

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 Winthrop Center/Metcalf Square HD

other names/site number Columbia Square

2. Location

roughly bounded by Lincoln, Winthrop Sts., Winthrop Cemetery, Buchanan,
street & number Fremont, Pauline, Hermon and Belcher Sts. not for publication

city or town Winthrop vicinity

state Massachusetts code MA county Suffolk code 025 zip code

3. State/Federal Agency Certification

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

Brona Simon February 4, 2010
Signature of certifying official/Title Brona Simon, SHPO Date
Massachusetts Historical Commission

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- 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

Date of Action

Winthrop Center/Metcalf Sq HD
Name of Property

Suffolk, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply) (Check only one box)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
101	12	building
3		sites
14	7	structures
5	1	objects
123	20	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, multiple dwelling
- EDUCATION: school
- RELIGION: church
- COMMERCE: store
- COMMEMORATIVE: war memorials

Current Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling, multiple dwelling
- RELIGION: church
- COMMERCE: store
- EDUCATION: school
- MUNICIPAL: town hall, library, post office, fire station
police station

7. Description

Architectural Classification

(Enter categories from instructions)

- Federal Greek Revival Italianate
- Italianate/Mansard Queen Anne Shingle Style
- Colonial Revival

Materials

(Enter categories from instructions)

- foundation stone, brick, concrete
- walls clapboard, shingle, brick, asbestos,
asphalt, vinyl
- roof slate, asphalt shingles
- other

Narrative Description

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

Winthrop Center/Metcalf Square HD

Name of Property

Suffolk, 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

Community Planning & Development

Period of Significance

ca. 1795-1950

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Willard M. Bacon, Arthur Vinal, George Tobey & Edward Graham; Bigelow, Hubbard, Wadsworth & Smith

Primary location of additional data:

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

Name of repository:

Winthrop Center / Metcalf Sq HD
Name of Property

Suffolk, MA
County, State

10. Geographical Data

Acreage of Property ca. 42 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19	336498	4693688	3. 19	337010	4693767
Zone	Easting	Northing	Zone	Easting	Northing
2. 19	336744	4693824	4. 19	336673	4693210
Zone	Easting	Northing	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 Edward W. Gordon, preservation consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date February 2010

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 multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 1

Description

Portions redacted

The Winthrop Center/Metcalf Square Historic District is located at the center of the peninsular town of Winthrop, MA. The town's eight miles of meandering shoreline form a highly irregular landmass. Lapped by the waters of Broad Sound/Atlantic Ocean to the east, Boston Harbor to the south and west, and Belle Isle Inlet/Short Creek to the north, Winthrop is tenuously connected at its northeastern corner to Revere, MA, by the Winthrop Parkway (NR/NRTRS, 2004).

Winthrop's geographic isolation, as well as the town's considerable remove from major highways, accounts, in part, for the lack of unsympathetic development that would have had a negative impact on the historic architectural character of the district. Most of the town's post-1910 commercial buildings are concentrated in a well-defined shopping area atop former lowlands on the south side of Pauline Street, just to the west of the district.

The District's 101 contributing buildings and twelve noncontributing buildings, fourteen contributing and seven noncontributing structures, five contributing objects, one noncontributing object, and three sites are situated atop a broad, elongated, ridge. Extending north to south at the center of Winthrop's peninsula, the east and west sides of the ridge slope down to lowlands. Winthrop Street, the principal thoroughfare in the district, extends from Lincoln Street on the north to Buchanan Street on the south. The architectural and historical focus of this V-shaped district is Metcalf Square. From the square, the northern and southern legs of Winthrop Street fan out towards Main Street and Washington Avenue, respectively. Surrounding the square's small triangular park are the district's principal nonresidential buildings, including (reading clockwise from northeast to northwest) the Renaissance Revival **Winthrop Town Hall** (1929, **1 Metcalf Square, photo 1**), the Renaissance Revival **Winthrop (Frost Free) Library** (1898, **2 Metcalf Square, photo 2**), the Classical/Colonial Revival **First Church, Methodist** (1930, **215 Winthrop Street, photo 3**), the Richardsonian Romanesque/Georgian Revival **Wadsworth Block** (ca. early 1890s, **214-224 Winthrop Street, photo 4**), and the Colonial Revival former post office, now the **Winthrop Center Police Station** (1932, **3 Metcalf Square, photo 5**).

The majority of the district's nonresidential buildings are masonry, with the noteworthy exception of the wooden, drastically altered **Masonic Hall** (1892) at **196 Winthrop Street**. The district's masonry nonresidential buildings remain essentially intact; the high quality of their designs and craftsmanship attest to the dedication of their respective building committee members and the turn-of-the-century prosperity of both the town and its center.

Metcalf Square's nonresidential buildings have important historical associations with local government, religion, education, and commerce. Collectively, the design and craftsmanship of the center's public buildings compare favorably with those of much larger New England towns. Indeed, Metcalf Square's public buildings provide a fitting backdrop for one of the finest

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 2

collections of war memorials in the Commonwealth. Winthrop has a long history of providing more than its fair share of citizen soldiers relative to the size of its population. During World War I alone, 1,100 Winthrop men served in the armed forces. Dotting Metcalf Square's triangular park, and especially the green in front of the library and town hall, the inscriptions on these stone and bronze memorials attest to the major sacrifices of local families in times of war. The antique appearance of the district is enhanced by the presence of Metcalf Square's fine collection of war memorials, as well as gravestones in the Winthrop Cemetery.

The architectural and historical significance of Metcalf Square and Winthrop Street is reinforced by the inclusion of ancillary residential and commercial areas within the district boundaries, contiguous areas whose building stock reinforces the area's claim to historic district status.

District boundaries have been drawn to include important nonresidential buildings that might otherwise seem removed from the district's principal concentrations of historic resources. For example, ecclesiastical buildings not bordering the historic Metcalf Square crossroads include the former **First Baptist Church (60 Hermon Street, photo 7)**, **St. John the Evangelist Roman Catholic Church (330 Winthrop Street, photo 8)**, and **St. John's Episcopal Church (222 Bowdoin Street, photo 9)**. These churches anchor the northwest, central northwest, and southeast corners of the district, respectively.

The majority of the historic district's buildings are wooden residences reflecting the forms and styles popular in New England between the 1850s and the 1920s. The district's most common building types are one- to two- story end houses and rectangular two-family houses. Double houses, villas, and three deckers are less widely represented within the district. Over time, reversible alterations have been made to numerous houses within the boundaries of the district. Original clapboards have been replaced by asphalt and vinyl sheathing as well as wood shingles. Changes to fenestration and sash configuration have been made in an effort to modernize the appearance of buildings. Despite these modifications and alterations, the center's buildings retain original siting, form, and elements, an historic appearance that is greater than the sum of its parts.

The oldest dwelling in the district, despite its Greek Revival appearance, is probably **257 Winthrop Street (photo 10)**. Reportedly, markings on timbers in the basement suggest a late 18th-century construction date. Relatively early and rare, three-bay by one-bay, side-gable houses with integral ells are located at opposite ends of the District at **131 Winthrop Street (photo 5A)** and **286 Winthrop Street (photo 6A)**. Both of these houses were built for Belchers around 1830 and 1850, respectively, and are survivors from a time when Winthrop Center had the appearance of a sparsely built up hamlet.

The Italianate style is the first historic architectural mode that is relatively widely represented within the district. An end house such as the ca. 1850s **11 George Street (photo 9A)** illustrates why the Italianate style is sometimes called the bracketed style. Here, saw-cut wooden brackets

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 3

proliferate at cornices and end gables. The district's single substantial double house 69-71 Fremont Street has been considerably altered. Evidently this house's brackets were removed during the late 20th century to accommodate vinyl siding. At Metcalf Square, Freeman House at **233 Winthrop Street (photo 11)** is the area's only intact example of a towered Italianate villa. Fairly substantial, although altered examples of cupola-topped Italianate houses are still extant at **193-195 Winthrop Street (photo 22A)** and **210 Winthrop Street**. Unfortunately, a recent fire at 158 Winthrop Street resulted in the loss of the center's finest example of a 1860s cupola-topped Italianate house.

At Winthrop Center, the Queen Anne style is expressed in both asymmetrical and towered forms of single-family houses. A good example of a compact, asymmetrical Queen Anne house is **180 Winthrop Street (photo 10A)**. Built around 1890 for one of the Belchers, this house overlooks a front yard shaded by a pair of trees that were probably planted shortly after the house's completion. Clad with wood shingles, this house is characterized by facades enlivened with a small projecting front porch and two-story bays at the street and south facades. The house is enclosed by intersecting gables.

Particularly noteworthy in terms of the towered asymmetrical Queen Anne house type, is the relatively substantial residence of Dr. Henry Soule House at **272 Winthrop Street (photo 12)**. Here, this two-story, wood-shingle-clad house stands with a towered component at its northeast corner. The tower is crowned by a distinctive bulbous roof cap and ornamented with carved wooden panels, including a date plaque that reads 1881. In general, the house is enclosed by a complex configuration of intersecting gable and hip roofs. A two-story porch incorporating a two-story polygonal bay that is crowned by a broad gable dominates the main facade. Near the center of the main façade, sidelights and a rectangular transom set off the front door. Set off by single square and tripartite stained glass windows, the front door opens on a portion of the porch sheltered by the floor of the second story's porch. At the north elevation, a side porch with arched openings and a second towered component are in evidence. This lower tower exhibits a bowed wall and steeply pitched hip-roofed roof cap.

Another noteworthy example of a towered asymmetrical Queen Anne house is the ca. 1890s residence at 148 Winthrop Street (not depicted) that stands on one of the Seavey & Noyes-developed lots at the southern end of the block bounded by Winthrop, Buchanan, Fremont and Jefferson streets. Although sheathed with vinyl siding, its original form and elements are still intact. The house rises two stories to an end gable. Maximum design interest is dependent on a polygonal, pyramidically-capped tower to the right of the gable. Still intact at the main façade's first story is a Colonial Revival Tuscan columned front porch.

The finest examples of the Colonial Revival style in the district are by far the two identical mid-1890s buildings at **170 and 174 Winthrop Street (photo 13)**. Although number 174 was built as Winthrop's first hospital, it has the same domestic residential architectural rendering as the

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 4

doctor's residence at number 170. The former was built as the Dr. Ben Hicks Metcalf House at 174 Winthrop Street. A ca. 1915 photograph shows Dr. Metcalf's house and hospital linked by a one-story wooden connector that is no longer extant. Clad with clapboards, these nearly identical buildings rise two stories to hip roofs. Measuring three bays by two bays, each building's volume is characterized by distinctive proportions. To a great degree, the charm of these houses lies in the handsome porches still in evidence at the center of the main facades. Ionic and Tuscan porch columns are in evidence at numbers 170 and 174, respectively. Flanked by sidelights, the houses' front doors open onto entries recessed behind multi pane glass screens of undetermined vintage. At the second story, well-proportioned and detailed Palladian windows open onto front-porch roofs, rising from their roof slopes. Characterized by subtle differences in window shapes, the buildings dormers strike a Colonial Revival note. For example, arched windows are in evidence at number 170, and square-headed windows are displayed at number 174. No longer in evidence are the hip roofs' encircling wooden balustrades evident in early 20th-century photographs (see **Appendix A, fig. 2**).

