2*) is situated within this glacial valley, with a large grove of beech trees growing nearby which were a popular destination for Henry David Thoreau in the 19th century. At its south end, this glacial valley then opened onto a rich alluvial plain—open meadow lands that lie to the south of the Higginson House site. Higginson named his estate “Middlesex Meadows” after these meadow lands. Part of the historically significant Walden Woods, the Pine Hill lands to the west and north of the Higginson House—which were once part of the Higginson estate—are now conservation lands held by the Town of Lincoln. Much of the alluvial valley to the east of the house is also preserved for conservation by the non-profit Walden Woods Project and by permanent conservation restrictions. The Higginson meadow south of the house is also conservation land held by the Town of Lincoln. During Higginson’s occupation of the estate, this meadow extended towards the south to Baker Bridge Road (laid out in 1755), with a stone wall that may date to the 18th century extending along the boundary between the Higginson estate and that road (*see Sketch Plan 2; see also photograph # 6 for a view from Baker Bridge Road north across the meadow towards the pre-1739 Billing-Baker-Higginson farmhouse and the 1903 cottage*). On the west, that meadow and the Higginson estate had been bounded by Concord Road (dating back to the 17th century), with the stone wall continuing along the boundary between the meadow and the road. Within this meadow, near the corner where Baker Bridge Road and Concord Road intersect, Higginson had a horse racetrack, which is no longer extant (*see site on Sketch Plan 2, number 14*). With the greater part of the Higginson estate now preserved as conservation or conservation-restricted land, much of the historical setting for the Henry Higginson House is permanently preserved.

The Higginson mansion is at the end of Baker Farm Road, a private roadway that was originally the private drive into the Higginson estate. That private roadway and the buildings off of it lie just to the north of the meadow, and at the southern foot of Pine Hill. Entering Baker Farm Road from Concord Road, you pass through a brick gateway erected by Higginson (*see Sketch Plan 2, number 15*). Going northeast on Baker Farm Road, a stone wall continues along the south side of the roadway. A driveway angles to the east off of this roadway to serve the pre-1739 farmhouse, with the stone wall continuing along the south side of that drive to the pre-1739 Billing-Baker-Higginson house. Originally an 18th-century Billing farmhouse with an associated barn and ropewalk (the latter two structures no longer stand), that house was enlarged by the Baker family in 1836 (*see Sketch Plan 2, number 16*). When Higginson lived on the estate, this house was used by the farmer for his working farm. Just to the east of the farmhouse is the extant foundation of a 19th-century Baker barn that was used by Higginson (*see Sketch Plan 2, number 17*). To its east, Higginson had a large cow barn which burned down in the 1920s, killing many of his prized Ayrshire cattle. A 1903 Higginson cottage (which has

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 7 Page 3

been moved twice) sits on part of the foundation for this barn (*see Sketch Plan 2, number 18; the cottage stood at site 19 during Higginson ownership*). This farm had been operated under Higginson as a gentleman's farm with an active breeding program.

Continuing easterly along Baker Farm Road from the drive into the farmhouse are Higginson's foxhunting facilities. A 1905 Tudor Revival kennel (*see Sketch Plan 2, number 20*) designed by Julian Ingersoll Chamberlain is on the south side of the road (now a private residence). Built before the house itself, it was described in a 1905 newspaper account: "Probably the most expensive kennels in the country are now located on the Higginson estate in South Lincoln and are the first of the number of buildings to be erected on the grounds used for headquarters by the Middlesex Hunt Club. The kennels were built by Contractor Robert E. Glancy, of this city, at a cost of about \$8,000. They are the only kennels in the country and were designed by Architect J. I. Chamberl[a]in, of Lincoln, after considerable time spent in study of the style and architecture of the old English kennels./ The building is equipped with accommodations for a large number of dogs and it is now occupied by 93 English fox hounds owned by the Middlesex Hunt Club" [Lincoln Public Library Historical Vault, 1905 newspaper clipping]. The exterior appearance of the kennel, with a brick first story and a timber-frame and stucco second story, is reflective of the architectural styling of the Chamberlain-designed main house, and it is likely that the same contractor was also used for the main house.

Built after the Higginson period, two noncontributing houses on the north side of Baker Farm Road and one noncontributing house on the south side of the roadway (*see Sketch Plan 2, numbers 25, 25, and 23*) are passed before reaching the 1914-15 Higginson Stable. This large stable (*see Sketch Plan 2, number 21*) was constructed after the original 1905 stable was destroyed by fire. Designed by Chamberlain and constructed by Lincoln contractor R.D. Donaldson, the vernacular stable design was primarily built in brick, with some timber framing with stucco infill at the main, north, entrance (which faced towards Higginson's house). A 1914 extant brick garage was constructed to the northeast of the stable (*see Sketch Plan 2, number 22*).

This approach towards the mansion, passing the farm buildings and then the foxhunting facilities, was originally open, with these buildings each visible. Today, this approach is wooded, so that the growth of trees alters the Higginson estate's original visual sense of interrelationship between buildings within an agricultural setting, and emphasizes a wooded setting for the main house. Accordingly, the Higginson mansion now has a more individualistic, and visually formal, identity.

Baker Farm Road then turns towards the northeast and up the gentle slope of Pine Hill towards the 1905-06 Higginson House. As the roadway turns onto the Henry Higginson House lot, the immediate approach up to the

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 7 Page 4

mansion retains its visual sweep from Higginson's period, as one looks up an extended lawn that culminates with a sequence of three terraces in front of the mansion (*see Sketch Plan 1*). While a gated brick-and-stucco wall that originally surrounded the two upper terraced areas was subsequently removed, probably in the 1920s, a single brick column from that wall still stands a few feet to the west of the house (*see Sketch Plan 1, number 6*). Formal brick walkways that defined garden areas within the middle terraced area, and stone steps with brick risers on the slopes at the base of the two upper terraces (*see Sketch Plan 1, numbers 7, 8, 9*), provide a formal setting approaching the front (south façade) of the mansion (*see photographs 1, 2, and 7*).

The driveway continues beyond the east side of the house, with much of the sloping land east of the driveway treed. The drive then enters a parking area north of the house, while there is a 1998-installed courtyard between the parking area and the house (*see Sketch Plan 1 and photographs 4 and 8*). North of the parking area is a brick Research Center building that was completed in 1998 near the site of an earlier greenhouse. Designed by James S. Thomas of the Boston architectural firm of Ganteaume and McMullen, the Research Center contains a library, archives, and media center (*see Sketch Plan 1, number 3; see also photographs 3 and 5*). West of the Research Center is a one-story, one-bay cinder-block garage that was probably built in the early 1940s which reflects the Tudor-Revival design of the main house in its decorative treatment, now used as a maintenance structure (*see Sketch Plan 1, number 2*). A ca. 2000 maintenance structure is next to the garage and a ca. 2002 reconstruction replica of Thoreau's Walden cabin is also located on the house lot, to their north (*see Sketch Plan 1, numbers 4 and 5*). The lands north of the house and Research Center are treed, and woods on the sloping land on the west side of the house extend down to the house, ending at a stone outcropping near the west side of the house (*see ledge on Sketch Plan 1*).

Exterior

The original design for the front of the three-story house, forming the south-facing elevation, was essentially symmetrical until a 1926 addition (*see photograph 3*) was added that extends out to the east. The south façade (*see photographs 1, 2, and 7*) has a central section built around a dominant central chimney, with gabled wings on either side of the central section extending southerly towards the viewer, while the 1926 addition extends out towards the east from the back portion of the east wing. The central, commanding, brick chimney has a decorative brick treatment, structurally suggesting that it contains three flues. The chimney is topped by three plain chimney pots (chimney pots originally found on other, secondary chimneys, are currently not present). Prominently inserted within this brick chimney is a large decorated panel, with the attached mechanisms of a sundial. The steep, asphalt roof on the center section of the house extends down over the second floor.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 7 Page 5

Extending out from either side of the central chimney is a central timber and stucco unit that projects forward from the main roof and culminates in gabled third-story dormers. These gabled dormers have flared verge boards with decorative blocks designed to simulate the structural projected ends of the cross purloins and plate. The second story of the central section has timber framing with stucco infill, while on the first floor of this section there is an extended enclosed porch fronted by large glass windows and a simple central door. (This porch was originally an open veranda that was enclosed in the 1920s; prior to that, striped awnings were applied over this veranda area and also over many of the other windows of the front façade, while an exterior fireplace [see photograph 10] at the base of the center chimney served this exterior veranda.)

To either side of this central section of the house, gabled wings project forward towards the south. As with the smaller gabled dormers, these gables have flared verge boards with decorative blocks designed to simulate the structural projected ends of the cross purloins and plate. On these two wings, the half-timbered third and second stories overhang the brick first story below. Visually, these overhangs are supported on the front by pairs of large brackets. Following a popular Tudor form, the brick first-floor cladding, designed in common bond courses, contrasts with the decorative half-timber with stucco-infill used on the second and third floors. On the upper stories of these two wings, the fenestration consists of large-pane windows with casement side lights, while the first floor has a bowed window, with a large-pane window in the center and casement windows on the sides (these large-pane windows were a 1970s alteration from the original design). The south façade of the 1926 wing to the east has altered the original symmetry of the house, but it arguably softens the overall silhouette of the dwelling. Consistent in form with the architecture of the original structure, it peaks at a lower height than the roof of the original structure. Most of the steep asphalt roof extends down two stories to the brick first-floor level, although the westernmost portion of it only extends down one story (with timber-frame and stucco-infill below it at the second-story level). The roof is broken by a third-story shed dormer.

The east façade has three primary components, each repeating architectural elements found on the south facade. On the south side of the east façade, the third-story asphalt roof is broken by a secondary chimney and by a third-story shed dormer; below it the second story is clad with half-timber and stucco infill, and the first story has brickwork. At the center of the east façade, projecting forward (east) from it is the 1926 gabled addition with a small chimney in the center of the gable. The gable repeats the use of flared verge boards with decorative blocks designed to simulate the structural, projected ends of the cross purloins and plate. The half-timbered third and second stories overhang the brick first story below, but the decorative brackets found on the south façade are not repeated. To its right (north), there is a low brick wall that encloses a courtyard (a separate 1998 library and Research Center is located beyond that courtyard; see photographs 3 and 5; see also Sketch Plan 1, with walls identified by number 11 low in height and 1998 brick walls represented by number 12 higher in

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 7 Page 6

height). Within the roof of the east façade of the rear service/servants' wing of the house are two chimneys serving the kitchen and also the servant's room at the back of the wing, and two shed dormers. Half-timber framing covers the second story, while the brick first story projects out (easterly) into the courtyard. It is served by a secondary servants' entrance, and there is a bowed window for what was originally the servants' dining room. A one-story brick wall, added in 1998, extends to the north from the northeast corner of the servants' wing (*see photograph number 4*).

The rear or north-facing façade of the house essentially creates an ell shape with the space between the ell forming a rear courtyard with brick walls. Projecting from the northwest side of the building is the gabled service/servants' wing, which forms one side of that ell. While shed dormers were used in the third story of the servants' wing, two gabled dormers were used within the third story of the north main part of the house. There is a small projection at what had originally been the northeast corner of the house, with the second-story projecting out further than the third story and containing a second gable (integrated into the earlier design, the projecting first and second stories in this gabled section were part of the 1926 addition). To its west, the roof above the 1926 addition has three skylights (possibly part of a 1970s remodeling to the space inside). All of the gabled dormers repeat the use of flared verge boards with decorative blocks designed to simulate the structural projected ends of the cross purloins and plate. The north façade also repeats the use of brick facing for the first floor and half-timber framing above. A bracketed, gently curved roof protects the primary entrance to the house, with side lights flanking a wide door, with the door itself having lights above with three panels below.

On the west façade, the roof is broken by two chimneys, while three shed dormers provide windows for the third floor (the southernmost of these dormers being bisected by a chimney). Half-timber framing is repeated between the windows of the dormers and also on the second-story, with brick on the first story. A simple servants' porch is decorated with modillions, and supported by bracketed, square wooden posts.

Interior

On the interior (*see appended floor plans showing the Basement, First Floor, Second Floor, and Third Floor*), the two-story central Great Hall is the dominant feature among the twenty-two principal rooms found on the three stories of the mansion. The house also includes seven bathrooms on the two upper floors and two half-baths as well as two pantries on the first floor.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 7 Page 7

On the first floor, from the north exterior door, you enter a small vestibule that opens into the Great Hall (*see photograph 9*). The 40' Hall has a tiled floor (an early replacement of the original tile flooring), framed wood paneling on the walls, and a cross-beamed ceiling, with the principal beams running north and south and secondary cross beams running between them east and west (*note representation of beams on the Second-Floor Plan*). The grand staircase dominates the west side of the room. Rising half-way to a landing and then turning north, the stairway leads to a railed balcony that then extends around the north and east walls of the room and is open to the hall below. Along the interior of the balcony there is a series of supporting square columns that extend from floor to ceiling and integrate with the cross-beaming of the ceiling with decorative bracketing where they join. The south wall is dominated by a massive walk-in stone-faced fireplace, while there are built-in benches to either side of the fireplace. Off of the Great Hall, there is an enclosed, 40' porch along the south side of the house with a cross-pattern brick flooring. It is centered on its north brick wall (originally an exterior wall of the house) by the brick fireplace with stone keystone that was initially designed as a central feature of the exterior of the house (*see photograph 10*).

On the first floor, the west wings of the house contained the dining, kitchen, and servant rooms. The dining room at the southwest corner of the house has wainscoting around the room, and a beamed ceiling with the main beams running east to west and smaller cross beams between them running north to south. A brick-front fireplace on the west wall is encased in a wood fireplace surround with double half-columns decorating each side of the fireplace, and a panel above the mantel. There is a built-in china cabinet in the northeast corner of the room. To the dining room's north is the kitchen and pantry area, which has been modernized. Rooms for the use of the servants and for the laundry are in the northwest wing of the house, now used for offices. A hallway served by an exterior servant door would have originally been for the servant and service access. It connects the kitchen, servants' room, and the Great Hall. Stairs to the basement and a second stairway to the second floor are off of this hallway. This staircase provides access to the second floor, and directly above it is a staircase to the third floor, with small sections of framed paneling decorating the side of the staircases.