With the exception of a handful of houses lost to development, fire, or neglect, the district retains most of the buildings ever constructed within its boundaries, with most keeping their original siting, form, and design characteristics. At least two houses within the district have been relocated from their original sites, with the possibility of several more undetected examples. At Winthrop Center, on the southwest side of Metcalf Square, house moving occurred at the former Charles Burrill estate. Around 1890, the patriarch's heirs either moved or demolished the old Burrill Homestead, a ca. 1800, five bay by two bay, clapboard-clad, hip-roofed dwelling that stood on the site of the **Wadsworth Block at 214-224 Winthrop Street**. The Burrill House faced south, overlooking the future site of Burrill Terrace, an 1890s cul-de-sac off the east side of Fremont Street. A second ca. 1860s Burrill House (**2 Burrill Terrace, photo 11A**) was realigned to face the eastern end of the terrace. The **Samuel Belcher House at 11 George Street** was originally located just to the north of the **Belcher-Wadsworth House at 257 Winthrop Street**, and was moved to its present lot during the early 1900s.

District Streetscapes

The delineation of the district's boundaries have been drawn to emphasize the nonresidential buildings of the area. Indeed, to a great degree, the extent of boundary lines has been determined by the presence of architecturally significant nonresidential buildings whose historical significance and high quality design reinforces the overall significance of the District. Interspersed between the nonresidential buildings are residences that provide a historic architectural context for the district. Additionally, the E.B. Newton School (1908) at Walden and Pauline streets (NRIND 1997) is contiguous with the west central segment of the district. With its distinctive H-shaped, cupola-topped form, this masonry Jacobethan and Georgian Revival school serves as a gateway structure providing a fine introduction to the district.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 5

The Winthrop Center/Metcalf Square Historic District was built up over a period of nearly 125 years (1805-1930). Approximately 75% of its buildings were built between 1885-1930. By far the most important streetscapes within the boundaries of the district are those bordering Metcalf Square, where the memorable visual dialogue between stately public buildings and more modest vernacular housing is most evident. The small-town atmosphere evoked by a town hall and a library facing a green along with a Colonial Revival Methodist Church and a 1890s business block underlines the fact that Winthrop Center has managed to retain its historic appearance despite its proximity to a major American city. Here, buildings bordering the Square provide a dignified backdrop for the war memorials located within two small parks at the core of this sub-area. Providing a fine backdrop for the square's **Spanish American War Memorial (photo 15)**, the towered forms of the Italianate - Mansard **Edward M. Freeman House at 233 Winthrop Street** and the red-brick, Colonial Revival, **First Church, Methodist** grace the west side of the square.

Metcalf Square's western streetscape begins with the massive masonry form of the rectangular three-story, late Victorian **Wadsworth Block**. Continuing northward along the western edge of the Square is the early 1930s, one-story, red-brick, Colonial Revival **Winthrop Center Police Station**.

Crossing Pauline Street, a node of commercial/residential buildings dominates the corner of Hermon and Pauline streets. The stucco covering of the three-story, rectangular, late-1870s **Reed Block (photo 14A)** at the northwestern corner of Pauline and Hermon streets belies its origins as a wooden, late-1870s, Italianate business block. Characterized by varying degrees of alteration, commercial/residential buildings of lesser architectural and historical importance are located on the north and west sides of the Reed Block. More specifically, 13 A & B and 15-19 Pauline Street and 10-14 and 16-20 Hermon Street have been included within district boundaries because they complement the scale and form of the more intact buildings that border the other sides of Metcalf Square.

The north side of Metcalf Square is characterized by a war memorial-dotted green that provides a fitting foreground for the Renaissance Revival, yellow-brick **Winthrop Public Library and the cupola-topped Town Hall**. Here, formal, academic design imparts dignity to boxy T-shaped and L-shaped structural forms. Also included within the district behind the town hall is a one-story, ca. 1920s, Craftsman-style, **American Legion Hall (photo 21A) at 29 Hermon Street**, whose L-shaped form is parged with stucco. Further to the north on Hermon Street, the steeple of the Carpenter Gothic **First Baptist Church** is a survivor from the town's 19th-century skyline.

On the south side of Pauline Street sits the red-brick, Queen Anne/Craftsman-style, **Winthrop Center Fire Station at 34 Pauline Street (photo 6)**. With its distinctive hose-drying tower and boxy red brick, hip-roofed form, the fire station is by far the most architecturally significant building bordering the west side of Pauline Street between Fremont Street and Metcalf Square. This streetscape includes a cottage-scale dwelling of undetermined age, and the sizeable ca. 1900 two-story, hip-roofed residential buildings at 24 and 28 Pauline Street, respectively.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 6

Providing a fine introduction to the district at its northern end is the memorably massed **St. John the Evangelist Roman Catholic Church**. Constructed of red brick and designed in the Romanesque Revival style, its form is that of a Latin cross. Particularly memorable are the proportions of its steeply pitched end gables, the main façade's great rose window, as well as its campanile tower. On the south side of the church is a substantial hip-roofed rectory at 320 Winthrop Street (not depicted). Although sheathed with vinyl siding, this Colonial Revival manse retains its form and symmetrical fenestration.

Across Lincoln Street, to the north of the church, a quartet of ca. 1880 Italianate/Stick style residences at **224-242 Lincoln Street** deserve inclusion within the district by virtue of their intact siting, form, and late Victorian elements. With the exception of the hip-roofed house at 230 Lincoln Street, these houses stand with their south gables facing the street. Rising to a height of two stories, these houses possess porches noteworthy for their turned elements.

The streetscapes on the east side of Winthrop Street, between Lincoln Street and Metcalf Square, are characterized by clusters of end gable houses. Undeveloped lots are located at either end of the block of Winthrop Street between Ocean View and George streets, and are not included within the District's boundaries. Overlooking narrow front yards, these houses at 291, 305, 319, 323, and 329 Winthrop Street are set back from each other in a manner that reveals one end-gable façade after another. Situated opposite the municipal parking lot at the northeast corner of Winthrop and George streets, the Italianate end house built for Samuel Belcher at **11 George Street** was moved to this location at some point during the first half of the 20th century.

South of George Street, at the corner of Wadsworth (set out ca. 1910) and Winthrop streets, an L-shaped, 1½-story cottage exhibits tall, typically Greek Revival windows at its main façade. The nucleus of this house is a much older structural component that may date to as early as the 1790s. Across Wadsworth Street to the south is a boxy, hip-roofed bungalow of the ca. 1910s. This bungalow was built on the side yard of the L-shaped Greek Revival residence at 243 Winthrop Street (not depicted). Although sheathed with vinyl siding, this mid 19th-century end-gable house's form remains clearly evident.

The west side of Winthrop Street between Ocean View Street and Metcalf Square is characterized by houses of varied scale facing ample front yards. Dating from the 1850s to the 1890s, these houses include a side-gable, Italianate cottage at **286 Winthrop Street**; an end-gable 1850s Italianate house at **278 Winthrop Street (photo 2A)**; an end-gable, Queen Anne house at 274 Winthrop Street; and the towered, asymmetrically massed **Dr. Henry Soule House** at **272 Winthrop Street** (1881).

South of the Square, a node of residential and commercial/residential buildings is clustered around Winthrop Street's intersection with the narrow side streets of Madison Avenue and Jefferson Street. Anchoring the northeast and southeast corner of Winthrop Street and Madison

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 7

Avenue are the boxy rectangular forms of the three-story, flat-roofed, ca. 1870s McNeil Block at **197-205 Winthrop Street**, and the ca. 1860s, cupola-topped, Italianate, end-gable house at **193-195 Winthrop Street**.

Dominating the southwest corner of Winthrop and Jefferson streets is the three-story rectangular, flat-roofed form of the early 1900s Jefferson Apartments. Measuring four bays by ten bays, the Jefferson is constructed of whitewashed brick and originally contained at least two stores at the Winthrop Street end of the building.

The section of Madison Avenue included within the district extends as far eastward as the ca. 1912 **New England Telegraph and Telephone Building at 20 Madison Avenue (photo 16)**. Between the aforementioned building and the McNeil Block at Winthrop and Madison is a noncontributing, utilitarian, concrete-and-wood structure that obscures a diminutive Mansard cottage at 16 R Madison Avenue, which is included within the district.

Before discussing Winthrop Street streetscapes between Jefferson and Buchanan streets, it should be noted that in addition to the Jefferson Apartments, the south side of Jefferson Street is bordered by the ca. 1900 Queen Anne residence of contractor Charles A. Young. The contractor credited with building the Jefferson, Young resided at **12 Jefferson Street (photo 17A)**. Clad with wood shingles and crowned by an intersecting gable roof, this house is noteworthy for its bulbous porch posts. To the west of Young's house is an undeveloped lot and two Queen Anne/Colonial Revival houses. Across the street, a three-decker is flanked by end-gable, Queen Anne residences, while a ca. 1885, Queen Anne Craftsman-style bungalow at **29 Jefferson Street** presides over the northeast corner of Jefferson and Fremont streets.

Returning to Winthrop Street, the west side of this major thoroughfare, south of Jefferson Street, is largely the product of construction dating from the mid 1890s and later. Here the main architectural interest lies in the twin hip-roofed, Colonial Revival houses at **170 and 174 Winthrop Street** that comprised Dr. Ben Hicks Metcalf's Hospital (1895-1896). The domestic architectural appearance of these wooden two-story, hip-roofed, buildings belies number 174's significance as the town's first professional health care center and nurses training school. Dr. Metcalf's residence was located next door at 170 Winthrop Street. At numbers 170 and 174, porches with clustered columns memorably mark the Metcalf buildings' center entrances. Distinctive Palladian windows are visible at the buildings' second stories. A substantial stable built on the site before widespread automobile ownership still stands behind number 170.

An unfortunate loss for the district was the disastrous fire at 158 Winthrop Street; a conflagration that destroyed the town's finest example of a cupola-topped, end-gable, Italianate residence. A modern house was erected at this location in 2000. Salvaged from the fire and now ornamenting its ample south yard, the cupola alludes to the style and substance of the lost house. Further to the south, a towered Queen Anne structure at 148 Winthrop Street and a brick-and-wooden, Craftsman Queen Anne house at **142 Winthrop Street**, corner of Buchanan are the last two buildings included on the west side of Winthrop Street included within the district.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 8

On the east side of Winthrop Street, between Madison Avenue and Buchanan Street, the progression of wooden end gable and hip-roofed mid to late 19th-century houses is interrupted by the massive masonry form of the former **First Church of Christ Scientist** (1926, **photo 1A**) at **167 Winthrop Street**. With its main façade dominated by a monumental Classical Revival portico and the walls of its sanctuary laid up in red brick and pierced by multi pane Colonial Revival windows, this building's design strikes an imposing academic note on a street otherwise dominated by modest wooden vernacular residences.

The southernmost house included within the district anchors the southeast corner of Winthrop and Buchanan streets. Here, at **131 Winthrop Street**, the **William Belcher House** ranks among the oldest dwellings in the district. Probably built during the 1830s, it possesses a distinctive side-gable main block with an integral kitchen ell and stable. In addition to number 131, the only building included within the district bordering Buchanan, across from the Winthrop Cemetery, is **St. John's Episcopal Church** at **222 Bowdoin Street**. The long, low, one-story, cross-shaped form of this 1889 Shingle Style ecclesiastical edifice imparts an appropriately picturesque sensibility within the larger context of its surroundings. Indeed, Willard M. Bacon's rustic Shingle Style church provides an evocative background for Winthrop Cemetery.

The remaining southern section of the district includes parcels dating from ca. 1830 to 1940 that comprise **Winthrop Cemetery**. Located at its southeast corner, Winthrop Cemetery (**photos 18A, 23A**) is a major component of the Winthrop Center/Metcalf Square Historic District. As late as the 1830s, Pullin Poynte's inhabitants were buried in the old Rumney Marsh Cemetery in neighboring Revere (NR 2004). The Winthrop Cemetery evolved from a small rectangular parcel on the north side of Buchanan Street, one house lot away from Winthrop Street. Overlaid with a cross-shaped system of paths, the oldest part of this cemetery was expanded northward and eastward. Extending as far north as Madison Avenue by the late 19th century and eastward to Bowdoin Street by the early 1900s, the cemetery's commissioners next purchased lands east of Bowdoin Street. By 1920, burials were being conducted on a tract located between Bowdoin and River streets. The Cross Street division, the last section of the cemetery, was open for burials in 1940. Set out over former marshlands adjacent to a system of creeks north of Lewis Lake, the Bowdoin to Cross streets section of the cemetery was owned by Gerry Tewksbury, C.J. Belcher, and developer William B. Rice. To a certain extent, the golf course on the east side of Cross Street (not included within the district) has fulfilled the early 1890s master plan for land use in Winthrop recommended by Olmsted and Elliott. These important landscape architects envisioned recreation areas in the low-lying sections of the town. The oldest section of the cemetery is located at its southwest corner, one house lot east of Winthrop Street. East of Bowdoin Street, the cemetery's land descends to its tree-shaded parcels bordering River and Cross streets.

The founding of the cemetery may have been a connection with the construction of Winthrop's first Methodist Church in 1834. Stones bearing death dates from the late 18th to early 19th centuries related to Winthrop residents who were disinterred from the Rumney Marsh burial

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 9

ground in Revere, and placed in the Winthrop cemetery after its creation. In general, markers in the oldest section are composed of granite and marble as well as limestone, and in one case, cast iron.

The **Metcalf Memorial**, located near the cemetery's Madison Avenue entrance, consists of a rock-faced granite marker whose west face exhibits a bronze plaque. A profile bust of Richard F. Metcalf, son of Dr. Ben Hicks Metcalf, is sculpted in low relief at the center. Richard Metcalf is dressed in the uniform of a World War I soldier. Columbia Square was renamed Metcalf Square around 1920. Another soldier memorialized in the cemetery is **Hermann Kuchmeister**, whose **monument** includes a rock-faced granite slab faced with a bronze plaque. Kuchmeister received the Congressional Medal of Honor for his acts of heroism in Cuba during the Spanish-American War, barely surviving a dangerous mission at Cienfuegos Harbor. His monument was dedicated on October 5, 1924, after his death the previous year.

Green space in the northern half of the district includes two small ornamental parks that relieve the density of the built environment. The two-acre green in front of the town hall and library provides a suitable foreground for these handsome public buildings, while the small triangular park at Metcalf Square extends the green as a public space suitable for the display of war memorials. Originally located at the end of center of the Town Hall's lawn, **Winthrop's Civil War Monument** (1907, photo 19A), sculpted by Edward J. Clark, an artist and selectman, was moved at an undetermined date to its present location on the green adjacent to Hermon Street. The monument is composed of a four-foot high plinth, rising from a low, gray granite base. Situated atop the base is a life-sized figure of a Union soldier. The inscription on the south face of the monument's plinth reads, "For the Dead Tribute, For the Living a Memory, For Posterity An Emblem Of Loyalty To the Flag Of Their Country." A bronze plaque on the west side commemorates Winthrop's Civil War veterans. Across the green is the combined **World War II, Korean War, and Vietnam War Memorial**. Composed of granite slabs, its design interest lies in the simplicity of form.

The third monument on the green, in front of the modern west wing of the Winthrop Library, is dedicated to the Winthrop men who made the supreme sacrifice in **World War I** (Photo 20A). "The Doughboy," as this monument is locally known, is a life-size bronze figure of an American soldier atop a granite block platform. Countering the verticality of the statue are low, flanking granite slabs, inscribed with the names of battles from the war. It was sculpted by Quincy, MA, native Gerald Horrigan in 1921. A second simpler **World War I Memorial Marker** at 45 Pauline Street is located on the lawn of the nearby E.B. Newton School (NRIND), outside the district.

The streetscapes of Fremont Street retain integrity of form, if not always fabric, and boundary lines have been drawn accordingly to include some of the more intact examples of this street's Italianate and Queen Anne residences. While the east side of Fremont Street has been included in

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 10

its entirety, the integrity of the west side's housing stock is less consistent. Indeed, only the ca. 1860, L-shaped, Italianate, end-gable house at **35 Fremont Street (photo 4A)** is included in the segment of Fremont between Pauline and Jefferson streets. Further south, on the west side of Fremont, the district boundaries include the altered, double side-gable Italianate house at **69-71 Fremont Street** as well as the cluster of compact, asymmetrically massed, wood-shingle sheathed, Queen Anne houses numbered **79-95 Fremont Street**. The placement of 89 Fremont Street at the back of its lot is of interest, as it is the only house on this thoroughfare that does not conform to a uniform set back from the street.

On the east side of Fremont, near its intersection with Pauline Street, is Burrill Terrace, an interesting 1890s cul-de-sac that retains wooden vernacular end-gable houses at **1 and 2 Burrill Terrace**. Built around 1895, these houses occupy lots on the northern side of the terrace. The south side is bordered by a modern utilitarian storage facility, and the rectangular flat-roofed Winthrop Storage Company at **20 Fremont Street** whose original clapboards are obscured by asphalt shingles.

Just to the north of the Terrace at 14-16 Fremont Street is a long, low, 1½ story, L-shaped wood vernacular residence that was moved to this lot between 1886 and 1896. Despite alterations to fabric and fenestration, the six-bay by two-bay main block with its low center gable has the appearance of a mid 19th-century cottage. Between Burrill Terrace and Jefferson Street is an interesting assortment of dwellings that includes a ca. 1890s, Queen Anne, end-gable cottage at **26 Fremont Street**. Continuing westward on the even numbered side of Fremont is a ca. early 1900s square, hip-roofed, two-family house at **30 Fremont Street**, exhibiting Queen Anne and Colonial Revival elements. A fairly substantial two-story, end-gable, Queen Anne/Colonial Revival residence is located at **34 Fremont Street** (complete with a porch featuring Doric posts and an attic with a porch recessed behind an arch).

Extending southward from Jefferson Street, the group of Queen Anne/Colonial Revival houses at **66 to 82 Fremont Street** were built between 1895 and 1910. These rectangular, two-story houses are clad with wood shingle and enclosed by hip roofs.

Situated on the east side of Fremont Street, near Buchanan is a trio of early 1890s wooden Queen Anne houses at **90, 94, and 100 Fremont Street (photos 15A and 16A)**. Noteworthy for their unusually inventive designs and complex roof configurations, **100 Fremont Street** is noteworthy for its intact clapboard and wood-shingle sheathing. Memorable aspects of number 94 and 100's designs are the turned elements encircling veranda and the main gables' artfully enframed lunette attic windows whose surrounds exhibit sunburst motifs at their corners.

The southern end of Fremont Street intersects with Buchanan Street. Here, district boundaries have been drawn to include the mid-1850s, Italianate, end-gable house at **57 Buchanan Street (photo 3A)** and the Queen Anne, end-gable, house at **80 Buchanan Street**. The latter three-bay by four-bay house's front door is noteworthy for its Greek Revival/Gothic Revival elements.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 11

Architectural Overview

To a great degree, the district is a showcase for the public buildings of Willard M. Bacon (1860-1947), a talented Boston-based architect who trained with the important Boston firm of Sturgis and Brigham. Bacon had his own practice from 1884 until 1930 and was a resident of Winthrop from the 1880s until his death in 1947. Bacon dominated the market for the design of nonresidential buildings in the town, while simultaneously providing designs for upper-middle class housing in the streetcar suburbs of Boston. Born in Willboro, PA, he began his career in 1880 as a draughtsman for Sturgis and Brigham. From his Shingle Style **St. John's Episcopal Church** of 1889 through the 1898 Renaissance Revival **Winthrop Public Library (photo 2)** to the late 1920s Renaissance/Georgian Revival **Winthrop Town Hall**, Bacon was a skilled interpreter of historic architectural modes popular at the turn of the 20th century. The **Winthrop Public Library at 2 Metcalf Square** is arguably Bacon's masterpiece. The Winthrop Library is a sophisticated interpretation, albeit on a smaller scale, of McKim, Mead and White's Boston Public Library at Copley Square.

Bacon, however, did not completely corner Winthrop's market for nonresidential design, as other talented Boston architects were at work in the Center during the late 19th and early 20th centuries. Indeed, the Boston firms of Arthur H. Vinal and George S. Tobey and Edward Thomas Patrick Graham provided designs for the Queen Anne **Winthrop Masonic Hall** (1892) and the Romanesque Revival **St. John the Evangelist Roman Catholic Church** (1912-1923, **photo 8**) respectively. Additionally, the Boston architectural firm of Bigelow, Hubbard, Wadsworth, and Smith was responsible for the design of Winthrop's Classical Revival/Colonial Revival **First Church of Christ Scientist** (1930).

Included within the district are residences representing the full range of historic vernacular styles and forms dating from the early 19th to mid 20th centuries, providing a vintage context for the center's architecturally significant nonresidential buildings. The residential buildings of the district add up to more than the sum of their parts. The consistently modest scale of the center's dwellings contrasts with the formality of its public buildings.

Building Descriptions

The following sections describe in detail key and representative buildings and sites in the district.

Churches

With the exception of Jewish synagogues built in the Ocean Spray/Winthrop Beach section during the first half of the 20th century, most of the town's religious societies erected buildings in the Center. Much of the district's architectural and historical significance lies in the presence of

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 12

its six churches. Spanning the period of 1870 to 1930, two of the churches are constructed of wood. The 1873 Carpenter Gothic **First Baptist Church at 60 Hermon Street** and the Shingle Style **St. John's Episcopal Church** (1889) at **222 Bowdoin Street** possess rustic qualities that recall the center when its appearance was still that of a rural village. More evocative of a mature, established community replete with congregations that could shoulder the costs of ambitious building projects are substantial masonry churches such as the Romanesque Revival **St. John the Evangelist Church** (1912-1923) and the 1930 **First Church, Methodist**. The latter church introduced a monumentality of form and sophisticated design that was unprecedented in Winthrop up to that time.

First Baptist Church (photo 7)

Situated opposite the intersection of Hermon and Belcher streets, the First Baptist Church, by virtue of its distinctive form, Gothic Revival elements, and soaring spire has been a highly visible landmark in the most literal sense of the word since its construction in 1873. The church provides a physical link with pre-1890 Winthrop when the Center still had the appearance of a rural village. The First Baptist Church has housed a local theatrical group since ca. 1960.

Architecturally, the church is an interesting example of a Carpenter Gothic country church. Composed of a two-bay by six-bay rectangular sanctuary enclosed by a steeply pitched roof, a shallow, integral two-story ell projects from the center of the sanctuary's rear façade. The ell is enclosed by a steeply pitched gable roof that is a more modest echo of the sanctuary's taller and wider gables. Projecting from the southeast corner of the sanctuary's main façade is a square, four-story, towered component that supports a soaring steeple. Vintage photographs indicate that the church's first story was originally clad with wood shingles while the upper stories are sheathed with clapboards.

Clad entirely with wood shingles, the church's walls are pierced by lancet windows enlivened by raised wooden moldings. The church's principal elevation faces the intersection of Hermon and Belcher streets. Here, the main entrance to the church is located at the tower's first story. Originally, the tops of the double front doors were flush with a broad segmental arch. The height of the front doors has been reduced, leaving only a few inches of wood shingle-covered wall surface separating the top of the doors from the molded segmental arch. The main and south elevations of the tower are pierced by tall lancet windows. All of the tower's windows are covered with wood infill panels. Single lancet windows are in evidence at the tower's third story. The tower's fourth story exhibits double lancet windows.