The east wings of the house contain a library and living room on the first floor, each separately accessed from the Great Hall. The library or office, like the Great Hall, was probably a gathering place for the Middlesex Hunt members, as Higginson had used it to display his foxhunting trophies and other memorabilia. It is in the southeast corner of the original structure, and it has a tile floor similar to that in the Great Hall, high wainscoting with Gothic-arch framed panels, and a beamed ceiling with the beams running east to west. A fieldstone fireplace on the south wall is surmounted by a wood mantel. To its left is a reconstruction of an earlier bookcase that would have been part of the 1926 reconstruction: the bookcase swivels to reveal a concealed passage in back, traditionally thought to have been designed during Prohibition as a secret exit from

(continuing)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 7 Page 8

the library into the basement. (In the basement, below the library, there is a "drinking room" that is partly lined by benches, but the means of access down from behind the bookcase has been removed.) The living room on the first floor forms the northeast corner of the house, and it was created when the 1926 addition was made. The walls are covered with framed paneling, and the room has two stone fireplaces, the larger on the east wall and a smaller fireplace on the south wall.

On the second floor, in the center section of the house, a balcony goes around the north and east walls of the open Great Hall. From the staircase on the west wall of the Great Hall, one must go across the balconies to gain access to the two master bedroom suites that are located in the east wings of the house. The west wings currently contains four offices that were probably originally guest bedrooms, although some of them may have been used as servants' rooms.

In the east wing of the second floor, the walls of the original master bedroom (*Master Bedroom 1 on Second-Floor Plan*) mimic the exterior half-timbered treatment, with vertical boards extending up from the baseboard to visually support a beam around the ceiling of the room. This treatment extends around the room, with the location and spacing of these interior boards corresponding with the location and spacing of the exterior half-timber posts, although the diagonal braces found on the exterior of this room are not repeated in the interior treatment. The fireplace on the room's north wall is Classical Revival, fluted pilasters support a frieze with decorative cartouches below the mantel shelf. Its large, wainscoted bathroom has a brick-front corner fireplace with a simple mantel. This bathroom, along with the other bathrooms on the second and third floors, retains early fixtures that include footed bathtubs, pedestal sinks, and toilets with their water boxes mounted above on the wall. The original master bedroom is now joined through a closeted passage to a second master bedroom that was added in 1926 (*Master Bedroom 2 on Second-Floor Plan*). The fireplace on the east wall of this bedroom has a brick facing within a wood fireplace surround that includes framed paneling on the sides and a bracketed mantel. Its separate bathroom retains original fixtures.

The west wing of the second floor contains four bedroom, now used as offices, with the two southernmost rooms having a shared bathroom and the two northernmost rooms also having a shared bathroom. These contain early fixtures. Three of the bedrooms have simple fireplaces, with each fireplace surround distinct. Each of these fireplaces features the use of oversized projecting pegs as part of its decorative treatment, while the supports for the mantel in "Bedroom 1" flare out to support the mantel, while on the other two fireplaces (Bedroom 3 and Bedroom 4) three framed panels are surmounted by a bracketed mantel.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 7 Page 9

The third floor of the house originally included servants' rooms and a Studio, but it has undergone the most alterations since the 1970s, including the alteration of walls in the servants' west wing to create an apartment that includes a small kitchen (*see Third-Floor Plan*). The center section of the third floor originally contained an octagonal Studio, but the western portion of that room is now separated into a room serving the apartment. The Studio has a large fieldstone fireplace on its south wall, and window seats built in below its windows. The Studio as well as "Bedroom 5" in the southeast corner of the house (perhaps originally a work room) has narrow boards paneling the walls, and under the eaves there are built-in drawers lining the north wall of the Studio and also on walls serving "Bedroom 5" (these may have at first been used as storage for taxidermy work).

Archaeological Description

While no ancient Native American sites have been identified on the Henry Higginson House property, sites may be present. Ten sites are recorded in the general area (within one mile). Environmental characteristics of the property represent locational criteria (slope, soil drainage, distance to wetlands) that are favorable indicators for many types of Native American sites. The house is located on a parcel that includes well drained, level to moderately sloping terraced areas within 1,000 feet of a small pond and tributary stream of the Sudbury River. The latter river eventually drains to the Merrimack River. Extensive ancient Native American settlement has been documented in the Sudbury River drainage throughout most periods of history, especially from the Middle Archaic through Contact Periods. Given the above information, the size of the nominated property (5.18 acres) and impacts related to construction of the house, outbuildings, and landscape features, a moderate to high potential exists for locating significant ancient Native American resources on the Higginson House property.

A moderate potential exists for locating historic archaeological resources on the Henry Higginson House property included in this nomination. Several archaeological resources have been identified with Baker Farm and Higginson occupations of the property; however, none are included in this nomination. Each of the architectural and archaeological resources included on Data Sheet 2 would be included as contributing resources in an expanded Higginson historic district, however, with the exception of the tennis court, they are all located west of the Higginson House along Baker Farm Road to its intersection with Concord Road. The extant Billing-Miles-Baker House (pre-1739), Baker Barn Foundation, and ca. 18th century stone walls are clustered at the opposite end of Baker Farm Road from the Higginson House, immediately west of the intersection of Baker Farm Road and Concord Road. Archaeological evidence of additional outbuildings, occupational related features (trash pits, privies, wells), and landscape features associated with the 18th century Baker Farm should also be concentrated in the latter area. Extant outbuildings, landscape features, and archaeological sites

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 7 Page 10

associated with the Higginson Estate are distributed between the Billing-Miles-Baker House and the Higginson House on both sides of Baker Farm Road. Early 20th century archaeological resources associated with the Higginson Estate include the Higginson Cottage Site (ca. 1906) and Higginson racetrack. Archaeological evidence of occupational related features (trash pits, privies, wells) should also survive associated with the dwelling houses and outbuildings associated with the Higginson Estate. Archaeological evidence of occupational related features, especially trash areas, may survive on the property included with this nomination. The potential for a Baker family burial ground should also be investigated.

(end)

Henry Higginson House

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.)

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):

- ☐ 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)

Architecture

Entertainment/Recreation

Social History

Period of Significance

1905-1955

Significant Dates

1905-1906 construction

1906-1933 Higginson occupation

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Julian Ingersoll Chamberlain

Primary location of additional data:

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

Name of repository:

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 1

Built in 1905-06 as an excellent example of the Tudor Revival style, the Henry Higginson House was an important part of the turn-of-the-century estate movement in Lincoln and the Boston area. The construction of the mansion came at a time when other wealthy and prominent Boston-area families were also establishing country estates in Lincoln, including Charles Francis Adams, Jr., long a friend of the senior Higginson, and James J. Storrow, the senior Higginson's financial partner. Enhancing the local architectural interest and representation of the Henry Higginson House is the fact that a kennel and stable on the Higginson estate, the 1904-05 James Jackson Storrow House on a neighboring estate, and a 1901 building for workers on the Adams estate, were also built using the Tudor Revival style. While the Storrow House, the largest estate house in Lincoln, was built entirely in brick, the Higginson House is an outstanding example of half-timber Tudor Revival design. Built for a man who embraced the traditions of the English country estate and its associated sporting life, and designed by an architect who shared his appreciation of those traditions, the Higginson House was based upon careful study, as the two men sought to emulate the English Tudor architectural traditions in the mansion's exterior design and in the Great Hall, which was inspired by an early Norfolk, England, property.

The Henry Higginson House was built by Boston financier Henry Lee Higginson for his son Alexander Henry Higginson, an avid foxhunter, and the house served as the centerpiece for the younger man's gentleman's estate and working farm from 1906 until he settled permanently in England in 1933. The Higginson mansion also served as the headquarters for the Middlesex Hunt Club, which was founded in 1897 and would be based at this estate, using Higginson's foxhounds until Higginson sold his pack in 1919. Later owners of the house included Ernest Henderson, founder of the Sheraton Hotel chain, while the mansion was subsequently used as a double-house for descendants of Charles Francis Adams, Jr. As has happened with many of Lincoln's turn-of-the-century estates, however, in 1992 the mansion was acquired by a non-profit organization. As the headquarters of the Thoreau Institute, the property now serves as a center for conserving the surrounding Walden Woods lands associated with Henry David Thoreau and as a

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 2

preeminent international educational center and library for the study of Thoreau, his writings, and his influence upon the world. Notably contrasting with the ideals of Thoreau, Alexander Henry Higginson was a strong Anglophile who sought to promote the English country estate and foxhunting traditions within the United States, and architecturally his house remains an outward expression of his personal ideals and life experiences. Its estate setting and its original design by architect Julian Ingersoll Chamberlain are well preserved, and it is architecturally as well as historically significant at the local level and individually eligible for the National Register under criteria A and C. In conjunction with other extant buildings from the Higginson estate (including a pre-1739 farmhouse, 1903 cottage, 1905 kennel, and 1914-15 stable), and in consideration of the associations of that estate with the development of foxhunting, the Henry Higginson House would also be eligible for listing on the National Register as the centerpiece of a historic district.

The Henry Higginson House was built near Walden Pond (NHL), and it is an integral part of the associated Walden Woods ecosystem, on what had been the Jacob Baker farm when Henry David Thoreau made this area one of the best documented 19th-century landscapes. That farm and its extant farmhouse (Billing-Miles-Baker House, *see Sketch Plan 2, number 16*) date back to at least the 1730s. It was then owned by farmer and ropemaker John Billing, a descendant of one of the early settlers of historic Concord, Massachusetts, the first inland town to be established above the fall line in the colonies. Somewhat distant from the center of Concord, but on the main road from Concord to ancient Sudbury, Massachusetts, this area was not settled by the first generation of Concord residents. Over time, subsequent generations of Billing and other families moved out from the town's center to establish farms on these more remote sections of their community. In 1754 residents of this easterly part of Concord joined together with neighbors in the northern part of Weston and the southwestern corner of Lexington to establish the new town of Lincoln, Massachusetts. This property was within the bounds of that new town.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 3

Lincoln was then a small farming town. Despite its relatively close proximity to Boston—about fifteen miles northwest of Boston—it would continue to be a small farming town through the 19th century. In the town's early years, a number of the farmers were also engaged as part-time artisans, such as the ropemaking of the Billing family. Lincoln's geological history was such that the town had small brooks with limited hydraulic power, so in the 19th century the community would not take part in the development of industrialization and hydraulic mill operations. Unable to compete with industrialization, the earlier artisan-craft tradition of the town would decline during the 19th century, and by the mid-19th century Lincoln's economy was primarily farm related, while the town's population had undergone a decline. The town's farm economy would also evolve, from one where families produced much of what they consumed to one of specialized market gardening (particularly for the Boston market), with some year-round greenhouse operations present by the end of the century. The Baker farm was an example of this increased specialization. The Bakers prospered as they particularly focused their operations on dairy farming, with George Minott Baker, the owner of this farm, serving as President of the New England Milk Producers Association (the foundation of a nineteenth-century barn used by the Bakers and by Higginson still stands near the Billing-Miles-Baker House; *see Sketch Plan 2, number 17*). Of particular concern to neighbor Henry David Thoreau—there had also been an extensive harvesting of the trees in the area of the Baker farm and nearby Walden Pond, particularly to provide firewood for Boston.

From Lincoln's beginnings in the mid-18th century, there had also been one large estate within the town: the Russell-Codman estate. In the 1790s, the Codmans had enlarged that house to a three-story Federal design, overlooking a summer estate modeled after the country estates of England. For many years, it would remain as the only estate within the town. While the railroad would be built through Lincoln in 1844, it initially had a limited impact upon the town, other than providing an improved vehicle for marketing some of the town's firewood and agricultural products. In time, however, it would enable individuals to live in Lincoln and commute to Boston. By the 1860s, two Lincoln natives

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 4

who had gained financial success elsewhere, George Grosvenor Tarbell and John H. Pierce, would settle back in the community and build large Victorian homes in the town's historic center. Others would build or acquire country estates in Lincoln, including glass manufacturer and art collector Julian de Cordova; George and Mary Ropes; railroad executive and Presidential descendant Charles Francis Adams, Jr.; financier James Jackson Storrow; lawyer and the NAACP's first President, Moorfield Storey; Louise (Ayer) Gordon Hathaway; chinaware-merchant Richard Briggs; Emily Osgood; as well as the Higginsons.

Some of these Lincoln estates were year-round residences, while a number of them were summer homes. Many of these houses were prominently situated on hilltops or, as was true of the Henry Higginson House, on the rise of a hill—taking advantage of Lincoln's vast agricultural and other natural vistas. Those establishing estates in Lincoln around the turn of the century were typically attracted by the combination of Lincoln's close proximity to Boston and its open, rural character. Very typically, these Lincoln estate owners continued the farming traditions of the community by maintaining active "gentleman's farm" operations on their estates. In some cases, as was true of the Higginson estate, these estate farms became quite elaborate operations. Just as the Higginson estate expanded to over 200 acres within Lincoln, a number of these wealthy owners would often add to their holdings, making their estate and farming operations a very important component of the town, while also preserving large expanses of land. Reflective of the period when it was built, the Henry Higginson House was one of a group of important country estates that brought to the town's social mix not only their prosperous owners, but also a large group of household servants, farm workers, and others, many of whom were immigrants.