The tower's original corner buttresses have been removed, and string courses beneath the second and fourth story windows have been covered with wooden shingles. Still visible is the narrow encircling sill course that runs beneath the tower's third-story windows. Rising to a height of nearly 100 feet above the sidewalk, the tower's steeple rises from the slopes of a hip roof to a copper finial at the apex of the spire.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 13

To the right of the steeple-surmounted tower is the main façade's broad, steeply pitched, east gable. The first story's original cornice-headed tripartite window is covered with a wooden panel. At the northern end of the main façade is a secondary entrance whose multi paneled door is set off by raised and molded segmental-arched surrounds. The narrow, steeply pitched gable of a shallow, one-story entry surmounts the entrance. Above the first story the end gable's façade is dominated by a tall and narrow tripartite window exhibiting molded wooden surrounds. The windows contain wooden infill panels. Near the apex of the gable is a demi-lancet window set off by a raised wooden molding.

Rising to raised wooden moldings, the sidewalls of the sanctuary are devoid of windows at the first story while six standard size windows appear at the second story. At the south wall's fourth bay, a door providing additional egress for the theatre company has replaced the original window. The door opens on to a wooden porch whose stairs lead to the ground level. The sidewalls' windows exhibit wooden surrounds surmounted by solid lancet arches; windows that are linked by a continuous wooden lintel course.

St. John's Episcopal Church (photo 9)

Overlooking Winthrop's Old Cemetery, St. John's Episcopal Church anchors the southwestern corner of the District at Buchanan and Bowdoin streets. Built in 1888-1889 from designs provided by Willard M. Bacon, this wood shingle-sheathed ecclesiastical building blends the Shingle Style with the Carpenter Gothic. The building's relatively modest scale is more that of a chapel than a church; with a less than substantial scale befitting its original status as a seasonal mission church within the Boston Episcopal diocese. Architecturally, the building blends a low cross-shaped form with a decidedly horizontal orientation. The building rises a single story from a high rubble stone basement to an intersecting, asphalt shingle-sheathed hip and gable roof. Bacon intended to construct a low tower composed of large, random-course stones at the northeastern end of the building. The tower's Buchanan and Bowdoin Street's first-story elevations were originally intended to have porches recessed behind the encircling loggia. For reasons possibly related to funding constraints, the encircling loggia never made the transition from paper to the three-dimensional reality of a rubblestone tower that would have heightened the rustic appearance of the church.

Like all of the facades, the main Buchanan Street façade is clad with original staggered butt shingles. The highly plastic main façade is characterized by projecting structural components. Beginning at the eastern end of the main façade is a one-bay by one-bay secondary entry. Enclosed by a gable roof, original double doors with angled boards and Medieval Revival hardware are still intact, while its side walls are pierced by standard-size stained-glass windows. At the main body of the building, between the projecting secondary and principal entries, is a tripartite stained glass window that is surmounted by the north slope of the sanctuary's gable roof. Continuing westward along the main elevation, a projecting, one-bay by three-bay component is

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 14

enclosed by a steeply pitched hip roof. Projecting from the center of this component, in turn, is the main, one-bay by one-bay, gable-roofed entry. Double doors with a Medieval Revival sensibility identical to those of the secondary entrance are accessed by a short flight of concrete steps. The main entry's side walls are pierced by distinctive pointed-arch, stained-glass, demi-lune windows. On either side of the projecting main entry are double windows containing stained glass. The polygonal west wall of the building encloses the altar. At the eastern, Bowdoin Street elevation, a large, arched stained glass window illuminates the sanctuary. To the right of the Bowdoin Street end gable is the side wall of the main façade's projecting, secondary entry.

St. John the Evangelist Church (photo 8)

Anchoring the southwest corner of Lincoln and Winthrop streets, at the far northwest corner of the district, St. John the Evangelist Church (1912-1923) is by far the most sophisticated ecclesiastical design within the Center. Designed by Edward Thomas Patrick Graham in the Romanesque Revival style, the church possesses a cross-shaped form. Particularly memorable is the strong design statement evident in the main façade's gable and campanile tower. The ten-bay sidewalls of the church exhibit the projecting one-bay by three-bay arms of its Latin cross plan. Six of the ten-bay sidewalls contain stained glass windows.

In addition to stained-glass windows, the church's facades are noteworthy for their well-crafted brickwork elements. Interestingly, Graham chose to reference 11th-century Italian Romanesque rather than Henry Hobson Richardson's distinctive late 19th-century interpretations of this historical architectural style. The church's arched corbelled cornices recall the first Romanesque or "Round Arch Style" popular in America during the 1850s. Additionally, Graham references late 17th-century northern Italian design via the use of Palladian windows at the top of the tower. At the time of its construction, Graham was also working on St. Paul's Roman Catholic Church in the Harvard Square section of Cambridge. Winthrop's Catholic church exhibits many similarities to St. Paul's including towered massing and the same raised brick ornament that lends much textual interest to the buildings.

First Church of Christ Scientist (photo 1A)

Like the First Church, Methodist, the Christian Scientist church represents the successful blending of Classical Revival and Georgian Revival elements. Completed by 1930, the building is composed of two segments: a three-bay by one-bay vestibule and a five-bay by three-bay sanctuary. The building's flat roof is enclosed by a low, encircling brick parapet.

The building's defining feature is a pedimented cast-stone portico that dominates the main facade. Access to the entrance porch is gained via a broad slight of concrete steps. The portico's columns rise to Egyptian Revival, lotus-leaf capitals that strike an exotic note within a design otherwise firmly rooted in classicism. The arched multi pane main and flanking entrances are set back

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 15

behind the columns. Set off by Egyptian Revival pilasters, the flanking, square-headed entrances exhibit gauged brickwork lintels while the center, arched entrance is edged with header bricks. Surmounting each entrance is a standard size window containing 6/6 double hung wood sash.

Flanking the pedimented portico are molded cast-stone cornices that wrap around the corners of the vestibule component but are not carried around to the walls of the sanctuary. The cornice's lower course is composed of dentils. Visually separating the full basement from the first story is an encircling belt course composed of stretcher bricks. The sanctuary's sidewalls are pierced by four tall and arched multi pane windows that rise from wooden sills. Flanking these tall windows are small and narrow multi pane windows.

First Church of Winthrop, Methodist (photo 3)

The **First Church of Winthrop, Methodist** at **215 Winthrop Street** is a major landmark on the southwest side of Metcalf Square. Built in 1930, this L-shaped building dominates its surroundings by virtue of its pedimented portico and well-proportioned octagonal, two-stage steeple. Essentially Colonial Revival in style, the wood-trimmed, red-brick church revives the Christopher Wren-like formula evident in the Georgian Boston churches from the 1723 Christ Church (Old North) to Peter Harrison's 1809 Park Street Church. Here, just as in the Wren-influenced churches, the Methodist Church is composed of a towered three-bay by one-bay vestibule and contiguous two-story, three-bay by six-bay, rectangular sanctuary. The variation in this oft-repeated formula lies in the Classical Revival portico and substantial two-story west wing. Both sanctuary and ell are enclosed by gable roofs. The corners of this building are accented by brickwork quoins. A broad flight of concrete stairs provides access to the entrance porch that is sheltered by monumental Tuscan columns. The columns rise to a Classical Revival pediment. The building's flat roof is enclosed by a low, encircling brick parapet, well-molded entablature and modillion edged pediment. Near the apex of the pediment is a keystone-accented, multi-sash window. Located at the center of the main façade, massive multi panel double doors surmounted by a multi pane, keystone-arched fanlight open on to the portico. Monumental Doric pilasters flank the entrance bay. An arched, secondary entrance at the first story and a standard size window at the second story pierce the northern end wall of the towered vestibule. At the main façade's second story are three sixteen-pane windows. The windows of the sanctuary's sidewalls are tall, arched, multi paned, and generally treated in the Georgian manner.

Clubhouse

Winthrop Masonic Hall

Although drastically altered by the installation of vinyl siding to its clapboard and wood shingle-sheathed walls during the late 20th century, the **Winthrop Masonic Hall** (1892) deserves to be

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 16

briefly mentioned as the district's only clubhouse. Designed by the Boston architectural firm of Vinal and Tobey, stylistically the building represents an amalgam of the Queen Anne, Shingle, and Colonial Revival styles. Still evident at the street elevation is an arched center panel exhibiting incised Masonic symbols and an inscription that reads: "Masonic Hall erected A.D. 1892."

Municipal Buildings

To a considerable degree, the architectural significance of Winthrop Center is dependent on the presence of its municipal buildings. Located on or near Metcalf Square, the focal point of the district, these buildings strike a formal, academic note in an area that is otherwise characterized by vernacular residential architecture. Built between the late 1890s and early 1930s, a library, fire station, post office (now a police station), as well as a town hall, provide evidence of the maturation of the town fifty to seventy-five years after its incorporation in 1852.

Although demolished around 1930, the first Town Hall overlooking dusty crossroads later formalized as Metcalf Square (**see Appendix A, fig. 1**) is depicted in vintage photographs. Designed as a wooden temple-form, Greek Revival/Italianate, building, the first town hall was built in 1855 by local carpenter George Shaw. The old town hall occupied the southwest corner of Pauline Street and Metcalf Square, now the site of the old police station. The **Winthrop (Frost Free) Public Library** (1898) and the 1928 **Winthrop Town Hall** are the most architecturally significant buildings in the district. Designed thirty years apart by the same architect, Willard M. Bacon, these buildings occupy a highly visible site at the head of a war memorial dotted green on the north side of Metcalf Square.

Winthrop (Frost Free) Public Library (photo 2)

Built in 1898, the **Winthrop (Frost Free) Public Library** at **2 Metcalf Square**, is the most architecturally sophisticated public building in Winthrop. Named for summer resident Morrill Frost, whose wife Eliza made a substantial donation, the library probably represents the greatest design achievement of its architect, Willard M. Bacon. The library was originally L-shaped. Presently T-shaped as the result of the construction of the modern west wing, the library is constructed of yellow brick with limestone trimmings. The library rises two stories from a granite block basement to a low hip roof. Bacon's design echoes that of McKim, Mead and White's Boston Public Library at Copley Square. Completed three years before Bacon went to work on the Winthrop Library, plans and elevations for Boston's library had been in the public domain for at least a decade.

The Winthrop Library's main façade features a tall and recessed center entrance with well-molded stone enframements. Access to the main entrance is provided by a short flight of granite stairs flanked by low shoulder block composed of the same material. To the right of the entrance

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 17

is a modern handicapped-access ramp that is also composed of granite. A console-bracketed pediment shelters an entablature exhibiting incised letters that read "FROST PUBLIC LIBRARY." Flanking the entrance are small, narrow, windows. Set high on the wall, these windows are set off by limestone sills and wedge-shaped lintels. On either side of the entrance bay is a trio of windows. The window surrounds including sills, pilasters, and arched lintels are composed of limestone. Located just below the cornice's dentil course are square windows that rise from a continuously molded lintel course.

Although a modern yellow-brick and concrete addition has obscured the library's original west elevation, the two-bay east elevation retains its original surface treatments. Here, the rusticated granite block basement is pierced by a pair of widely spaced rectangular windows that rise from a single course of granite blocks. At the first story, a pair of tall, arched, windows, exhibiting raised limestone lintels identical to those of the main façade, illuminate the main reading room. Just as at the main façade, a pair of small rectangular windows rises from a continuous sill course. In evidence at either end of the slate, shingle-clad, hip roof are tall and narrow chimneys that are noteworthy for their proportions and smooth, planar, yellow-brick surfaces.