With the coming of income taxes, World War I, and the effects of the Great Depression, this period of building large estates in Lincoln declined, and a few of the estate houses, such as the home of Charles Francis Adams, Jr., would ultimately be torn down. With the Henry Higginson House having become the Thoreau Institute in the 1990s, however, it is reflective of a pattern found with many of the town's turn-of-the-century estates, as

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 5

the 1904-05 Storrow House is now the Carroll School; the 1913-14 Gordon Hall is now the headquarters of the Massachusetts Audubon Society; the 1882 Julian de Cordova House is the DeCordova Museum; the 1900 Pierce House is now maintained by the town; and the earliest Lincoln estate, the 18th century Russell-Codman House, is the Codman House Museum, belonging to Historic New England (formerly the Society for the Preservation of New England Antiquities)—all public institutions that make important contributions to the town and region. Other estate houses in Lincoln do continue to be used as private homes, but of the ten Lincoln houses with the highest assessed values in 1915, one (1890 Burnham-Adams House) is no longer standing, four (1913-14 Emily Osgood; 1913-14 C. Lee Todd; 1898 Briggs-Pollard; and 1911 Dr. J.F. Edgerly houses) continue to be used as private residences; while five of those ten most valuable houses are now in non-profit/public use (Storrow, Gordon, de Cordova, Pierce, and Higginson houses).

Significantly, and unlike the other Lincoln estates, the Higginson property also had an important public component in its early years. Its Middlesex Hunt Club history was integral to the social history of the region during that period, providing for Middlesex County a setting that related to that of other clubs such as the Myopia Hunt Club (Essex County) to the north and The Norfolk (Norfolk County) to its south. In their time, The Middlesex riders and their pack traveling through the countryside, and the annual Field Day and other events held on the Higginson property, were vibrant elements of the social life of country Lincoln.

The 1905-06 Henry Higginson House had an atypical beginning, as it was built by a father for his son, with the property owned—and the costs of operating the estate maintained—by the father.

The original owner of the Higginson House was Henry Lee Higginson (1834-1919), who acquired the Baker Farm on 11 February 1905 for \$10,000 [see Mid. Deeds, 3143:454, Walter F. Baker to Henry Lee Higginson, 1905] with plans to finance the construction of

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 8 Page 6

a house and other structures for son Alexander Henry Higginson, his only child to survive childhood. It was reported in a 1905 newspaper that "Mr. Higginson is to erect a house in the immediate vicinity at an expense of at least \$25,000 and work will soon be started on this building" [Lincoln Public Library Archives, newspaper clipping]. While Henry Lee Higginson continued to own and finance the property for the rest of his life, he took an active role in selecting some of the foremost horses and cattle for the estate, he continued to reside in the Back Bay of Boston, with a country house at Manchester By-the-Sea, Massachusetts—homes where son Alex grew up—and he also had a farm of over 5,000 acres in New York near Lake Champlain which Alex would in time also run. Following the death of Henry Lee Higginson, the ownership of the Lincoln property continued to be assessed under trustees to his estate until 1939 [see Lincoln Assessors' Records and Mid. Deeds, 5622:461, Ida Higginson to Charles F. Adams *et al.*, trustees, 1922], while the property continued to be used by his son.

Financier Henry Lee Higginson was one of Boston's most prominent businessmen and philanthropists. Included among his Higginson, Lee, Jackson, and Cabot ancestors were some of the leading merchants of Massachusetts. His father, George Higginson (1804-1889), had been a founder of the Boston banking and brokerage firm of Lee, Higginson, and Company. Young Henry would not at first follow the family's business orientation; reflecting the times, he was an enthusiast of Emerson, concerned about the slavery issue, and ultimately a student of music. After serving in the Civil War (along with friend Charles Francis Adams, Jr.) as a Major and being wounded, however, Henry Lee Higginson joined Lee, Higginson, and Co., remaining as a partner with the firm for the rest of his career. Higginson's wife was Ida (Agassiz) Higginson, the daughter of Louis Agassiz (1807-1873), the European-trained professor of natural history at Harvard University and leading zoologist and scientist of 19th century America. Indeed, Agassiz had a role in influencing Thoreau's collecting and classification work at Walden Woods, as Thoreau had collected local specimens for Agassiz beginning in 1847.

Known from his Civil War experiences as Major Higginson, Henry Lee Higginson would arguably become the "first citizen" of Boston. His true passion continued to be music,

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 7

and in 1881 he founded the Boston Symphony Orchestra, which he financed generously for many years. Reflecting his character and values, Higginson would later state: "In my eyes the requisites about the Orchestra were...on my part, to pay the bills, to be satisfied with nothing short of perfection, and always to remember that we were seeking high art and not money: art came first, then the good of the public, and the money must be an after consideration" [Perry (1921), pp. 292-93]. His other philanthropic efforts included donating Soldiers Field to Harvard College as a memorial to six of his friends, who had died in the Civil War; donating \$150,000 to build the 1901 Harvard Union; and providing much of the money to construct Boston's 1900 Symphony Hall (a National Historic Landmark). The Harvard Union and Symphony Hall were both designed by one of the nation's leading architects, Charles Follen McKim (1847-1909) of McKim, Mead & White.

Although Major Higginson could hire one of the leading architects of the period for the Henry Higginson House, he followed his son's desire to have architect and foxhunting enthusiast Julian Ingersoll Chamberlain (1872-1952) as the architect. While Chamberlain's parents were living in South Carolina when he was born, they were both natives of New England. His father, Daniel H. Chamberlain (1835-1907) was born in West Brookfield, Massachusetts, and his mother was an Ingersoll from Maine. Daniel had left his studies in law to serve as a lieutenant and later as captain for a Massachusetts black regiment during the Civil War. After the war he became a leading northern "carpetbagger," settling in South Carolina, where he was the state's Attorney General, and then from 1874 to 1877 he served as South Carolina's last Reconstruction governor. Daniel and his family then moved to New York, where he was a successful Wall Street lawyer and later an instructor at Cornell University in constitutional law. After retiring from Cornell in 1898, he returned to "Elm Knoll Farm," the family property in West Brookfield, making alterations to the estate. Later he moved to Charlottesville, Virginia. Prominent and financially very successful, Daniel would have provided son Julian with an education, upbringing, and financial backing to not only study architecture but also to develop his own passion for foxhunting.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 8

Julian Ingersoll Chamberlain had become a close friend of Alexander Henry Higginson, who called him "C." The Higginson son was living in an old house on Baker Bridge Road in Lincoln when the father also acquired the neighboring Baker farm for the new mansion. Chamberlain was living with him at the time. The two men were researching and preparing to coauthor a book, *The Hunts of the United States and Canada* (1908). Indeed, living together, Higginson and Chamberlain also worked closely together in the design work for the house and the rest of the estate. Higginson later wrote of his friend and his design: "Chamberlain was an architect by profession, and a hunting man by choice, and when one is fortunate enough to find those attributes combined in a friend who knows one's tastes, what need of looking further? The kennels and stables finished [in 1905], he got to work on the plans of the new house, and for days my desk was littered with designs for bath-tubs and lighting fixtures....The result was a happy one, for the house at 'Middlesex Meadows' embodied all those features which I had always held dear, and one of my greatest sorrows is the thought that never again shall I sit before the great fireplace in the Hall, which was modeled after an old manor house in Norfolk, where I had stopped during one of my visits to England" (Higginson, *Old Sportsman's Memories*, p. 97). That dramatic, two-story Great Hall, with its dark woodwork and prominent balcony, would become the centerpiece of the Higginson House (see *First-Floor and Second-Floor plans and photograph 9*). The Higginson estate was probably the preeminent example of Chamberlain's work in Massachusetts. He is not known to have designed buildings in Lincoln other than those for Higginson.

Julian Ingersoll Chamberlain, like his father, was a graduate of Yale College (1895), where his classmates selected him as the most versatile member of the class and also the class "Beau Brummel." He subsequently studied architecture for two years at Columbia. In the summer of 1896 he joined the prominent firm of McKim, Mead & White and was stationed at Charlottesville, Virginia. There he assisted as the firm did extensive improvements and additions to buildings at the University of Virginia. While staying at Virginia, Chamberlain took up foxhunting. In the spring of 1897 he joined the New York architectural offices of Lord & Hewlett, formed in 1894 by partners Austin W. Lord, later

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 9

head of the department of architecture at Columbia, and James Munroe Hewlett (1868-1941). Chamberlain then volunteered for the Spanish-American War in 1898, before joining the New York offices of the prominent architect, John Galen Howard (1864-1931), designer of Boston's 1903 Beaux Arts-style Majestic Theatre. In 1902 Howard became university architect for the University of California at Berkeley.

With his father moving to West Brookfield, Massachusetts, in 1900 Julian decided to move to Boston, where he joined the architectural firm of Winslow, Wetherell & Bigelow, whose offices were at Hamilton Place, Boston. Originally established by Nathaniel J. Bradlee (1829-1888), the Boston firm's partners when Chamberlain was there were Walter T. Winslow (1843-1909), George H. Wetherell (1854-1930), and Henry Forbes Bigelow (1867-1929), and their recent works when Chamberlain joined included the 1897 Hotel Touraine in Boston. In 1904 Chamberlain went into private practice, although he was associated with the firm of Putnam and Cox (Allen H. Cox, died 1944), maintaining offices with them at 6 Hancock Avenue in Boston. During this period his architectural work initially focused on the Higginson property in Lincoln. A description for his twenty-fifth reunion at Yale stated: "He designed and built the Country estate, 'Middlesex Meadows,' at South Lincoln, Mass., for A. Henry Higginson, Esq., including house, stables, kennels, garages, farm buildings, etc., and also designed country houses, stables, etc., for a number of clients on the North Shore of Massachusetts and in Virginia" (*Quarter Century Record of the Class of Ninety-Five, Yale College*, p. 141). This work in Virginia was no doubt done when he joined with Higginson in going to Virginia during the winter months to engage in foxhunting. He lived with Higginson for a number of years before moving to Concord, but even in 1910 he listed with Yale that his "home address" was Lexington Road, Concord, but his "permanent address" was at the Middlesex Hunt Club, South Lincoln (the Higginson estate).

Active in military affairs since 1898, in 1916 Chamberlain served at Texas in the conflict with Mexico, where he met and the following year married Frances Elizabeth (Borders) Chamberlain. He subsequently served in the Army during World War I. Drawing upon

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 10

his background with horses, he served as a major in the cavalry and later as a lieutenant colonel, organizing the horse-drawn 38th Field Artillery Regiment. He also served as an instructor at the School of Fire at Fort Still, Oklahoma. Following the war, in 1921 he was undergoing treatment for a serious injury that had been caused by a horse while on active duty.

By the mid 1920s, Chamberlain was the City Architect for Oldsmar, Florida (in the Tampa Bay area, originally called R.E. Olds-By-The-Bay). Oldsmar was acquired in 1913 by Ransom E. Olds (1864-1950), the founder of the Olds Motor Works, the Reo Motor Car Company, and the Ideal Power Lawn Mower Company, but when the community did not develop as he anticipated, Olds sold out during the 1920s. During that period real estate developer Harry E. Prettyman became active in trying to revive the community, and it may have been either Olds or, more likely, Prettyman who brought in Chamberlain. Originally laid out in 1917 by engineers from Boston, with planner and landscape architect Wayne E. Styles later revising its plan, Oldsmar was formed as a model farming and industrial community with public spaces near the water and broad avenues partly inspired by the roadways of Washington, D.C. Many of the buildings constructed at Oldsmar during the period Chamberlain was there were in the Spanish mission style.

Chamberlain would return to the Boston area by 1927, and he and Higginson subsequently collaborated on an update of their 1908 book, which was then published as *Hunting in the United States and Canada* (1928). Chamberlain settled in Dorsetshire, England, in 1932, following Higginson there. Since early in his career, Chamberlain had maintained an art studio where he focused on painting animals and sporting scenes. Aside from his work in Oldsmar, in the years following World War I--including his time in England--he focused his activities on painting rather than architecture. Along with his close friend, he also continued his active involvement in foxhunting. Chamberlain died in Dorchester, Dorset County, in 1952. While a skilled architect, he is most often remembered for his foxhunting avocation and his association with Higginson.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 11

Chamberlain's friend, for whom the Lincoln house was built, was Alexander Henry Higginson (1876-1951), who became a national and international leader in the field of foxhunting, and a prominent author on the subject. This is the primary site in the United States associated with A. Henry Higginson during his years of leadership in American foxhunting. The son signed his name A. Henry Higginson, emphasizing the name he shared with his father, but he was always known to family and friends as Alex, having been named for his uncle, Alexander Agassiz (1835-1910), a noted marine zoologist and mining engineer. Alex would also be known as Captain Higginson, from service during World War I utilizing his skills with horses. Prior to moving to this house, Alex had been married to Rosamond (Tudor) Higginson Burgess (1878-1973), whose grandfather, Boston "ice king" Frederic Tudor, had once cut ice from Walden Pond and from other ponds in the area for shipment around the world. The two had divorced before Higginson moved here. Not long after moving here, however, Alexander Henry Higginson would be married in 1907 to Angela Jeanne (Calducci) Higginson (1883-1925). Higginson wrote: "We had a happy summer at Lincoln, settling in our new house, in which there were many alterations to be made; for it had been built for a man who had sworn that he would never marry again, and when a woman takes charge of a bachelor establishment, there are many things which have to be changed" (Higginson, *Sportsman*, p. 103). In 1925 at Lincoln, Higginson was married for a third time to actress Mary (Newcomb) Edeson Higginson (1893-1966). This marriage brought about more extensive changes to their Lincoln residence, with the enclosing of the porch on the front (south) façade of the house, along with the 1926 addition on the east side of the house (*see photograph 3*). With the addition, a small, octagonal tea room in the northeast corner of the first floor of the house was replaced by a large living room, while on the second floor the addition created connected master suites for the couple (*see, as 1926 additions: the Living Room on the First-Floor Plan; the corridor, Master Bedroom 2 with its associated bath and closet on the Second-Floor Plan; and an unfinished room shown as Bedroom 6 on the Third-Floor Plan*). Higginson later wrote of this addition: "...we were building an addition to the house which made it much pleasanter for a woman to live in" [Higginson,

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 12

An Old Sportsman's Memories, p. 198). These modified the interior character somewhat from the house that was originally designed for a single, divorced man with a primary orientation towards foxhunting.

Foxhunting was Alex Higginson's passion, and for many years it remained the focus of his life. Alex had engaged in some scientific work after graduating from Harvard, but he lacked enthusiasm for either the scientific or business concerns of his family. He initially showed greater interest in yachting, while at the Myopia Hunt Club he was introduced to foxhunting. In 1899 his father had acquired for Alex the former Cousins farm on Baker Bridge Road in Lincoln, Massachusetts, and there Alex developed a very active role in the sport of hunting. His father, being a man of generous spirit whose own affection for music had long been placed in abeyance in favor of business, determined to set Alex up with a fine estate, and to financially support his son's interests as a sportsman. Acquiring the Baker farm (which adjoined the Lincoln lands he already owned), the father added to the existing Baker farm operations a 1905-06 mansion as well as a stable, kennel, and horse track for his son's sporting interests. In many ways, Henry Lee Higginson's founding and support of the Boston Symphony Orchestra and his funding of the Lincoln estate were intimately connected: one was inspired by his own passion for music, and his earlier financial inability to follow his dreams and make music his career; the other was inspired by his son's passion for the sporting life and traditions of foxhunting, and the father's financial ability to help the son pursue that passion.

Entering the Higginson property from the road, visitors would pass the farm buildings and then the kennel and stable before turning up a rise to reach the Higginson House (the farmhouse, kennel, and a stable built in 1914-15 are extant, but they have been under separate ownership, see *Sketch Plan 2*, numbers 16, 18, and 21 respectively; a Higginson cottage located at site number 19 during Higginson's ownership has been moved to site number 18 on that plan, where it is also extant). The mansion served as a residence for Alex and also as the headquarters for the Middlesex Hunt Club, which was initiated in 1897, formally recognized in 1901, and incorporated in 1904. According to its by-laws,

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 13

the club was formed “for the purpose of encouraging athletic exercises and the raising of choice breeds of horses.” Members of the Hunt Club came from all over the county, including Lincoln residents such as Charles Francis Adams, Henry Adams, Hugh Codman, Howard Snelling, Arthur Eldredge, William Blodgett, Henry Page, Chamberlain, and Higginson [Lincoln Public Library Historical Vault Collection]. They would ride across much of the town and surrounding communities, with Higginson writing of his neighbors: “The home country about Lincoln is far from being a bad one and is fortunate in having an excellent clan of landowners who enjoy the sport and are justly proud of the pack and its prowess all over the country” [Higginson and Chamberlain (1908), p. 87]. The hounds and riders from the Hunt Club became a common sound and sight for residents of the town. In addition, each year Higginson invited all residents to an annual fall Field Day at his race track as well as an annual steeple chase. There would also be an annual puppy show in the spring, while the first National Hound Show was held at the estate in 1906. Higginson often traveled with his pack of English foxhounds to other hunts in Massachusetts, as well as sites ranging from the Webb’s Shelburne Farms in Vermont, to annual winter stays in the Virginia countryside. A strong Anglophile, Alex Higginson followed English foxhunting traditions over American, and he encouraged other Americans to do the same. Sparing little expense, he and his father acquired fine horses, English foxhounds imported from England, as well as an outstanding herd of Ayrshire cattle (starting the herd in 1909) for the estate. With an active breeding program at the estate, some of these were prizewinning animals that would influence the development of their respective breeds in the United States. While he would continue his hunting interests in England, various factors, including financial constraints, ultimately contributed to Alex Higginson discontinuing his involvement in hunting at Lincoln, and later his involvement with Ayrshires.

Sportsman A. Henry Higginson became a leader in both the American and English foxhunting circles. He served as Master of the Middlesex Foxhounds, and beginning in 1930 as Master of The Cottistock Foxhounds in England. Higginson and his third wife had spent time in the Cattistock, Dorset County, area starting in 1928, while also

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 14

spending part of the year at the Lincoln estate. By then, vehicles and development had made the Lincoln area less amenable to the hunting across the countryside, but that was not true of the countryside in Dorset, England. With Higginson's affection for British foxhunting traditions and his acceptance there, after 1933 he would settle permanently in England, where he continued with foxhunting and writing.

Higginson was one of the most influential 20th century writers on foxhunting in America and in England. He had served for seventeen years as President of the Masters of Foxhounds Association of America and edited five volumes of the Association's *The Foxhound Kennel Stud Book of America*, and he was among the first individuals selected to be honored in the Association's Huntsman's Room at its museum. As one of the most important authors on the history of the sport, Higginson would also author during his Lincoln years: *Foxhunting in America* (1911); *Letters from an Old Sportsman to a Young One* (1929); *As Hounds Ran: Four Centuries of Foxhunting* (editor; 1930); *Try Back: A Huntsman's Reminiscences* (1932), as well as the two studies he coauthored with Chamberlain. At England, he wrote: *The Meynell of the West: Being a Biography of James John Farquharson, Esq.* (1936); *Peter Beckford Esquire* (1937); *A Tale of Two Brushes* (1943); *A Perfect Follower: A Hunting Tale of Two Continents* (1944); *Two Centuries of Foxhunting* (1946); *Foxhunting Theory and Practice* (1948); *British and American Sporting Authors: Their Writings and Bibliographies* (1949); and *An Old Sportsman's Memories, 1876-1951: An Autobiography* (1951).

Reflective of the period, servants were also an important part of the early social history of the Higginson House. Besides Higginson and his wife, the 1910 census showed seven servants living in the house, including a butler, valet, lady's maid, chamber maid, kitchen maid, cook, and laundress—six of whom were apparently immigrants; all were single and in their twenties or thirties. The kitchen where some of the servants worked was at the center of the west wing of the house, while a dining room for the servants to eat and gather was located north of the kitchen, and a laundry to its north (*see First-Floor Plan*). The secondary staircase in that west part of the house provided the servants with access

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 9 Page 15

up to the third floor, where there were the servant's bedrooms, many of which were very small (*see Third-Floor Plan, a block of four servants' bedrooms, each without fireplaces, was located in the area from the present apartment kitchen north to Bedroom 7; it is not clear if the present Apartment Room 1 on the third floor and/or some rooms on the second floor had also been used for servants' quarters*). At the time of the 1920 census the number of servants living in the house with the Higginsons had increased to ten, with that number then including a chauffeur (Higginson's garage had been built in 1914), two horsemen, and a laborer, along with the household staff. Butler John J. Furiga, listed in 1920 as a native of Italy, was the only one who had also been working for the family ten years earlier; he would later marry and remain at the estate through the mid-1930s. Furiga had worked here since Higginson's first days in the house, and he was described by Higginson as "my butler, valet, and confidential servant" (Higginson, *Old Sportsman's Memories*, p. 103). Chauffeur and chambermaid Ernest and Gertrude Josephson, working here by 1920, would also remain at the Higginson House through the mid 1930s. The Furigas and the Josephsons continued to maintain the property after Higginson had settled in England.

Subsequent owners of the property would be Mary (Stephens) Henderson, and her husband Ernest F. Henderson (1897-), who acquired it from the Henry Lee Higginson estate in 1939 [see Mid. Deeds, 6283:407, Charles F. Adams *et al.*, trustees, to Mary S. Henderson, 1939]. Ernest Henderson became a partner with his brother in the investment firm of Henderson Brothers of Boston in 1921, and he was the founder and president of the Sheraton Hotels and also of other hotels. This was his primary residence during much of his professional career, when he was involved in the development of the internationally significant Sheraton chain headquartered in Boston. While the Hendersons would retain the open lands of the estate (eventually selling part of the property to the town for conservation) shortly after they acquired the property they sold off the associated farm and hunt buildings, which were all adapted into individual private residences (*see Sketch Plan 2, extant buildings 16, 18, 20, and 21-22*). With the Higginson Stable and associated garage sold, in the 1940s the Hendersons apparently added a one-story, one-bay cinderblock garage with decorative treatment that reflects the

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 8 Page 16

Tudor Revival treatment of the house, which is located north of the house (*see Sketch Plan 1, number 2*) After briefly being under the Henderson Foundation, the Henry Higginson House went to Professor Herbert F. Goodwin and Elizabeth D. Goodwin in 1956. In 1973 it would become a two-family home, jointly owned and occupied by John and Patricia Adams and Peter and Sharon Adams. Brothers John and Peter Adams were great-grandchildren of Lincoln resident Charles Francis Adams, Jr., who had been a friend of Henry Lee Higginson and a member of the Middlesex Hunt Club. The Adams brothers had grown up in what was originally the Higginson stable, which had been converted into the residence of parents Thomas B. and Ramelle Adams. Under the Adams ownership, the original library was converted into a second kitchen, but it would later be converted back to a library under the Thoreau Institute. On the third floor, walls were removed between two small servant's rooms, turning the two servant's rooms into a single room (*see Bedroom 7 on Third-Floor Plan*). Also in the 1970s, on the east end of the house, the third floor attic of the 1926 addition was finished as a bedroom, a bathroom was installed, and a staircase up to that room was created from the second floor (*see Bedroom 6 and associated bath and stairs on Third-Floor Plan*). These changes remain. In the 1970s, they also added the large-pane picture windows that are present on the south façade of the house.

In 1994 the non-profit Walden Woods Project of the Isis Fund acquired the house and an adjoining 18 acres, with part of that land later placed in conservation. Dedicated to preserving the Walden Woods lands of Thoreau, the acquisition advanced their efforts to preserve those important lands near the Pond. In addition, the Henry Higginson House subsequently became the headquarters for the Walden Woods Project; for the non-profit, membership-based Thoreau Society; and for their newly formed collaborative effort, the Thoreau Institute. The original servants' dining room and laundry on the first floor are now used for offices, and bedrooms on the second-floor west wing are also now used for offices, while the living room is also used for meetings, but these changes in use have generally not altered the physical appearance of the rooms (*see floor plans*). In 1997-98

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 8 Page 17

the walls between three bedrooms in the third-floor west wing (at least two of which would have originally been servants' bedrooms), along with part of the studio space on that floor, were modified to create an apartment (*see apartment rooms in Third-Floor Plan*).

The Higginson House serves as the Educational Center for their work. An adjoining Research Center (*see photographs 5 and 3; also see Sketch Plan 1, number 3*) was constructed to house the world's most extensive library collection relating to Thoreau, with President and Mrs. Clinton dedicating the facility when it opened in 1998. That 1998 construction also added a parking area and courtyard between the main house and the new Research Center, with the courtyard areas defined by brick walls (*see Sketch Plan 1, numbers 11 and 12*). With its formal opening in 1998, the site now serves as the leading international educational and research center for the study of Thoreau, and as a center dedicated to preserving the inspiring surrounding lands of Walden Woods. Its significance has been recognized by the National Trust for Historic Preservation and National Park Service through a designation of this facility as a Save America's Treasures official project.

By the time the Henry Higginson House became a leading center for environmental issues and land preservation in the 1990s, the Town of Lincoln had itself become known as one of the leading communities in the United States in the field of land conservation. During the 20th century, Lincoln became an increasingly suburban town, with that trend particularly increasing during the "baby-boom" years following World War II. The town's earlier farm economy rapidly declined, and many of the farms were subdivided. With residents having been attracted to the community by its open land, however, efforts were taken to preserve the town's open, agricultural character. Estates such as the Higginson estates had an important role in making that possible.

The Higginson estate reflects an earlier time when a number of farms in Lincoln (as in other farming towns near Boston) were acquired and turned into large estates for wealthy

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetHenry Higginson House
Lincoln (Middlesex), MASection number 8 Page 18

residents such as Higginson and neighbors Charles Francis Adams, Jr., and James Jackson Storrow. While these estates had changed the character of the local farming community, they also proved to be important factors in preserving large tracts of open space. When Lincoln became nationally noted for its land-preservation efforts during the second half of the 20th century, the presence of these privately held estates had played an important historical role in making that preservation effort possible, as these estates had privately preserved much of the town's open space during the years before local public preservation efforts developed.

As part of this local conservation effort, much of the associated setting of the Henry Higginson House has been preserved as conservation land. In addition to its associations with the Higginson estate, it is a historic and environmentally significant site that had been known and walked by Henry David Thoreau. On these lands, the Higginson House was situated on the lower elevations of the wooded Pine Hill, a vital part of Thoreau's Walden Woods. The view south from the front of the house originally extended out across the open meadows of the farmstead below, inspiring the Higginson estate's nickname of "Middlesex Meadows." Near this commanding Higginson House site there had been a number of berry bushes that were once used by Thoreau, and also a rare grove of beech trees that Thoreau frequented (beech trees still grow in the area) as well as a spring referenced by Thoreau. While terracing and some formal gardens were established in front of the Henry Higginson House (for which no landscape architect is at present known; their design may have been the work of Higginson and architect Chamberlain), for the most part the estate and its associated working farm and hunt club had retained a naturalistic landscape, without formal plantings. A significant part of this associated land was included in Lincoln's most extensive purchase for conservation, when the town acquired 566 acres in 1969. In addition to much of the Codman estate lands and some of the former Snelling and Storrow-estate holdings, this conservation purchase included the meadow south of the Henry Higginson House (approximately 43 acres) and the Pine Hill tract (approximately 76 acres) adjoining the west and north bounds of the house lot, with both tracts acquired from the Henderson estate (*see Lincoln Conservation Land entries on Sketch Plan 2*). Through these conservation actions, much

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 19

of the original farmland and wooded estate setting of the Henry Higginson House and its hunt club will be preserved for the future, adding to the visual understanding of this house and the turn-of-the century estate movement that it represents.

While it is part of the history of one of the most influential Boston and Massachusetts families (the Higginsons), the Henry Higginson House also reflects the socially significant country-estate movement of the late 19th and early 20th centuries, with its hunt club associations related to that larger social history. The Henry Higginson House and its related estate, much of which is preserved as conservation land, stands within an environmental setting vast in its inspiration, it stands as an important historical example of the estate movement of its period, and it provides a notable example of the opportunities for adaptive reuse for such estates, while ultimately the property is also a unique visual expression of a son's passion for the sport and traditions of foxhunting and its associations with British country estate architecture, and of a father's personal yet universal affection and support for his child and his child's dreams.