Winthrop Center Fire Station (photo 6)

Marking the western entrance to the District at **34-40 Pauline Street**, the **Winthrop Center Fire Station** was built in 1898 from designs provided by Willard M. Bacon. Representing an amalgam of Georgian, Queen Anne, and Craftsman characteristics, the building is constructed of red Michigan and Flemish-bond brick with wood and concrete trimmings. Rising two stories to a slate-covered hip roof, the building is essentially U-shaped in form.

A hose-drying tower rises approximately 30 feet at the station's southeast corner, joining several church steeples as place-marking landmarks on the Center's skyline. The three-story tower's brick walls are pierced by both square-headed and arched windows that are small and narrow. A wooden belfry with an open porch crowns the tower. Originally capped by a steeply pitched pyramidal roof, the belfry is enclosed by a low hip roof of undetermined date.

The tower, as originally built, did not have a belfry. In 1932, the Bower Rigging Company was hired to hoist a new bell up to the belfry that was added atop the tower. The bell itself was a donation from an unidentified church in Wakefield. The bell has been removed and is displayed alongside the Beach Firehouse at Ocean Spray, Winthrop.

With the noteworthy exception of the configuration of the three-bay main facade's garage doors, the building is mostly intact. Originally the garage doors culminated in Romanesque Revival arches edged with gauged brickwork edging. The arches were eliminated in favor of wider-than-the-original, square-headed openings at an undetermined date. Above the garage doors, a wooden rusticated walls are pierced by standard-size windows. The windows contain 1/1 double-hung

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 18

sash. A polygonal oriel strikes a Queen Anne note. Flanking the oriel are pairs of small narrow windows that rise from a single granite sill course. The main façade's slate shingle – covered roof sweeps down to flared eaves supported by Craftsman-style brackets. Rising from the center of the main façade's roof slope is a single hip-roofed dormer. The dormer's original sash has been removed and replaced by a small square window.

The main entrance is located to the right of a center, bowed façade. The bowed bay rises two stories, its undulating surface pierced by tall, narrow windows. Standard-size windows are located at the first story, on the south side of the bowed wall, as well as flanking it at the second story.

Winthrop Town Hall (photo 1)

The **Winthrop Town Hall at 1 Metcalf Square** was built in 1928-1929. Situated on a large lot that had been part of the James Blaisdell Farm during the second half of the 19th century, the northeast corner of the farm is now part of the green in front of the library. The southern edge of the green was for many years the site of Alfred Tewksbury's small, wooden, one-story general store (see **Appendix A, fig. 6**).

Architecturally, the Winthrop Town Hall is a fine example of a masonry municipal building. Blending characteristics of the Renaissance and Georgian Revival styles, the town hall, like the library next door, is constructed of yellow brick. Possessing an L-shaped form, its nine-bay by two-bay main block's Metcalf Square (main) façade rises two stories from a granite block foundation to a slate shingle-covered roof. Rising a full story from below the grade of the main façade, the building's side and rear walls rise three stories. Characterized by restrained surface treatments, the main façade is divided into three three-bay segments. At the center of the main facade is a shallow, projecting three-bay center entrance. A pediment sets off the entrance that is surrounded by wooden sash. The entablature of the entrance's modillion-block accented pediment exhibits incised letters that read "TOWN HALL." The pediment projects from a low limestone balustrade that encloses a shallow second-story porch.

Access to the main entrance is provided by a broad flight of granite stairs; flanking the stairs are three-foot-tall granite shoulder blocks supporting original lighting fixtures that consist of tall bronze columns that support milk glass globes. On either side of the entrance stairs are light wells enclosed by cast-stone balusters. Opening up in each light well are three standard size basement windows. The basement walls are laid up in rusticated granite, culminating in an encircling limestone beltcourse.

At the first story, on either side of the entrance, are three arched windows separated from each other by Doric piers composed of brick; molded limestone arches spring from each pier. Rising from granite sill courses, each window contains 1/1, double-hung wood sash surmounted by a demi-lune transom.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 19

At the main façade's second story, a large tripartite window flanked by standard-size windows open onto a shallow porch. Situated atop the projecting main entry, the porch's cast-stone railings feature solid segments faced with incised panels as well as open segments containing balusters.

On either side of the three central windows are three standard-size windows. These rise from an encircling limestone sill course to an encircling lintel course that also serves as the lowest course of the cornice. The main facade, like the main block's two-bay side elevations culminates in limestone moldings, including a crisply rendered dentil course. The main block's Hermon Street elevation is one-story below the grade of the main façade. Indeed, the Hermon Street façade rises a full three stories from the basement to the second story. The basement entrance is set off by Doric pilasters and a cornice-headed entablature. A modern metal glass door has replaced the original. Above the basement entrance, large tripartite windows illuminate a stairway. These windows are not aligned with first- and second-story windows to the right of the entrance bay. To the right of the basement entrance, a pair of standard-size windows pierces the rusticated granite wall. Above these windows at the first story is a pair of arched windows that are rendered in a manner identical to those of the main façade. Above the first-story windows, in turn, are square-headed, standard-size windows.

Although partially obscured by the modern west wing of the Frost Free Library, the main block's east elevation is similarly rendered to that of the Hermon Street elevation. Projecting from the north wall of the main block is an extensive and integral three-story wing. Both main bloc and rear ell are enclosed by a slate-covered hip roof. Rising from the center of the main block's columns, a distinctive, domically capped cupola is surmounted by a metal finial. The cupola's circular colonnade rises from a square, wood-shingle covered platform that is enclosed by a low, solid paneled balustrade.

The interior of the building retains original hard wood and marble floors. Also in evidence on the walls of the reception halls are bronze historical plaques bearing inscriptions concerned with milestones in the town's history. The most significant interior spaces are the circular reception halls stacked one atop the other on the Metcalf Square side of the building. A large opaque leaded glass skylight illuminates the second-story reception hall.

Winthrop Center Post Office, now the Winthrop Center Police Station (photo 5)

Anchoring the southwest corner of Pauline Street and Metcalf Square, the **Winthrop Center Police Station** was built in 1932 to originally house the Winthrop Center Post Office. Constructed of red brick and trimmed with wood and concrete, this Georgian Revival-style, wedge-shaped, one-story building stands like an open book with its "binding" represented by the narrow wall or entrance bay facing the corner of Pauline Street and Metcalf Square. Apparently its Georgian Revival style was chosen to harmonize with the First Methodist Church directly across Metcalf Square, to the east. A wide cast-stone belt course visually separates the basement

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 20

and the first story. At the northeast corner of this wedge-shaped building, original molded cast-stone surrounds remain, but the original door has been replaced by a modern metal door. Flanked by engaged Doric columns, the entrance is surmounted by a cornice-headed entablature. The corners of the building are accented with brickwork quoins. A modern handicapped access ramp as well as stairs ascend from the sidewalk to the front door. Fanning out from the entrance bay that faces Metcalf Square, are the Hermon and Pauline Street facades that measure three bays and five bays, respectively. Here, tall arched windows containing 15/15, double-hung, wood sash illuminate the interior. The Pauline Street façade is one-half story below the grade of the Hermon Street facade. The building is enclosed by a flat roof, which is encircled by a low brick parapet ornamented with cast-concrete panels.

Commercial Buildings

The creation of a shopping district to the west of the Center during the 1910s and 1920s may be credited with limiting the presence of commercial buildings bordering Metcalf Square. By that time, only a handful of buildings had been constructed on or near the Square, most notably **Reed's Block** (1870s) and the **Wadsworth Block** (early 1890s). No longer extant, the early ca. 1880, wooden, one-story general store of Alfred Tewksbury was situated at the southeast corner of the green now shared by the town hall and library. Exhibiting Stick Style surface treatments, Tewksbury sold dry goods, stationary, and sundries to local residents at his centrally located store.

Between the Civil War and World War I, a node of buildings containing first-floor commercial concerns evolved at the intersection of Madison Avenue, Winthrop and Jefferson streets. Anchoring the northeast corner of Winthrop and Madison, the altered ca. 1880 **McNeil Building** is a commercial/residential building that probably represents the building with the longest history of commercial use. Possessing a first story laid up in red brick, the building's original clapboards on the second and third stories have been obscured by vinyl siding. Vintage photographs suggest that the building had more of an Italianate appearance, complete with a bracketed cornice. Reportedly, McNeil's Block incorporates part of the Methodist church's first building, a wooden, one-story, gable-roofed chapel that was built on this site in 1834.

Across Madison Avenue, the Italianate end-gable **Edward Wadsworth House at 195 Winthrop Street** was enlarged by the addition of two-story commercial component to its Winthrop Street gable. For many years, this ca. 1860s cupola-topped building housed the Winthrop Hardware Company. Next door to the south at 183-187 Winthrop Street is a cast concrete and brick one-story rectangular commercial building. Built during the 1920s to accommodate a grocery store that was part of the First National Stores chain, this building has been altered, possessing little in the way of its original appearance, and is a noncontributing element.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 21

Across Winthrop Street, at the southwest corner of Winthrop and Jefferson streets, the multi-family building known as **Jefferson Apartments at 2-6 Jefferson Street** was built during the early 1900s. Erected by real estate developer Charles A. Young, who lived in the Queen Anne house next door at **12 Jefferson Street**, this masonry building strikes a decidedly urban note within a suburban setting. Rising to a height of three stories and measuring eleven bays by six bays, this boxy, rectangular building is constructed of brick with cast-stone trim. Essentially Georgian Revival in style, the building's corners are accented with quoins. At the first story, the building's storefronts contain infill brick. Access to the upper stories is gained via entrances located at the center of the street elevations. At the center of the Jefferson Street facade, a two-bay wall segment is flanked by tripartite, cast-metal oriels that are recessed into the wall plane. Beneath the windows of the cast-metal oriels are rectangular apron panels. In general, windows contain 1/1, double-hung wood sash and are set off by simple cast-stone sills and splayed lintels. A low parapet that is enlivened by restrained ornamental brickwork encircles the building's flat roof.

Housing at least two commercial units at the Jefferson's first story, one commercial concern in particular was once highly significant to Winthrop residents. By the mid-1930s, the store at the building's Winthrop and Jefferson corner contained Verdi's Variety Store. Andy Verdi's store was a popular gathering place for "Verdi's Wolves," a group of high school students who all survived service to their country during World War II. The Wolves had a reunion at Verdi's in 1947.

The Wadsworth Block (photo 4)

The **Wadsworth Block at 214-224 Winthrop Street** is by far the most sophisticated commercial building architecturally in the district, as well as in the entire town. Its relatively massive three-story masonry form strikes a decidedly urban note within its suburban setting. Built around 1890 from designs provided by an unidentified architect, this building blends characteristics of the Romanesque Revival and Queen Anne styles.

Measuring eleven bays by three bays, this flat-roofed rectangular building was constructed to house four stories at street level, while its upper stories contain a meeting hall and professional offices. Perhaps the Wadsworth Block's best-known commercial tenant is Brown's Drug Store. Housed in the block's southernmost store since at least the mid-1930s, this commercial concern's interior boasts original hardwood paneling and other vintage features. Although the storefronts have been modernized and the main façade's original ornamental parapet obscured by a metal covering, the building retains integrity of siting, form, and elements, as well as the brick and brownstone fabric. The main façade's upper stories are laid up in orange brick with rock-faced brownstone trim. The building's sidewalls are faced with red brick. Original doors providing access to upper floors are set within a recessed rock-faced brownstone arch at the center of the main façade. At the corners of the main façade's first story, rock-faced brownstone piers echo the

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 22

rusticated appearance of the entrance surround. Above the main entrance the incised letters of a brownstone plaque read "WADSWORTH BLOCK." A highly inventive double Palladian window is in evidence at the entrance bay's second story. Ranged across the upper stories, brownstone-trimmed, orange-brick, piers divide the second and third stories into eleven bays. The side and rear walls of the building are laid up in dark red brick.