Archaeological Significance

Although numerous ancient Native American sites have been recorded in Lincoln and within the Sudbury River drainage, few sites have been systematically studied limiting their interpretative value. Any sites that survive in the area may potentially be significant by providing intact examples from which controlled survey and excavation can obtain reliable information related to ancient Native American subsistence and settlement in the locale. The location of the Higginson House within 1,000 feet of a pond and tributary stream of the Sudbury River may contribute significant information relating to the importance of sites in that area to sites along the main drainage of the Sudbury River. Ancient sites in the Higginson House locale may represent a seasonal/functional role within a settlement core focused at larger sites along the main drainage of the Sudbury River.

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number 8 Page 20

Historic archaeological resources described above have the potential to contribute important information on the social, cultural, and economic characteristics of members of the Higginson Family, servants at the estate, and activities that characterized an early 20th century gentleman's estate/working farm. Additional documentary research combined with archaeological testing may locate evidence of outbuildings and landscape features that can help reconstruct components of the estate and activities that occurred in the vicinity of the estate mansion. Detailed analysis of the contents of occupational related features may also contribute important information relating to the lifestyle of Alexander Henry Higginson whom the estate was built for. Occupational related features, especially trash deposits may contain important information that documents the traditions of the English country estate and associated sporting life embraced by the owner of the estate. Occupational related features may also contribute important information on the living conditions, activities, and ethnicity of servants employed and possibly living in the house. In 1910, seven servants were employed in the house among which six were immigrants.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number 9 Page 1

SECTION 9

- Beverman, Jerald (Mayor of Oldsmar, FL), personal correspondence
- Brain, J. Walter. "Thoreau's Beech Spring still flows in Walden Woods' old Jacob Baker Farm," *The Thoreau Society Bulletin* 211 (spring/summer 1995).
- Henderson, Ernest. *The World of "Mr. Sheraton."* New York: 1960.
- Higginson, A. Henry. *An Old Sportsman's Memories, 1876-1951: An Autobiography.* Berryville, VA: 1951.
- _____. *British and American Sporting Authors: Their Writings and Biographies.* Berryville, VA: 1949.
- _____. *Try Back: A Huntsman's Reminiscences.* New York: 1931.
- _____, and Julian Ingersoll Chamberlain. *The Hunts of the United States and Canada.* Boston: 1908.
- Hoffman, Robert V. "The Ayrshires of Middlesex," *The Field Illustrated* (October 1920), pp. 917-928.
- Lincoln, Massachusetts, Town of. Assessors' Records, Town Reports, 1898- ; Street Directories, 1936-
- Lincoln [Massachusetts] Public Library Historical Vault. "Middlesex Hunt Club" and newspaper clippings.
- MacLean, John C. *A Rich Harvest: The History, Buildings, and People of Lincoln, Massachusetts.* Lincoln: 1988.
- [Mid. Deeds] Middlesex County Deeds, South Registry, Cambridge, Massachusetts (volume: page cited).
- Osgood, Ervin Edward. *The Yale Class Book '95.* New Haven: 1895.
- Perry, Bliss. *Life and Letters of Henry Lee Higginson.* Boston: 1921.
- Taylor, Jason. "Foundations for the Castle: Building the Thoreau Institute," *The Concord Saunterer.* 9 (1998), pp. 6-24.

(continued)

Henry Higginson House
Name of Property

Middlesex, MA
County, State

10. Geographical Data

Acreage of Property 5.18 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 308480 4700400
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

— See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title John C. MacLean, consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date April 2005

street & number 220 Morrissey Boulevard telephone 617-727-8470

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 Walden Woods Project of the Thoreau Institute

street & number 44 Baker Farm Road telephone 781-259-4700

city or town Lincoln state MA zip code 01773

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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Henry Higginson House
Lincoln (Middlesex), MA

Section number 9/10 Page 2/1

Tuttle, Roger W. *Quarter Century Record of the Class of Ninety-Five, Yale College*, 1922.
_____. *Quindecennial Record, Class of Eighteen Hundred and Nine-Five, Yale College*. New Haven: 1911.
_____, et al. *Golden Anniversary of the Class of Ninety-Five, Yale College*. New Haven, 1946.
United States Census, Lincoln, Massachusetts, 1910 and 1920.

(end)

SECTION 10

Verbal Boundary Description

The boundaries of this property at 44 Baker Farm Road consisting of 5.18 acres are described as shown on the Town of Lincoln Assessors' map number 042 of January 1, 2004 (enclosed), and identified thereon as Parcel number 42 5 0.

Boundary Justification

Parcel number 42 5 0 is the lot on which the Henry Higginson House is located. Other properties on the former Higginson estate are separately owned, several parcels are now conservation land, while others include residences.

(end)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number photo Page 1

PHOTOGRAPHS

Photographer: John C. MacLean

Date: April 28, 2004

Location of negatives with photographer, Lincoln, MA

1. Higginson House, front (south) elevation, viewed across front lawn and terraces, facing N.
2. Higginson House, front (south) elevation, closer view over terraces, facing NNW.
3. Higginson House, part of front (south) and east-side elevations showing 1920s addition on east side, with portion of the 1998 Research Center building seen in background, facing NNW
4. Higginson House, rear (north) elevation, with servant's wing at right, viewed across courtyard, facing SW
5. 1998 Research Center behind Higginson House, viewed across courtyard behind north side of house, facing NW
6. Overview of former Higginson estate lands (all lands in view were formerly part of the Higginson estate); view from Baker Bridge Road across Higginson's meadow (now Town of Lincoln conservation lands), toward two houses on Baker Farm Road that were part of the Higginson estate; hill behind the houses in Pine Hill, formerly part of estate and now conservation land. Higginson House would have been visible in the right side of this view during the Higginson period of occupation, but it is now covered by tree growth, facing NNE.

(continued)

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

**National Register of Historic Places
Continuation Sheet**

**Henry Higginson House
Lincoln (Middlesex), MA**

Section number photo Page 2

Following photographs taken by Dan Schmid, Thoreau Institute, May 2001. Negatives located at Thoreau Institute.

7. Higginson House, front (south) elevation, closest view over steps and terraces, facing N.
8. Higginson House, rear (north) elevation, with servant's wing at right, viewed across courtyard from the Research Center, facing S.
9. Higginson House, first floor interior, view of the Great Hall with Living Room visible through the door at left, camera facing SE
10. Higginson House, first floor interior, view of Patio, looking at central fireplace, camera facing NE.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Henry Higginson House
Lincoln (Middlesex), MA

Section number _____ Page _____

Resource Count, Henry Higginson House

Map #	Name or Description	Date	Status	Type
1	Henry Higginson House	1905-06	C	B
2	Henderson Garage	ca. 1940s	C	B
3	Research Center	1998	NC	B
4	Maintenance shed	ca. 2000	NC	B
5	Thoreau Cabin Reconstruction	ca. 2002	NC	B
6	Brick Column (remnant of brick wall)	1905-06	C	O
7	Terraces (3)	1905-06	C	SI
8	Brick Garden-Walkway	1905-06	C	ST
9	Steps in Terraces (2)	1905-06	C	ST
10	Steps at Research Center	1998	NC	ST
11	Low bricks walls in courtyard (5)	1998	NC	ST
12	High brick walls un courtyard (2)	1998	NC	ST

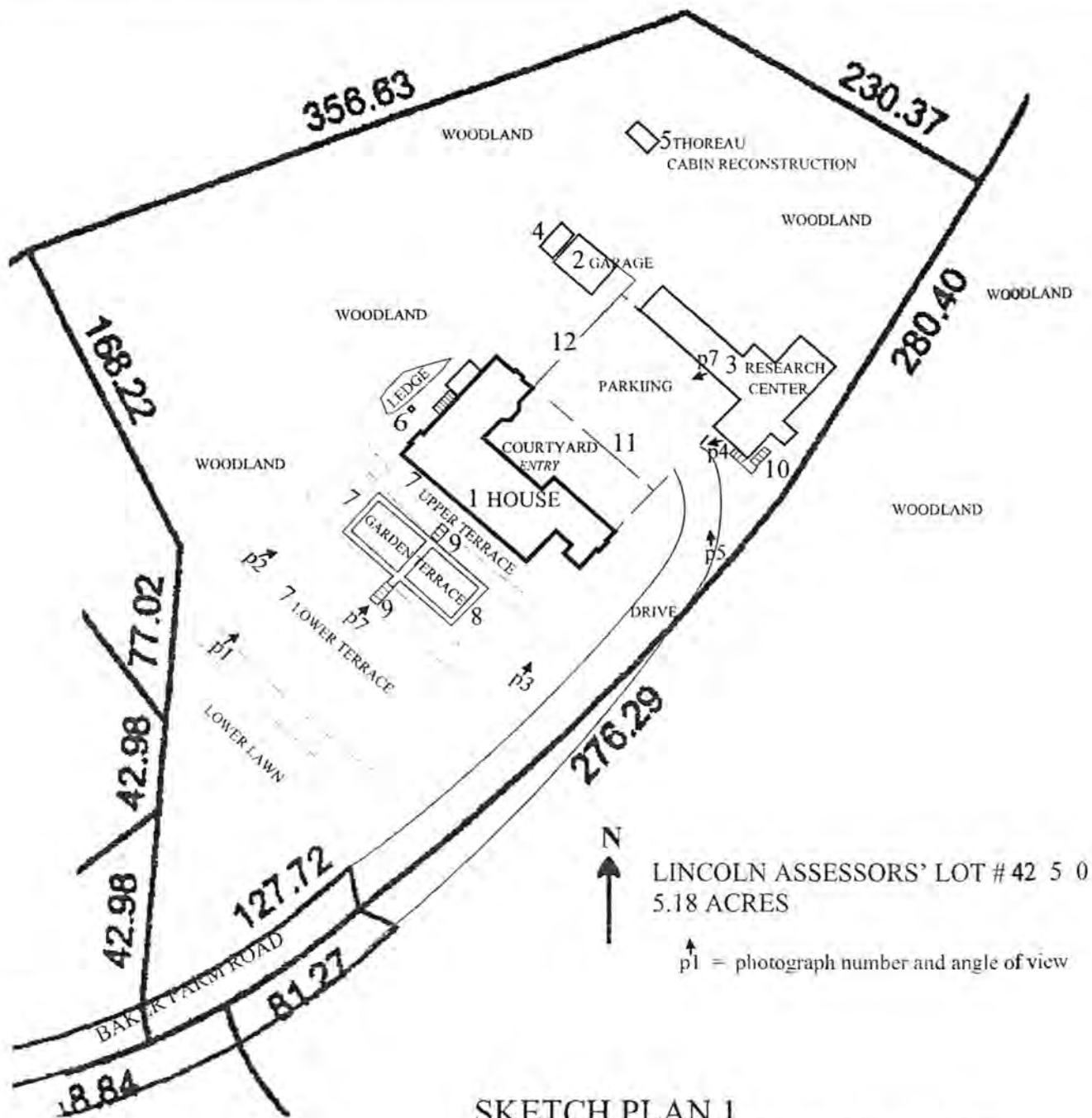
Resource Count	Contributing	Noncontributing
Buildings	2	3
Objects	1	
Sites	3	
Structures	3	8
TOTAL	9	11

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Sketch Plan 1 Page 1

Henry Higginson House, Middlesex County, Massachusetts



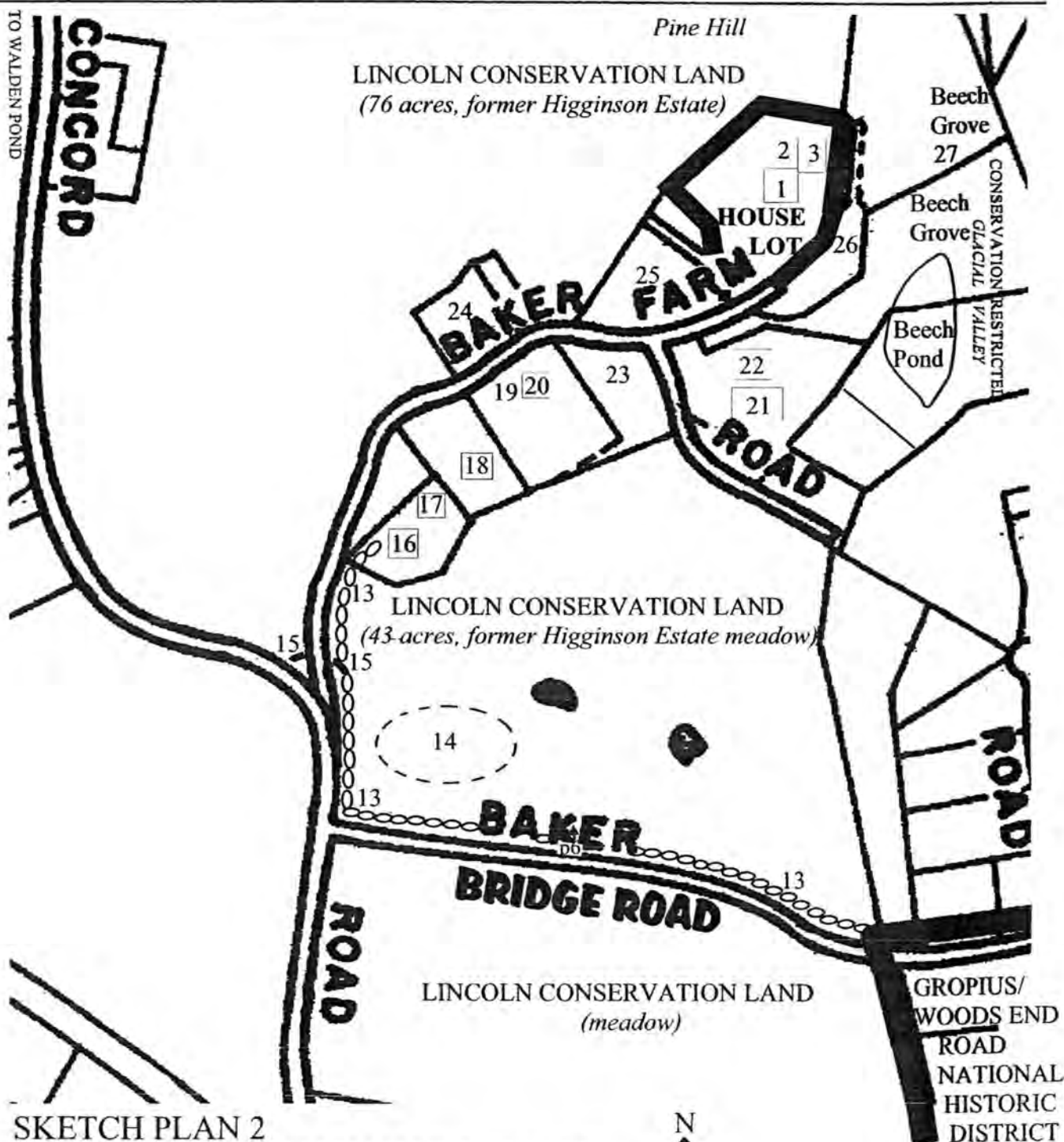
SKETCH PLAN 1
HENRY HIGGINSON HOUSE LOT
LINCOLN, MASSACHUSETTS

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Sketch Plan 2 _____ Page 2

Henry Higginson House, Middlesex County, Massachusetts



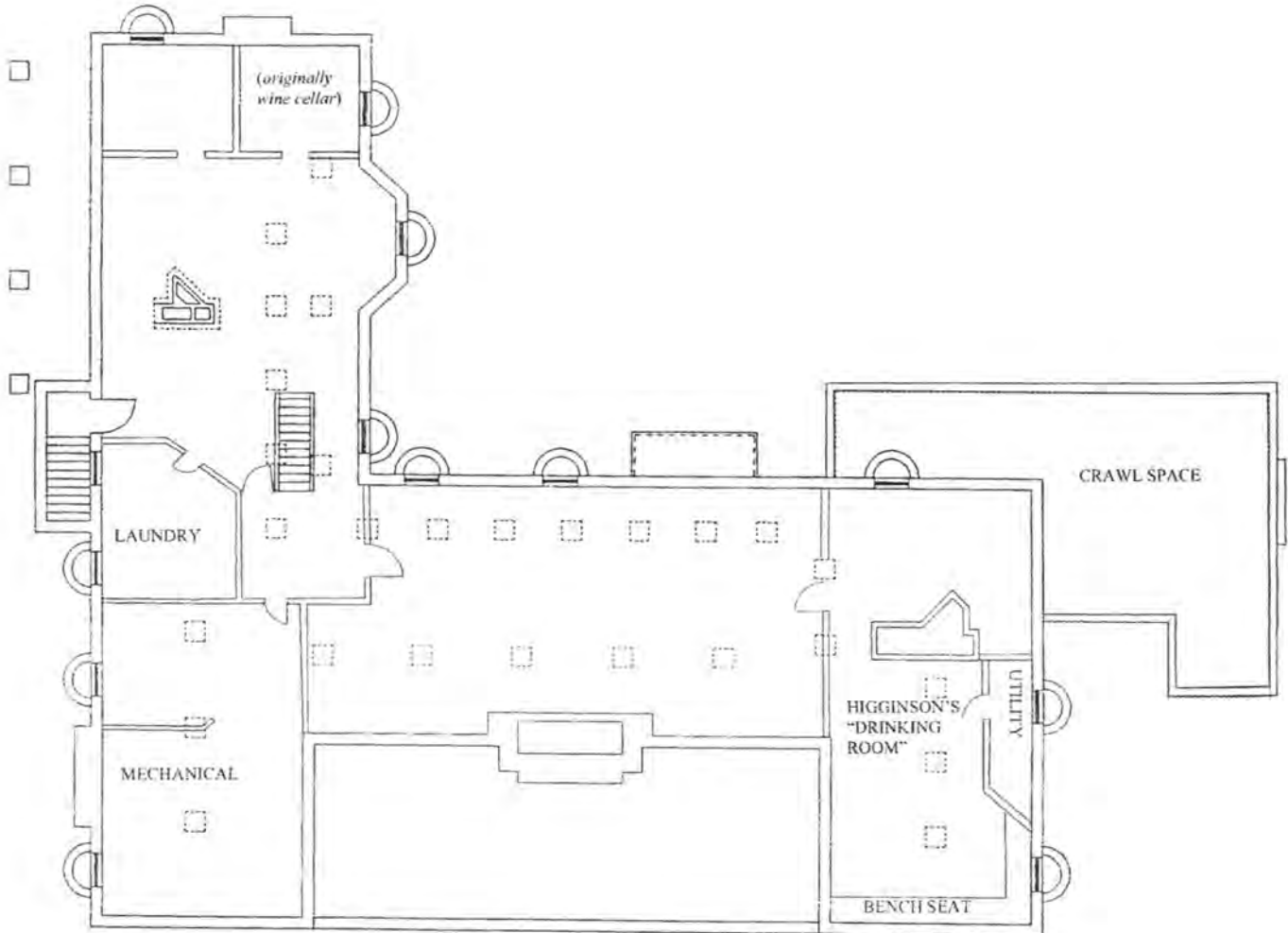
SKETCH PLAN 2
HENRY HIGGINSON HOUSE SETTING
LINCOLN, MASSACHUSETTS

p6 = photograph #6

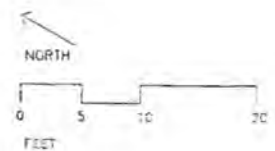
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Floor Plan B Page 1



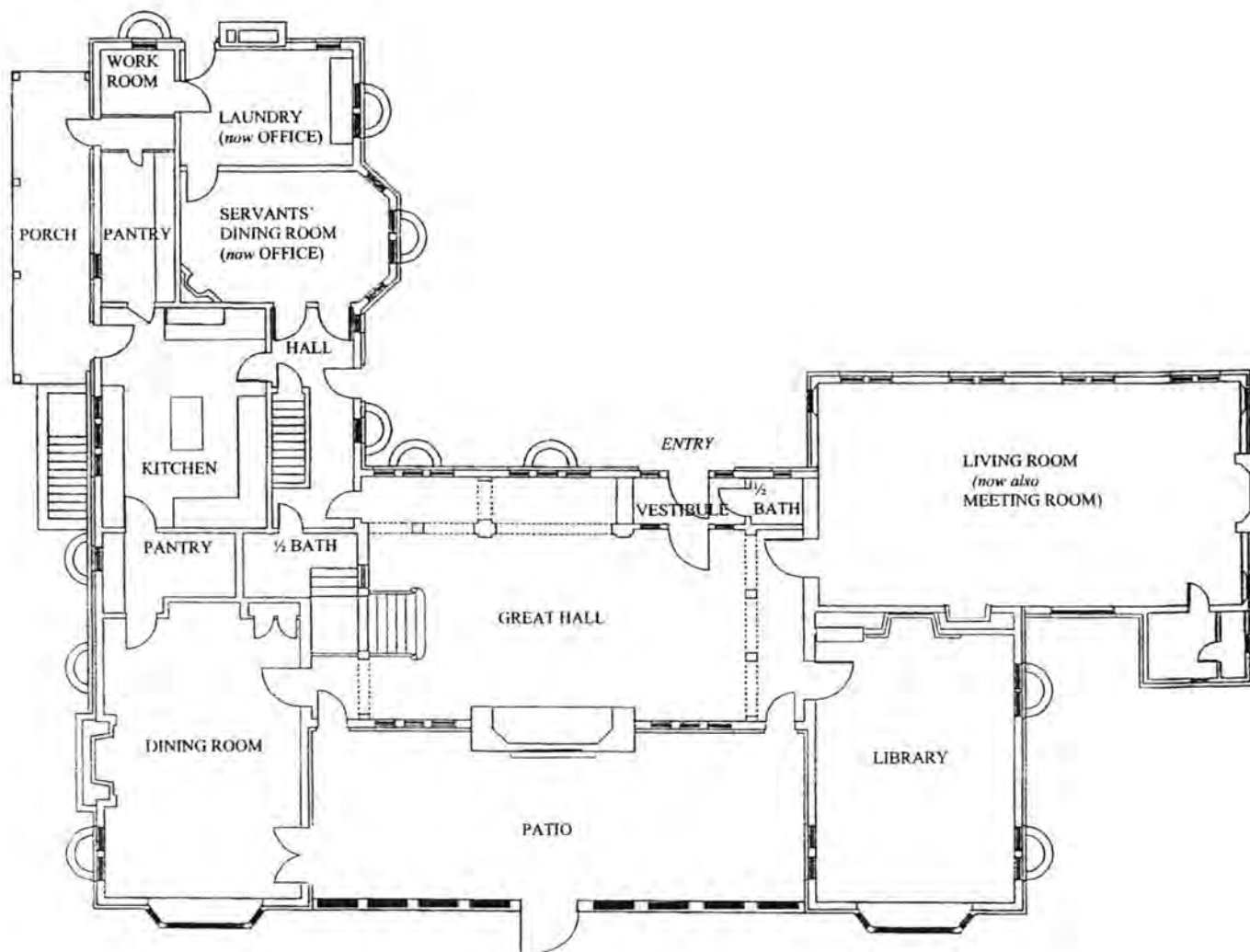
HENRY HIGGINSON HOUSE
BASEMENT PLAN



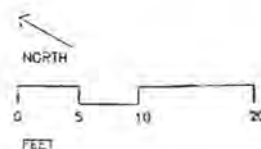
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Floor Plan 1 Page 2 Henry Higginson House, Middlesex County, Massachusetts



HENRY HIGGINSON HOUSE
FIRST-FLOOR PLAN

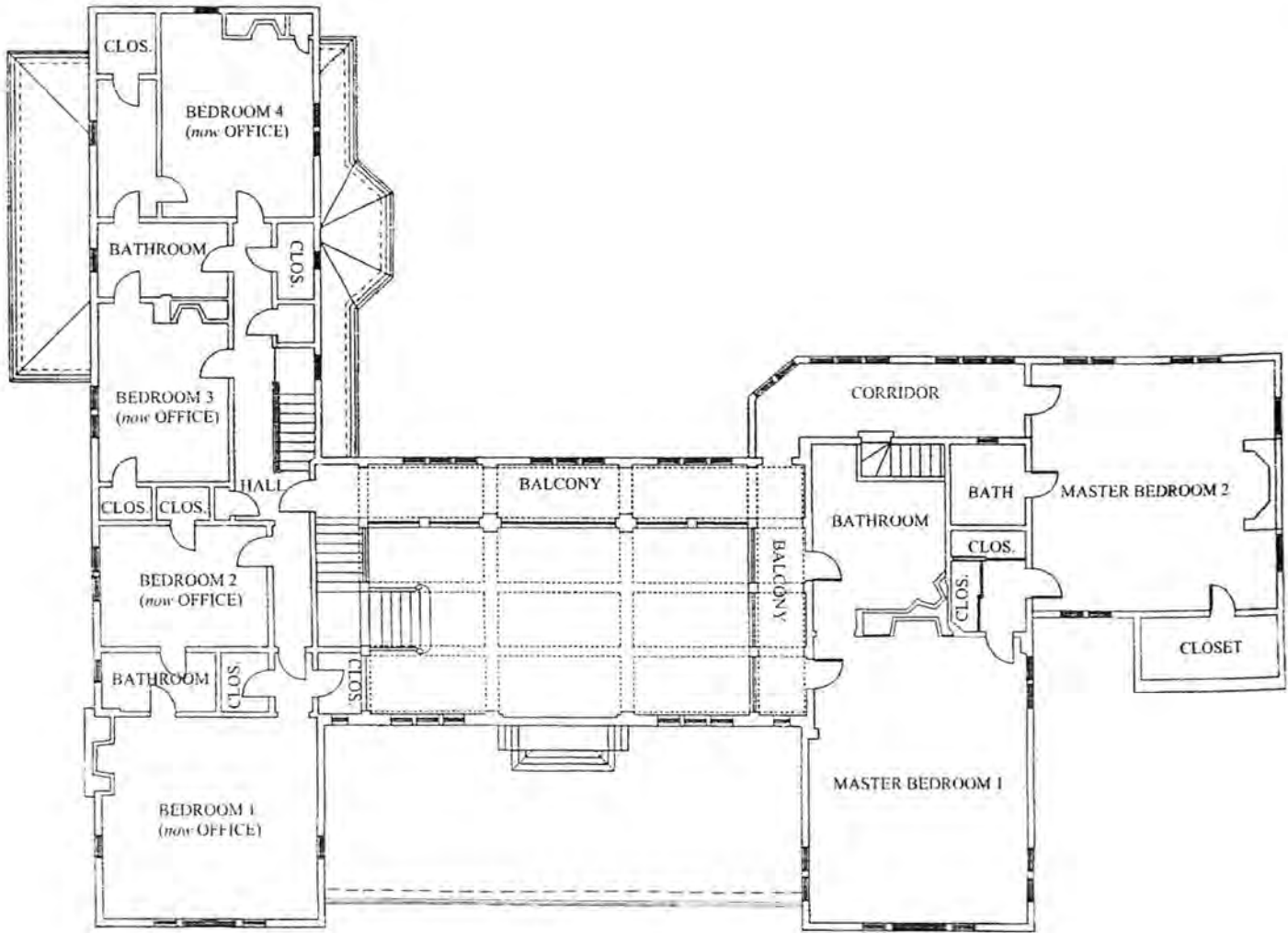


United States Department of the Interior
National Park Service

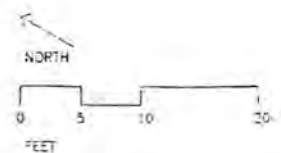
National Register of Historic Places
Continuation Sheet