The Reed Block (photo 14A)

The ca. 1878, **Reed Block** at **5 Pauline Street** (see **Appendix A, fig. 5**) was originally a wooden Italianate three-story commercial/residential block. Although drastically transformed into a Craftsman-style building during the first quarter of the 20th century, this building's siting and scale remains unchanged and it continues to house a commercial concern and residential units. The Reed Block was Winthrop Center's first substantial building of its type. Early commercial enterprises listed here during the 1880s included J.W. Stover's Variety, a bakery/ice cream parlor, and a plumber.

New England Telegraph and Telephone Building (photo 16)

Tucked away on a narrow lane bordering the northern edge of Winthrop Cemetery, the **New England Telegraph and Telephone Co. Building** at **20 Madison Avenue** is of interest as a modest jewel of an early 20th-century commercial building. Although showing signs of neglect after years of vacancy, this ca. 1912 building is a survivor from the dawn of widespread telephone use in the town. The rectangular form of this one-story building measures the equivalent of three bays by ten bays. Constructed of red brick with light gray granite and terra-cotta trim, a narrow yard is in evidence at the front of the building. While the basement windows of its main façade have been filled with glass bricks, standard clay bricks serve as infill material for first-story windows. Granite trim elements remain intact, including a beltcourse, window sills, and the main entrance's surrounds. Located at the western end of the main façade, the main entrance is accessed via a short flight of concrete steps. The front door is recessed within a handsome raised and molded Classical granite surround surmounted by an incised rectangular granite panel. The panel, in turn, culminates in a molded cornice with a crisply rendered dentil course. To the left of the entrance stairs, three windows contain glass bricks. At the first story, two large windows have been enclosed with infill bricks at an undetermined date; granite sills and gauged brickwork lintels are still in evidence beneath the infill brick. The building culminates in an ornate cornice composed of terracotta and galvanized iron. The side and rear walls of the building exhibit utilitarian finishes and standard-size windows.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 23

Residential Buildings

End Houses

The majority of freestanding houses in the district represent the end-gable house type. By far the most popular 19th-century house type in New England, the end house's ascendancy dates to the late 1830s, when the five-bay main façade was surpassed by houses exhibiting principal elevations at three-bay end walls gables. End-gable or end houses are characterized by a narrow three-bay façade with a side-entry and a side-hall plan. The rise in popularity of the end house coincides with the revolution in house construction methods. Labor-intensive hand-wrought construction bowed to mass production as a more modern and efficient mode of house construction. By the mid 1830s, the advent of balloon framing, steam-powered tools, and machine-made nails facilitated more rapid house construction. Indeed, labor-intensive hand-wrought construction bowed to mass production as a more modern and efficient mode of house construction. Saw-cut ornamentation associated with the Italianate, Carpenter Gothic, and Stick styles could be mass produced, ordered by catalogue, and easily shipped.

Originally clad with clapboards, many of the district's end houses have been covered with later, reversible-sheathing materials, including wood shingles, asphalt shingles, and vinyl siding. In most cases, the form, siting, and elements of these end houses remain intact. Resting on basements composed of granite blocks, rubblestone, or bricks, the District's houses average one to two stories in height. End houses at the Center exhibit features characteristic of a variety of architectural styles including Greek Revival (**257 Winthrop Street**) and the Italianate (**35 Fremont Street**). In the district, gable-roofed houses are, by far, the most characteristic roof type, enclosing single-family residences built between the late 1850s and early 1890s. Italianate end houses began to appear in the district as early as ca. 1850. In several noteworthy cases, Italianate brackets were blended with Greek Revival elements, such as paneled corner boards and pedimented attics. Intact examples of this Greek Revival/Italianate end house type survive at **11 George Street**, as well as those forming the memorable streetscape at **319-329 Winthrop Street**.

Cottage scale/Intersecting Gables

The wood-sheathed **White-Parker House** at **291 Winthrop Street (photo 8A)** was built around 1870 for Boston bookkeeper Charles N. White. This wooden T-shaped dwelling's main block measures three bays by one bay. The front door is flanked by sidelights containing solid wooden panels. The panels contain raised, diamond-shaped details that appear to be original to the late 19th century. Plain pilasters, in turn, flank the sidelights. In general, windows are set off by raised moldings and exhibit Italianate cornice-headed lintels. The small pedimented porch represents a ca. early 1900s Colonial Revival addition.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 24

Side-Gable, Center Entrance Houses

A handful of side-gable houses rank among the oldest dwellings in the district. Built around 1830, the wood frame, late Federal/early Greek Revival **William Belcher House** (ca. 1830) at **131 Winthrop Street** retains its original three-bay by one-bay side gable form as well as its integral rear kitchen ell. Rising to a height of two stories, this house is enclosed by a gable roof. Exhibiting a pedimented west attic, the windows of this dwelling contain original 6/6 double hung wood sash. The three-bay main facades represent a variant of the five-bay, center entrance, late Federal vernacular façade. Typically found in eastern Massachusetts towns during the second quarter of the 19th century, another relatively early example of this house type is the ca. 1852 **Belcher-Thompson House** at **286 Winthrop Street**.

Suburban Villas

A small percentage of houses in the Center are loosely based on rural villa models popularized by Andrew Jackson Downing, Samuel Sloan, Gervase Wheeler, and other architect/tastemakers active during the mid-19th century. Constructed for pressman Edward S. Freeman at **233 Winthrop Street**, this ca. 1883, towered, Italianate Mansard villa is an extremely late example of its type. More typically, towered villas proliferated during the 1850s. Presently presiding over the east side of Metcalf Square, the house's large first-story window is set off by three colorful stained-glass panes that were added ca. 1900.

Although drastically altered to accommodate a funeral home, **210 Winthrop Street** retains a semblance of its original glory via its siting and cross-shaped form, if not its original fabric. Striking an unusually formal note, a towered pavilion crowned by a mansard roof is in evidence at the center of the main façade. A porte cochere projects from the center of the main (south) elevation.

Double Houses

Double houses are an under-represented house type in Winthrop Center. The single example of this type is the ca. 1860s Floyd House at **69-71 Fremont Street**. Although its original clapboards are covered with vinyl, this Italianate double house retains integrity of siting, form, and saw-cut elements.

A double house consists of two living units separated by a vertical party wall. The arrangement differs from that of a two-family house, where the two units are separated horizontally. Although both structures contain two living units, the double house is a single-family type, in that each half, together with the land on which it stands, can be owned separately. In the case of two-family houses, the two units are placed on top of each other. Since both units occupy the same land, the two units must remain under one ownership.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 25

Three Deckers

The three decker came to the forefront around 1880 as a suburban form of housing that was efficient and aesthetically pleasing, as well as cost effective. The standard three decker is a long narrow building with its short side to the street. The entrance (with one to three doors) is on one side of the street façade, balanced by a planar wall or a projecting bay, pierced by one or more windows at the other side of the façade. Within these rectangular buildings are the three nearly identical living units stacked on top of the other. Typically enclosed by a flat roof, three deckers usually feature stacked porches at the front and the back of the building.

Far more common in Boston neighborhoods such as Dorchester and South Boston, the three decker is rare within Winthrop. Indeed, Winthrop Center contains only a few examples of this building type. Examples within the district are limited to three Queen Anne three deckers located at **15 and 19 Jefferson Street** and **16-20 Hermon Street**. That the three decker is not more widely represented within the district is due to the fact that Winthrop Center was already largely built up by the time of this housing's peak popularity during the early 1900s. In general, the Center's three deckers have sustained alterations to original fabric and are not outstanding examples of their type.

Apartment Buildings

The **Jefferson Apartments** at **2-6 Jefferson Street** is the only masonry apartment building located within the district's boundaries (see Commercial Buildings section). That multi family housing was not more prevalent at Winthrop Center speaks to the strong tradition of single-family home ownership in Winthrop. As in the case of three deckers, by the time apartment house construction could have been more of a housing option at the Center, the area was almost completely built up. Providing a physical link to the waning days of horse-drawn vehicles is the small ca. 1890s stable at **94 Fremont Street**.

Outbuildings

Four freestanding pre-1900 stables are still extant within the district. A fairly substantial late 19th-century wood shingle-clad stable still stands behind the Italianate Mansard villa at **233 Winthrop Street**. A large, one-story stable dating from the late 1890s is still extant in the back yard of the Colonial Revival **Metcalf House** at **170 Winthrop Street**. A fairly substantial stable complete with a hayloft door stands in fair condition behind the 1890s Queen Anne house at **45 Hermon Street**. At least one example of an attached stable, altered for the purposes of a garage, is located within the district, the late Federal **William Belcher House** at **131 Winthrop Street**. The possibility remains that several more attached stables that now read visually as the rear ells of residences, and therefore might survive within the area. Additionally, the diminutive hip-roofed and stucco-clad ca. 1910s Craftsman-style **Winthrop Cemetery Utility Building** located near the Bowdoin Street side of this burial ground dates to the early 20th century.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 26

Archaeological Description

Environmental characteristics of the area represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. The district is located on a well-drained, level to moderately sloping, broad ridge or drumlin in the central part of a peninsula previously known as Pullen Poynte. Coastal wetlands, swamplands, Lewis Lake, and a pond (now filled), were all originally located within 1,000 feet of the district. The area is located within the Boston Harbor drainage.

Each of the sites described above indicates a high potential for locating Native American sites in the district. Higher topography, possibly with a southern exposure near wetlands, may be especially sensitive for Native burials. The physical characteristics of the district support this conclusion as well as the high potential for locating habitation and exploitative-type sites. Much of the district contains high, well-drained, level to moderately sloping land surfaces that were originally located in close proximity to wetlands. These physical characteristics indicate locational criteria that are favorable for many types of pre-Contact and Contact period sites. Given the above information, the size of the district (ca. 42 acres), and the district's history of historic land use, a moderate to high potential exists that significant pre-Contact and Contact period resources are present.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 27

A high potential exists for locating historic archaeological resources in the district. European colonists resided in the Winthrop locale after 1635. While no evidence currently exists that houses were built within the boundaries of the district in the 17th century, sites may exist.

Structural evidence of early homesteads including dwellings, outbuildings, and occupational-related features (trash pits, privies, wells) may survive. The district remained sparsely settled throughout the 18th and early 19th century. The potential for locating historic archaeological sites increases throughout this period; however, with the exception of a small number of houses lost to development, fire, or neglect, the district is believed to retain most of the buildings constructed within its boundaries. Early development of the Winthrop Center/Metcalf Square Historic District was sporadic and piecemeal, beginning around 1805 and lasting until 1930 with approximately 75% of its buildings built between 1885 and 1930. At the former Burrill Estate, around 1890, the old Burrill Homestead (ca.1800) that originally stood on the site of Wadsworth Block at 214-220 Winthrop Street, was either moved or demolished. A second Burrill House (ca.1860s) at 2 Burrill Terrace was realigned to face the eastern end of the terrace. The Samuel Belcher House now located at 11 George Street, was moved in the early 1900s from its original site north of the Belcher-Wadsworth House at 257 Winthrop Street. Structural evidence may also survive from an Italianate residence destroyed during a recent disastrous fire at 158 Winthrop Street.

Civic, institutional, and religious buildings may also survive in the district as archaeological resources. Structural evidence from a one-room schoolhouse, built in 1805 and demolished in ca. 1855, and Winthrop's first town hall, built in 1855 then demolished in 1930, may survive at the site of the Winthrop Center Police Station at 3 Metcalf Square. Structural evidence and reportedly portions of the first Methodist Church's building built in 1834 may survive at the northeast corner of Madison Avenue and Winthrop Street, now the site of the McNeil Block.