Section number _____ Floor Plan 2 Page 3

Henry Higginson House, Middlesex County, Massachusetts



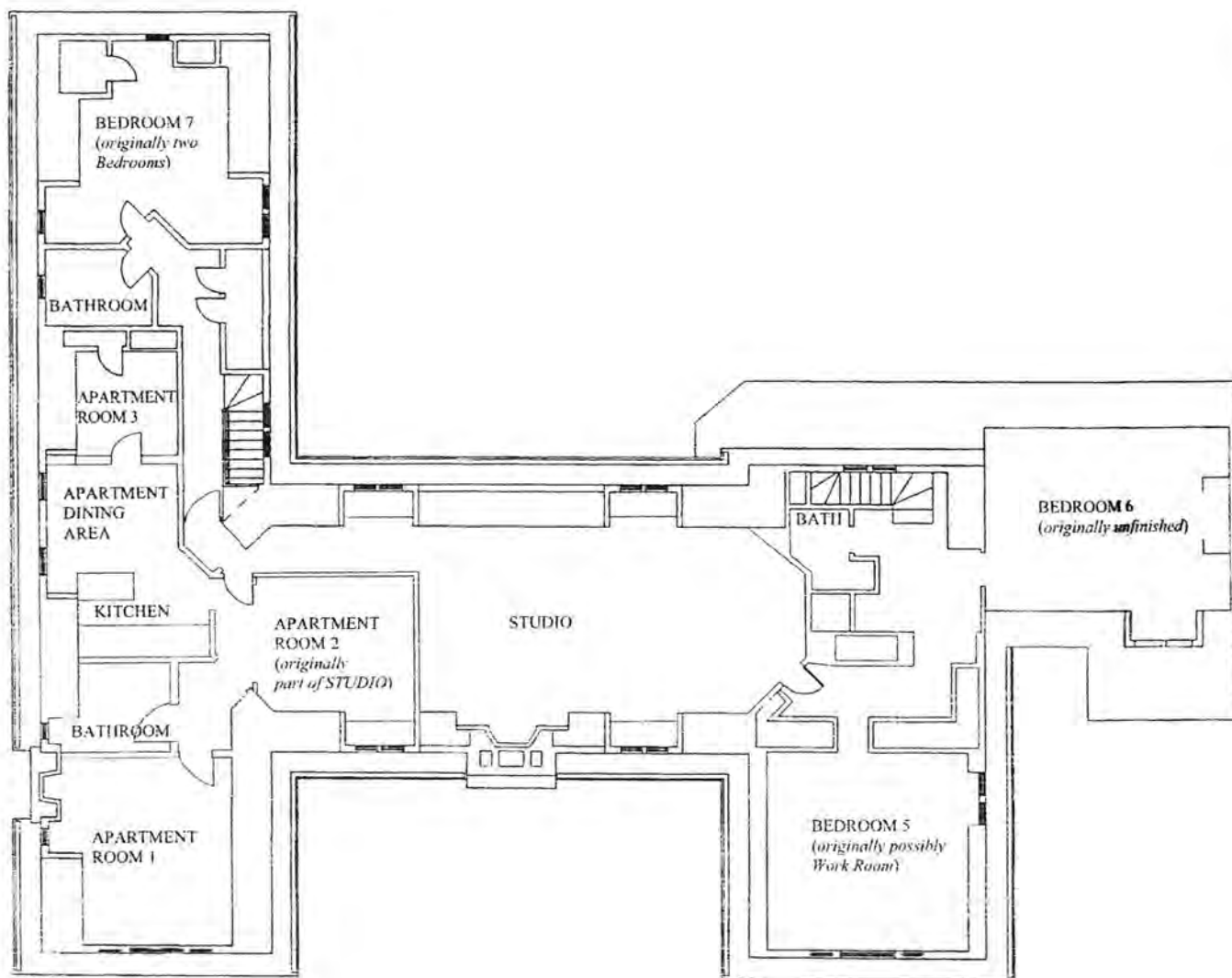
HENRY HIGGINSON HOUSE
SECOND-FLOOR PLAN



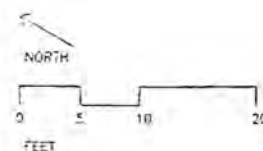
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Floor Plan 3 Page 4 Henry Higginson House, Middlesex County, Massachusetts



HENRY HIGGINSON HOUSE
THIRD-FLOOR PLAN



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Higginson, Henry, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 4/12/05 DATE OF PENDING LIST: 5/11/05
DATE OF 16TH DAY: 5/26/05 DATE OF 45TH DAY: 5/26/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000468

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/26/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



1 Henry Higginson House, Lincoln, MA



2 Henry Higginson House, Lincoln, MA



3 Henry Higginson House, Lincoln, MA



4 Henry Higginson House, Lincoln, MA



5 Henry Higginson House, Lincoln, MA



6 Henry Higginson House, Lincoln, MA



7 Henry Higginson House, Lincoln, MA



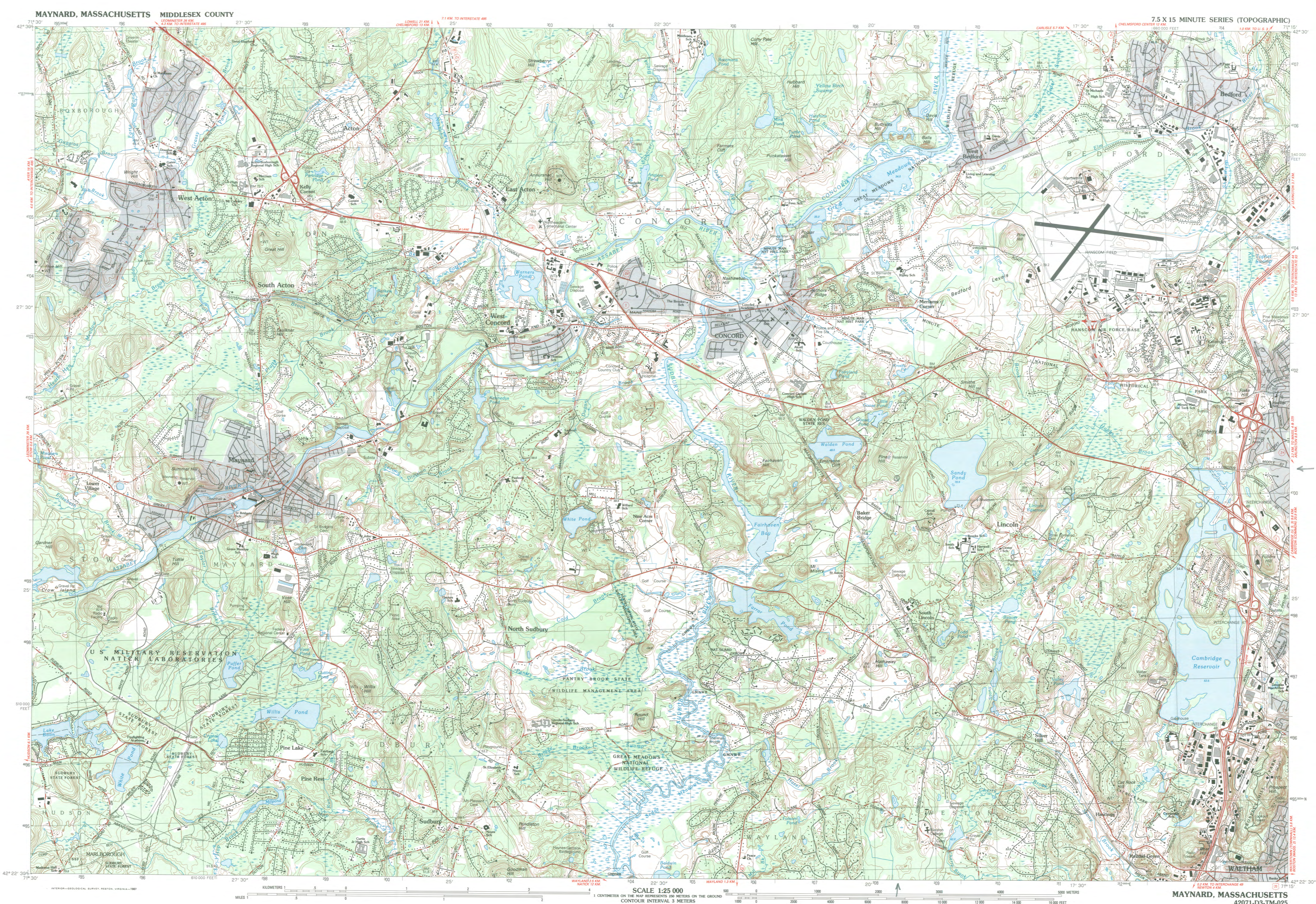
8 Henry Higginson House, Lincoln, MA



9 Henry Higginson House, Lincoln, MA



10 Henry Higginson House, Lincoln, MA



30419
308480
4700400

42071-D3-TM-025

Maynard

MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1987

Produced by the United States Geological Survey
in cooperation with Massachusetts Department
of Public Works

Control by USGS, NOS/NOAA, and Commonwealth of
Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs
taken 1978 and 1981. Field checked 1978. Map edited 1987
Supersedes Maynard and Concord 1:25 000-scale maps
dated 1965 and 1970

Projection and 1000-meter grid: Universal
Transverse Mercator, zone 19
10,000-foot grid ticks based on Massachusetts coordinate
system, mainland zone
1927 North American Datum
To place on the predicted North American Datum 1983,
move the projection lines 6 meters south and
41 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of
the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5275
10	32.8084

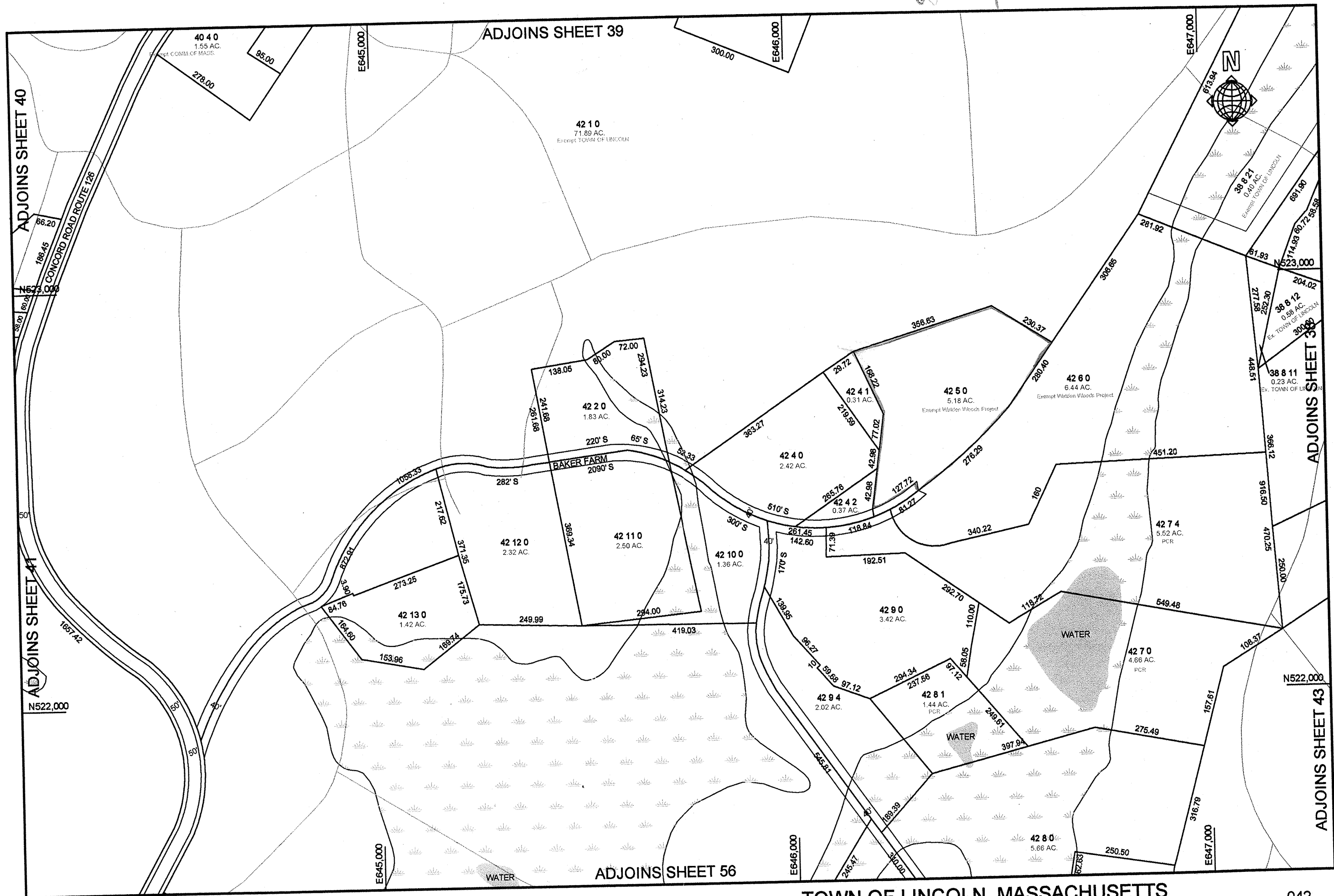
To convert meters to feet
multiply by 3.2808

To convert feet to meters
multiply by 0.3048

DECLINATION DIAGRAM

1987
1986
1985
1984
1983
1982
1981
1980
1979
1978
1977
1976
1975
1974
1973
1972
1971
1970
1969
1968
1967
1966
1965
1964
1963
1962
1961
1960
1959
1958
1957
1956
1955
1954
1953
1952
1951
1950
1949
1948
1947
1946
1945
1944
1943
1942
1941
1940
1939
1938
1937
1936
1935
1934
1933
1932
1931
1930
1929
1928
1927
1926
1925
1924
1923
1922
1921
1920
1919
1918
1917
1916
1915
1914
1913
1912
1911
1910
1909
1908
1907
1906
1905
1904
1903
1902
1901
1900
1899
1898
1897
1896
1895
1894
1893
1892
1891
1890
1889
1888
1887
1886
1885
1884
1883
1882
1881
1880
1879
1878
1877
1876
1875
1874
1873
1872
1871
1870
1869
1868
1867
1866
1865
1864
1863
1862
1861
1860
1859
1858
1857
1856
1855
1854
1853
1852
1851
1850
1849
1848
1847
1846
1845
1844
1843
1842
1841
1840
1839
1838
1837
1836
1835
1834
1833
1832
1831
1830
1829
1828
1827
1826
1825
1824
1823
1822
1821
1820
1819
1818
1817
1816
1815
1814
1813
1812
1811
1810
1809
1808
1807
1806
1805
1804
1803
1802
1801
1800
1799
1798
1797
1796
1795
1794
1793
1792
1791
1790
1789
1788
1787
1786
1785
1784
1783
1782
1781
1780
1779
1778
1777
1776
1775
1774
1773
1772
1771
1770
1769
1768
1767
1766
1765
1764
1763
1762
1761
1760
1759
1758
1757
1756
1755
1754
1753
1752
1751
1750
1749
1748
1747
1746
1745
1744
1743
1742
1741
1740
1739
1738
1737
1736
1735
1734
1733
1732
1731
1730
1729
1728
1727
1726
1725
1724
1723
1722
1721
1720
1719
1718
1717
1716
1715
1714
1713
1712
1711
1710
1709
1708
1707
1706
1705
1704
1703
1702
1701
1700
1699
1698
1697
1696
1695
1694
1693
1692
1691
1690
1689
1688
1687
1686
1685
1684
1683
1682
1681
1680
1679
1678
1677
1676
1675
1674
1673
1672
1671
1670
1669
1668
1667
1666
1665
1664
1663
1662
1661
1660
1659
1658
1657
1656
1655
1654
1653
1652
1651
1650
1649
1648
1647
1646
1645
1644
1643
1642
1641
1640
1639
1638
1637
1636
1635
1634
1633
1632
1631
1630
1629
1628
1627
1626
1625
1624
1623
1622
1621
1620
1619
1618
1617
1616
1615
1614
1613
1612
1611
1610
1609
1608
1607
1606
1605
1604
1603
1602
1601
1600
1599
1598
1597
1596
1595
1594
1593
1592
1591
1590
1589
1588
1587
1586
1585
1584
1583
1582
1581
1580
1579
1578
1577
1576
1575
1574
1573
1572
1571
1570
1569
1568
1567
1566
1565
1564
1563
1562
1561
1560
1559
1558
1557
1556
1555
1554
1553
1552
1551
1550
1549
1548
1547
1546
1545
1544
1543
1542
1541
1540
1539
1538
1537
1536
1535
1534
1533
1532
1531
1530
1529
1528
1527
1526
1525
1524
1523
1522
1521
1520
1519
1518
1517
1516
1515
1514
1513
1512
1511
1510
1509
1508
1507
1506
1505
1504
1503
1502
1501
1500
1499
1498
1497
1496
1495
1494
1493
1492
1491
1490
1489
1488
1487
1486
1485
1484
1483
1482
1481
1480
1479
1478
1477
1476
1475
1474
1473
1472
1471
1470
1469
1468
1467
1466
1465
1464
1463
1462
1461
1460
1459
1458
1457
1456
1455
1454
1453
1452
1451
1450
1449
1448
1447
1446
1445
1444
1443
1442
1441
1440
1439
1438
1437
1436
1435
1434
1433
1432
1431
1430
1429
1428
1427
1426
1425
1424
1423
1422
1421
1420
1419
1418
1417
1416
1415
1414
1413
1412
1411
1410
1409
1408
1407
1406
1405
1404
1403
1402
1401
1400
1399
1398
1397
1396
1395
1394
1393
1392
1391
1390
1389
1388
1387
1386
1385
1384
1383
1382
1381
1380
1379
1378
1377
1376
1375
1374
1373
1372
1371
1370
1369
1368
1367
1366
1365
1364
1363
1362
1361
1360
1359
1358
1357
1356
1355
1354
1353
1352
1351
1350
1349
1348
1347
1346
1345
1344
1343
1342
1341
1340
1339
1338
1337
1336
1335
1334
1333
1332
1331
1330
1329
1328
1327
1326
1325
1324
1323
1322
1321
1320
1319
1318
1317
1316
1315
1314
1313
1312
1311
1310
1309
1308
1307
1306
1305
1304
1303
1302
1301
1300
1299
1298
1297
1296
1295
1294
1293
1292
1291
1290
1289
1288
1287
1286
1285
1284
1283
1282
1281
1280
1279
1278
1277
1276
1275
1274
1273
1272
1271
1270
1269
1268
1267
1266
1265
1264
1263
1262
1261
1260
1259
1258
1257
1256
1255
1254
1253
1252
1251
1250
1249
1248
1247
1246
1245
1244
1243
1242
1241
1240
1239
1238
1237
1236
1235
1234
1233
1232
1231
1230
1229
1228
1227
1226
1225
1224
1223
1222
1221
1220
1219
1218
1217
1216
1215
1214
1213
1212
1211
1210
1209
1208
1207
1206
1205
1204
1203
1202
1201
1200
1199
1198
1197
1196
1195
1194
1193
1192
1191
1190
1189
1188
1187
1186
1185
1184
1183
1182
1181
1180
1179
1178
1177
1176
1175
1174
1173
1172
1171
1170
1169
1168
1167
1166
1165
1164
1163
1162
1161
1160
1159
1158
1157
1156
1155
1154
1153
1152
1151
1150
1149
1148
1147
1146
1145
1144
1143
1142
1141
1140
1139
1138
1137
1136
1135
1134
1133
1132
1131
1130
1129
1128
1127
1126
1125
1124
1123
1122
1121
1120
1119
1118
1117
1116
1115
1114
1113
1112
1111
1110
1109
1108
1107
1106
1105
1104
1103
1102
1101
1100
1099
1098
1097
1096
1095
1094
1093
1092
1091
1090
1089
1088
1087
1086
1085
1084
1083
1082
1081
1080
1079
1078
1077
1076
1075
1074
1073
1072
1071
1070
1069
1068
1067
1066
1065
1064
1063
1062
1061
1060
1059
1058
1057
1056
1055
1054
1053
1052
1051
1050
1049
1048
1047
1046
1045
1044
1043
1042
1041
1040
1039
1038
1037
1036
1035
1034
1033
1032
1031
1030
1029
1028
1027
1026
1025
1024
1023
1022
1021
1020
1019
1018
1017
1016
1015
1014
1013
1012
1011
1010
1009
1008
1007
1006
1005
1004
1003
1002
1001
1000
999
998
997
996
995
994
993
992
991
990
989
988
987
986
985
984
983
982
981
980
979
978
977
976
975
974
973
972
971
970
969
968
967
966
965
964
963
962
961
960
959
958
957
956
955
954
953
952
951
950
949
948
947
946
945
944
943
942
941
940
939
938
937
936
935
934
933
932
931
930
929
928
927
926
925
924
923
922
921
920
919
918
917
916
915
914
913
912
911
910
909
908
907
906
905
904
903
902
901
900
899
898
897
896
895
894
893
892
891
890
889
888
887
886
885
884
883
882
881
880
879
878
877
876
875
874
873
872
871
870
869
868
867
866
865
864
863
862
861
860
859
858
857
856
855
854
853
852
851
850
849
848
847
846
845
844
843
842
841
840
839
838
837
836
835
834
833
832
831
830
829
828
827
826
825
824
823
822
821
820
819
818
817
816
815
814
813
812
811
810
809
808
807
806
805
804
803
802
801
800
799
798
797
796
795
794
793
792
791
790
789
788
787
786
785
784
783
782
781
780
779
778
777
776
775
774
773
772
771
770
769
768
767
766
765
764
763
762
761
760
759
758
757
756
755
754
753
752
751
750
749
748
747
746
745
744
743
742
741
740
739
738
737
736
735
734
733
732
731
730
729
728
727
726
725
724
723
722
721
720
719
718
717
716
715
714
713
712
711
710
709
708
707
706
705
704
703
702
701
700
699
698
697
696
695
694
693
692
691
690
689
688
687
686
685
684
683
682
681
680
679
678
677
676
675
674
673
672
671
670
669
668
667
666
665
664
663
662
661
660
659
658
657
656
655
654
653
652
651
650
649
648
647
646
645
644
643
642
641
640
639
638
637
636
635
634
633
632
631
630
629
628
627
626
625
624
623
622
621
620
619
618
617
616
615
614
613
612
611
610
609
608
607
606
605
604
603
602
601
600
599
598
597
596
595
594
593
592
591
590
589
588
587
586
585
584
583
582
581
580
579
578
577
576
575
574
573
572
571
570
569
568
567
566
565
564
563
562
561
560
559
558
557
556
555
554
553
552
551
550
549
548
547
546
545
544
543
542
541
540
539
538
537
536
535
534
533
532
531
530
529
528
527
526
525
524
523
522
521
520
519
518
517
516
515
514
513
512
511
510
509
508
507
506
505
504
503
502
501
500
499
498
497
496
495
494
493
492
491
490
489
488
487
486
485
484
483
482
481
480
479
478
477
476
475
474
473
472
471
470
469
468
467
466
465
464
463
462
461
460
459
458
457
456
455
454
453
452
451
450
449
448
447
446
445
444
443
442
441
440
439
438
437
436
435
434
433
432
431
430
429
428
427
426
425
424
423
422
421
420
419
418
417
416
415
414
413
412
411
410
409
408
407
406
405
404
403
402
401
400
399
398
397
396
395
394
393
392
391
390
389
388
387
386
385
384
383
382
381
380
379
378
377
376
375
374
373
372
371
370
369
368
367
366
365
364
363
362
361
360
359
358
357
356
355
354
353
352
351
350
349
348
347
346
345
344
343
342
341
340
339
338
337
336
335
334
333
332
331
330
329
328
327
326
325
324
323
322
321
320
319
318
317
316
315
314
313
312
311
310
309
308
307
306
305
304
303
302
301
300
299
298
297
296
295
294
293
292
291
290
289
288
287
286
285
284
283
282
281
280
279
278
277
276
275
274
273
272
271
270
269
268
267
266
265
264
263
262
261
260
259
258
257
256
255
254
253
252
251
250
249
248
247
246
245
244
243
242
241
240
239
238
237
236
235
234
233
232
231
230
229
228
227
226
225
224
223
222
221
220
219
218
217
216
215
214
213
212
211
210
209
208
207
206
205
204
203
202
201
200
199
198
197
196
195
194
193
192
191
190
189
188
187
186
185
184
183
182
181
180
179
178
177
176
175
174
173
172
171
170
169
168
167
166
165
164
163
162
161
160
159
158
157
156
155
154
153
152
151
150
149
148
147
146
145
144
143
142
141
140
139
138
137
136
135
134
133
132
131
130
129
128
127
126
125
124
123
122
121
120
119
118
117
116
115
114
113
112
111
110
109
108
107
106
105
104
103
102
101
100
99
98
97
96
95
94
93
92
91
90
89
88
87
86
85
84
83
82
81
80
79
78
77
76
75
74
73
72
71
70
69
68
67
66
65
64
63
62
61
60
59
58
57
56
55
54
53
52
51
50
49
48
47
46
45
44
43
42
41
40
39
38
37
36
35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
0
-1
-2
-3
-4
-5
-6
-7
-8
-9
-10
-11
-12
-13
-14
-15
-16
-17
-18
-19
-20
-21
-22
-23
-24
-25
-26
-27
-28
-29
-30
-31
-32
-33
-34
-35
-36
-37
-38
-39
-40
-41
-42
-43
-44
-45
-46
-47
-48
-49
-50
-51
-52
-53
-54
-55
-56
-57
-58
-59
-60
-61
-62
-63
-64
-65
-66
-67
-68
-69
-70
-71
-72
-73
-74
-75
-76
-77
-78
-79
-80
-81
-82
-83
-84
-85
-86
-87
-88
-89
-90
-91
-92
-93
-94
-95
-96
-

Henry Higginson House, 44 Baker Farm Rd, Lincoln



TOWN OF LINCOLN, MASSACHUSETTS

Map No 042

Date of Man : January 01, 2004

Henry Higginson House
Lincoln, Middlesex Co., Massachusetts
Lot 42 50



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

April 7, 2005

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Ms. Shull:

Enclosed please find the following nomination form:

Henry Higginson House, 44 Baker Farm Rd., Lincoln (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.

One letter of support has been received.

Sincerely,

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

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: John C. MacLean, preservation consultant
Colin L.M. Smith, Lincoln Historical Commission
Kathi Anderson, Executive Directory, Walden Woods Project and Thoreau Institute
Gary A. Taylor, Board of Selectmen
Mark Whitehead, Town Planner



TOWN OF LINCOLN

MIDDLESEX COUNTY . . . MASSACHUSETTS

LINCOLN HISTORICAL COMMISSION

June 9, 2003

TOWN OFFICES
P.O. Box 353
Lincoln Center, Mass. 01773
(617) 259-8850

Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, MA 02125

Re: Higginson House, Lincoln MA

To Whom it May Concern:

At its meeting on May 6, 2003 the Lincoln Historic District Commission voted unanimously to support the nomination of the Higginson House in Lincoln for inclusion on the National Register of Historic Places.

As you are aware, this is a unique property built by A. Henry Higginson in 1905-1906. It is currently owned by the Thoreau Institute and we feel fortunate that they have agreed to place it in nomination for inclusion on the National Register of Historic Places.

They have our enthusiastic support and encouragement.

Sincerely,

A handwritten signature in dark ink, appearing to read "Colin Smith", is written over a horizontal line.

Colin L.M. Smith
Chair, Lincoln Historic District Commission

cc: HDC