Structural evidence from barns, stables, outbuildings, and archaeological evidence from boundary markers and unmarked graves may survive at the Winthrop Cemetery, located in the southeast corner of the district. Originally set out in the 1830s, Winthrop Cemetery evolved from a small rectangular parcel located on the north side of Buchanan Street. The oldest known graves are located in the southwest corner of the cemetery. Structural evidence may survive from barns, stables, and outbuildings associated with the operation and maintenance of the cemetery. Post holes, stones, and other evidence of fence lines and boundary markers may survive in family burial areas and around the changing perimeter of the cemetery. Unmarked graves, resulting from lost and deteriorated grave markers and intentionally unmarked graves, may exist anywhere within and surrounding the cemetery. Unmarked and marked graves may contain horizontal and vertical stratigraphic evidence of a burial shaft, coffin remains, skeletal remains, personal items belonging to the deceased, and memorial offerings. Some graves may contain multiple burials

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 7 Page 28

and incomplete skeletal and material culture remains. For example, late 18th and early 19th century gravestones at the Winthrop Cemetery mark the graves of Winthrop residents who were disinterred from the Rumney Marsh burial ground in Revere and reburied in Winthrop. No information exists that documents to what extent of the original burials were disinterred and then reburied.

With the exception of houses lost to development, fire, or neglect, the district is reported to contain most of the buildings ever constructed within its boundaries. Underreporting is likely a major factor in the overall lack of documented archaeological sites within the district. While most potential historic archaeological sites in the district may date to the late 19th and early 20th century, additional historical research, combined with archaeological survey and testing, may identify evidence of 17th, 18th, and early 19th century archaeological sites. Archaeological evidence of occupational-related features (trash pits, privies, wells) and structural evidence of barns and outbuildings may survive at archaeological sites and in the vicinity of extant historic buildings.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 1

8.1 Statement of Significance

Portions redacted

The Winthrop Center/Metcalf Square National Register District possesses integrity of location, design, materials, feeling, and association. It meets criteria A and C at the local level with a period of significance that extends from ca. 1795 when the earliest extant dwelling was built, to 1960, when the few remaining undeveloped lots were built up with suburban residences. The district most strongly reflects the period of ca. 1880 to 1940, when the town's economy benefited from accelerated residential and nonresidential developments, encouraged in part by more reliable rail links with Boston and Lynn. Particularly noteworthy is its collection of public buildings, including churches, a town hall, public library and post office, that clearly transmits the area's long and multi layered history to both present and future generations.

The district satisfies criterion A for reasons ranging from atypical patterns of land ownership, through the role of religious societies in its development, to its fine contribution of war memorials and gravestones. In terms of criterion C, the district's imposing churches and the formal, academic design of its municipal buildings document the taste and dedication of local building committees. Interestingly, one architect in particular, Willard M. Bacon, was responsible for most of the area's nonresidential buildings.

Winthrop was named for John Winthrop, the preeminent figure of early New England and the first governor of the Massachusetts Bay Colony. The town has a direct link to the great Puritan leader via his sixth son, Deane Winthrop, who was the second owner of the ca. 1637 dwelling at 40 Shirley Street (now a museum owned by the Winthrop Improvement and Historical Association and listed in the National Register of Historic Places).

From first English settlement in the 1630s until the advent of dependable commuter rail in the mid 1880s, Winthrop remained a remote outpost, albeit on the doorstep of the major urban center of New England. Until the late 19th century, roads linking Winthrop to surrounding towns were largely unimproved and frequently flooded-out. In 1637, fifteen parcels of land on the Pullen Poynte peninsula were granted to Puritan families from Boston under a legal agreement called the "Great Allotments." Few of the families chose to live in such a remote location, instead sending servants to tend to their grazing livestock. By 1690, two families, the Winthrops and Bills, owned all of the peninsula's land. The Winthrops' land extended southward from Winthrop Highlands to Point Shirley, east of Lewis Lake. The Bills owned the remaining acreage, including the Winthrop Center/Metcalf Square. By the early 1800s, land ownership was still under the control of only a handful of families who eked out modest livings as farmers.

At the Center, architecturally sophisticated public buildings and interesting vernacular residences remain to document the town's development from isolated, sparsely settled, Colonial-era outpost,

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 2

through a brief interlude of industrial activity during the mid-19th century, to rail transportation development effectively ending centuries of isolation. Indeed, in Winthrop more than in most communities, public transportation has played a significant role in the development of the town. By the 1920s, Winthrop Center, as well as other parts of the town, was almost completely built-up with residences.

By far, the architect most widely represented in the design of public buildings at Winthrop Center is the Boston architect and Winthrop resident Willard M. Bacon. Having initially apprenticed as a draftsman for the prominent firm of Sturgis and Brigham (1880-1884), Bacon was self-employed as an architect between 1885 and 1930. While Bacon-designed buildings such as the Winthrop Yacht Club and the Beach Fire Station fall outside district boundaries, Bacon's Winthrop Center work amply illustrates a talent for interpreting then au courant historic architectural styles. Bacon's public buildings at the Center include: the Shingle Style **St. John's Episcopal Church** (1889, **photo 9**), his masterful Renaissance Revival **Winthrop (Frost Free) Library** (1898, **photo 2**), and the Classical and Georgian Revival **Winthrop Town Hall** (1929, **photo 1**). The Center's vernacular residential architecture provides physical evidence of a local community of skilled housewrights and contractors.

To a great degree, Winthrop Center's development was shaped by a handful of old local families who left an indelible mark on the community through good works as devoted church parishioners, civic-minded committee members, health-care professionals, hardworking entrepreneurs, savvy investors, and ambitious real estate developers. The Bills, Belchers, Burrills, Tewksburys, and Floyds of the Colonial and post-Revolutionary War eras were followed (with considerable overlap) by Irwins, Ingalls, Wadsworths, Soules, and Metcalfs as influential families who shaped the fortunes of the town.

While families with deep roots in the communities played a significant role in shaping the growth of the district over several centuries, internationally recognized luminaries have passed through the Center at various times in its history. The abolitionist, journalist, and Methodist Episcopal Bishop Gilbert Haven, exiled Italian patriot Giuseppe Garibaldi, and mid 20th-century poet Sylvia Plath frequented the streets of the Center, as an educator, house guest, and elementary school student, respectively.

First English Settlement Period, 1630-1704

Originally called Pullin Point or Pullen Poynte, Winthrop, along with Rumney Marsh (present-day Revere) and Winnissimmet (Chelsea), became part of Boston ca. 1632-1634. The name Pullen Poynte was reportedly coined in reference to Puritan fishermen struggling to haul boats against the strong current of the old Shirley Gut Channel that once separated Point Shirley from Deer Island. Fishermen were forced to land at Point Shirley and "pull" their boats around the point. The earliest Puritan land grant at Winthrop dates to 1634. At that time, Boston-based

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 3

Governor John Winthrop purchased a 120-acre tract extending from Point Shirley to Winthrop Highlands. The Governor's tract was deeded to his son Deane Winthrop, then a child still living in England. Beginning in 1635, William Cheseborough, constable of Boston, was the first Englishman to reside on the Pullen Poynte peninsula where he was engaged in the herding of cattle. Cheseborough's property consisted of "a little house and palisaded yard." The site of the first dwelling stood near Putnam and Pauline streets just to the west of the district. More specifically, Chesborough's "little house" was reportedly located just below Metcalf Square, adjacent to a freshwater swamp.

The Massachusetts General Court parceled out tracts of land at Pullen Poynte in May of 1636. Known collectively as "the Great Allotments" and recorded in the Puritans' "Book of Possessions" in 1637, land was set off for colonists of the Boston area and outlying lands. At Winthrop, fifteen tracts were allotted to mostly affluent Bostonians whose servants cared for the cattle quartered there. A condition of these allotments was that a house had to be erected within a certain period. The broad V-shaped path of Winthrop Street represents the dividing line between eastern and western tracts. About a third of the men who received grants at Pullen Poynte were followers of the religious nonconformist Anne Hutchinson. Most of these men sold out their holdings or lost them when they followed Hutchinson to Rhode Island in search of religious freedom. Best evidence indicates that none of the first houses at Pullen Poynte were located within the boundaries of the district.

Miraculously, one house survives from Winthrop's period of first settlement at 40 Shirley Street, located just to the northeast of the district. The Deane Winthrop House was built for William Pierce, mariner. A dendrochronological study in 2006 showed timbers in the building's modern end were felled in 1672-1675, with those on the eastern extension felled in the winter of 1695-1696, making the Deane Winthrop House among the Commonwealth's oldest surviving buildings. The Winthrop Improvement and Historic Association in 1903 acquired this ancient house. Listed in the National Register of Historic Places, the Association still operates the Winthrop House as a museum.

By the 1690s, the Pullen Poynte peninsula was owned in its entirety by only two families, the Winthrops and the Bills. The Winthrops controlled land between Broad Sound and Lewis Lake, from Point Shirley to the Winthrop Highlands. James Bill, Sr., owned the remaining land, including land within the boundaries of Winthrop Center/Metcalf Square Historic District. The Bill's holdings included 80 acres of arable land and 170 acres of pasture. In addition, Bill had considerable holdings in Boston, including wharves, fishing vessels, two black slaves, cattle, sheep, and swine, as well as several houses.

Winthrop in the Colonial Era (1705-1780)

In 1739, Pullen Poynte, along with Rumney Marsh, Winnisimmet, and part of Saugus, were set off from Boston and joined as the independent town of Chelsea. The chief settlement was located

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 4

in Revere, the most populous area within the new town. Chelsea became a way station between Boston and Salem, providing ferry service to Boston at Ferry Village (modern Chelsea) for nearly three centuries (1631-1917). For residents of Pullen Poynte there was no direct east to west route to the ferry.

During the first three quarters of the 18th century, Winthrop, with the noteworthy exception of Point Shirley, experienced little in the way of population and economic growth. Colonial-era families at Pullen Poynte were engaged primarily in fishing and farming. Sheep raising for wool was also a profitable business. Ironically, 150 years later, many early 20th-century residents of the town commuted to jobs related to the wholesale woolen business on Summer Street in the Fort Point Channel section of Boston (NRDIS 2004). The raising of beef and dairy cattle was also an important component of the local economy. Locals sent butter and cheese to Boston's Haymarket and supplied neighboring towns with hay from Winthrop's salt marshes while kelp and seaweed was sold as fertilizer.

Beginning in the 1750s, Winthrop's first architectural entity recognizable as a village began to evolve at Point Shirley rather than at Winthrop Center. Maritime commerce drove the rise of this Colonial-era coastal community.

By 1760 the Point Shirley settlement encompassed "a store, a ware house, wharves and dwellings for its employees on an ambitious scale." Indeed, this patrician syndicate built housing for 50 workers and their families. The fishery at the Point, however, was a short-lived enterprise, owing in part to the disruption of fishing expeditions caused by the French and Indian War. Although waged in Canada, the war had a negative ripple effect with dire economic consequences for some New Englanders.

The Beginnings of Winthrop Center as the "Chief Village" of Pullen Poynte: 1781-1845

After the Revolution, Pullen Poynte slumbered on for decades as a little-frequented settlement on the fringes of "the city on a hill." Industrial development was limited to Russell Sturgis' establishment of a saltworks at Point Shirley in 1812. Sturgis' enterprise remained in business until ca. 1840, despite the difficulties inherent in a brief summer season when the intensity of the sun facilitated the production of salt.

Despite efforts to make the peninsula's thoroughfares more passable, boat travel remained the most expedient mode of transportation between Winthrop and Boston. Direct, overland routes were limited to Revere Street, the one road linking Winthrop with the Beachmont section of Revere. The road was impassable during storm tides, rendering Winthrop a virtual island from time to time. As late as the first decade of the 20th century, Winthrop did not have a road linking

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 5

it with the main land. In 1839, at the northwestern corner of Winthrop, a well-constructed bridge was thrust across Belle Isle Inlet. The completion of this bridge triggered the creation of Main Street, an important gateway to the northern section of Pullen Poynte, then still part of Chelsea.

To a certain degree, the beginnings of Winthrop Center as the multi faceted focus of the town's life began with the establishment of a school in 1805 on land donated by John Sargent Tewksbury. Located on the site of the present Police Station at 3 Metcalf Square, the children of Pullen Poynte had heretofore been educated at the Bill farmhouse on Beal Street. Classes at the Bill farm were first documented in 1779, although William H. Clark speculates that a school had been conducted there since as early as the 1740s. By the late 1770s, Pullen Poynte families paid schoolmaster Nicholas Mountford to teach 22 students aged five to seventeen "with all of them cousins save three."

No longer standing are two public buildings that were major landmarks by dint of the importance of their use to the community rather than their size. These modestly scaled wooden buildings occupied in succession the lot at Pauline and Hermon Streets (now the location of the Winthrop Center Police Station at 3 Metcalf Square). The one-room schoolhouse that stood here from 1805 to 1855 was replaced by a 2½-story, Greek Revival/Italianate town hall that was demolished in 1930 (see **Appendix A, fig. 1**). Constructed of wood, Winthrop's first schoolhouse was a very modest building, consisting of a rectangular one-room structure. Rising but a single story to a gable roof, it contained "seats and desks made of two inch planks that extended the length of the room." Heated by a stove fueled by large two-foot logs, the structure served its purpose until 1856, when it was removed from its lot and recycled as the second story of **278 Winthrop Street (photo 2A)**.

The rise of Methodism evidently contributed to Winthrop Center's growth during the first half of the 19th century. While Winthrop's shores witnessed the rise and fall of industries, the core of the town became the solid focus of education, religion, and local government. The first Methodist religious society was organized at Winthrop Center in 1818 as the fourth Methodist Church established in Suffolk County. The Center's Methodist church, along with later Protestant and Catholic churches, provided the spiritual glue that held the community together in all kinds of economic climates.

As early as 1817, the first Methodist services at the Center were held in the 1805 schoolhouse on the site of the present police station at Metcalf Square. The first Methodist church building was constructed in 1834 at Winthrop Street and Madison Avenue, a corner lot now occupied by the **McNeil Block**. According to local lore, a fragment of the modest wooden end-gable church was incorporated into the aforementioned commercial/residential building. Consisting of a one-story rectangular sanctuary, the first church measured two bays by two bays. One of the few concessions to style was a Federal demi-lune window in evidence near the apex of the façade

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 6

gable. The beginnings of the Winthrop Cemetery during the 1830s may be linked with the construction of the Methodist's first house of worship. So important was this modest chapel-scale building that it was depicted in the town's seal upon Winthrop's incorporation in 1852.

The beginnings of the **First Church, Methodist (photo 3)** at Metcalf Square date to 1870-1871 when the second wooden Methodist church was built on the site of the present church. The tall spire of this predecessor church, along with its Greek Revival elements, was long an important landmark on the Center's skyline. The third and present Colonial Revival church was erected in 1930.

In terms of housing, little physical evidence remains to document domestic life at Winthrop Center between the 1780s and the 1840s. The surviving homesteads from this period have historical associations with the prolific Belchers. What the Bills were to the late 17th and 18th centuries, the Belchers were to the 19th century. As late as the 1880s, various Belchers owned more than 100,000 square feet of land in the Center alone.

Early Belcher houses include the Federal/Greek Revival **Belcher-Wadsworth House at 257 Winthrop Street (photo 10)**, the Federal/Greek Revival **William Belcher House at 131 Winthrop Street (photo 5A)**, as well as a Greek Revival Belcher abode at **243 Winthrop Street (photo 24A)**. The house at **257 Winthrop Street's** Greek Revival appearance belies evidence of late 18th-century origins suggested by markings on interior timbers that points to a ca. 1790s construction date. The house acquired its present appearance in 1842, around the time the house passed from Samuel Belcher to George Belcher. In November of 1852, George Belcher sold the house to James Shepard of Melrose for \$1,100. From 1858 to 1864, Boston customs inspector Jackson Richardson owned the house. Later owners included Boston shipwright Joseph L. Piper (1864-1871), followed by a long period of ownership by John Wadsworth and his heirs (1871-ca. 1930). Mr. Wadsworth was a fisherman and lobsterman.

Situated diagonally across the street from the Old Cemetery at the southern end of the district is another early Belcher homestead. Built ca. 1840 (with the possibility of an earlier structural core), **131 Winthrop Street (photo 5A)** house is a Greek Revival vernacular dwelling evidently built for William Belcher, a farmer. The house remained in his family until September, 1869 when trader George F. Stafford purchased the property for \$3,000. The transition from farmstead to the home of a man engaged in commerce, illustrates the larger townwide transition from agrarian community to commuter suburb of families with heads of households engaged in businesses within and beyond Winthrop. Later owners included members of the Giles, Wood, Sprague, Locke, and Seavey families. Frederick A. Seavey, who lived at 131 Winthrop Street during the 1890s, was a deputy sheriff of Suffolk County. Early 20th-century owners included Basil Deering, insurance agent; Willard Hememway, pharmacist; and Edward D. Carter, an accountant at the State House treasurer's office during the 1930s and 1940s.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 7

Two houses to the south of the Belcher-Wadsworth House, at **243 Winthrop Street (photo 24A)**, is a Greek Revival end-gable house that was built around 1840 and owned by Belchers until at least the 1880s. This house, together with the 1805 school, 1834 Methodist Church, ca. 1790s Belcher-Wadsworth House at **257 Winthrop Street (photo 10)** and the old Burrill House, now the site of the Wadsworth Block, formed an architectural entity recognizable as a rural village by the early 1840s.

Winthrop Center's Formative Years: From the Introduction of Albert Richardson's Omnibus to the Inaugural Run of the Narrow Gauge Railroad, 1846-1886.

During the formative years of Winthrop Center's development, the town's population rose from 156 in 1840, to 407 in 1855, to nearly 3,000 by 1886. Still extant at Winthrop Center are approximately fifteen dwellings dating from the mid 19th-century. Clark estimates that 45 houses were extant in Winthrop in 1852.

Public transportation improvements during this period, more than any other factor, accounted for the rise in Winthrop's population and the beginnings of a more diverse local demographic. Beginning in 1848 with Albert Richardson's regular omnibus service from Maverick Square, East Boston, to Winthrop's Point Shirley, this period culminates with the introduction of the Narrow Gauge Railroad in 1886. The first regularly scheduled stage coaches or omnibuses linked East Boston with businesses at the Point, including Taft's Hotel and a branch of the Revere Copper Company. In 1872 the first of several attempts to establish rail lines in Winthrop began with the introduction of the Winthrop Horse Railroad running between Orient Heights, East Boston, and Point Shirley. Three years later, the horse railroad declared bankruptcy and subsequently folded, but it was not long before a more economically viable rail line was set out through the town. In 1876 a "loop branch" of the Boston, Revere Beach, and Lynn Railroad (B.R.B. & L. RR) was introduced to Winthrop.

The B.R.B. & L. R.R. had been chartered two years earlier, with authority to construct a line from East Boston along the shoreline to Lynn. The narrow-gauge railroad that branched off into Winthrop was called the Boston, Winthrop, and Point Shirley Railroad (B.W. & P.S. R.R.). Affectionately called the "Peanut Train" by locals, the use of three-foot gauge steam engines and passenger coaches is credited to Winthrop's Samuel Irvin. By 1877, the B.W. & P.S. R.R. provided seasonal service between East Boston and Buchanan Street at Winthrop Center. In 1881 the line through Winthrop Center was realigned to serve a summer cottage subdivision called Ocean Spray.

The tracks of the B.W. & P.S. R.R. reached Short Beach, between Great Head and Point Shirley in 1882. A severe storm in November, 1885, caused major damage to the line. The following year the B.R.B. & L. R.R. leased what was left of this line, moving the tracks from the shore further inland to form a large loop. The new line opened in 1888 as a branch of the B.R.B. & L. The abandonment of the rail extension to Point Shirley, historically the major hub of settlement,

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 8

industry and social activity (at Taft's Hotel) on the peninsula, effectively insured the preeminence of Winthrop Center as the town's chief village.

Complicating the story of late 19th-century rail transportation in Winthrop was the introduction of a second rail line in 1880. Called the Eastern Junction, Broad Sound Pier and Point Shirley, the railroad started at Point of Pines (Revere), following the shoreline of Crescent Beach and culminating at Ocean Spray. Unlike the B.W. & P.S.R.R. this was to be a standard-gauge railroad. The new line never operated on its own, very quickly becoming incorporated into the B.W. & P.S. system. A fierce winter storm in 1885 destroyed the Eastern Junction's standard-gauge shoreline tracks. Henceforth, Winthrop would be served by the inland loop of the Narrow Gauge's tracks. Winthrop Center's commuters waited for the Narrow Gauge at the Walden, Lincoln, and Woodside streets stations, all once located just to the west of the district. The Narrow Gauge made its last run in January 1940. The proximity of "peanut train" stations to Winthrop Center, more than any other single factor, accounts for the prosperity that occurred in the district between 1888 and 1940, shaping significantly the area's historic appearance that has persisted into the early 21st century. The train permitted Winthrop's citizens to commute to jobs beyond the town's borders and eventually led to an increase in year-round residents who were more interested in improvements that would benefit the town.

During this period, Winthrop became an independent town, emerging from years of obscurity to assume a more complex identity. In 1840, Winthrop's population numbered only 156 people. By 1855, 407 people resided in the town. In 1846, Winthrop, along with Revere, seceded from Chelsea to form the independent town of North Chelsea. Despite reservations on the part of the Commonwealth regarding Pullen Poynte's meager population, Winthrop (also known by the derisive sobriquet "The Little Republic") became an independent town on March 27, 1852.

A major milestone was the 1856 construction of the wooden Greek Revival/Italianate Town Hall. Built on the site of the 1805 schoolhouse (now the Winthrop Police Station at 3 Metcalf Square), the first town hall cost \$4,500. Two rooms on its first floor were used as classrooms, while the business of "The Little Republic" was conducted on the second floor. The Town Hall's builder was carpenter George S. Shaw. Old photographs depict the town hall as an end-gable building with a single center-entrance bay and five-bay side walls. Shaw's town hall stood until the present town hall was ready for occupancy in 1930.

Turning to the initial, mid-1850s development of the Fremont/Buchanan Street's section of the District, Suffolk County deeds point to Shaw as the builder of at least two of its houses, including **57 Buchanan Street** (ca. 1856) (**photo 3A**) and the ca. 1860 **35 Fremont Street** (**photo 4A**). In addition, Shaw was probably responsible for the construction of the altered Italianate double house at 69-71 Fremont Street. The former house was built for Rev. George S. Day. Over time, the area of Fremont, Jefferson, and Buchanan streets became a residential quarter associated with renters and home owners employed in the local building trades. By the turn of the century, a

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 9

generation after Shaw, contractors associated with Fremont Street included Arthur C. Dunham, carpenter, 95 Fremont Street; G.C. Tibbetts, builder, 26 Jefferson Street; Charles LaVoix, contractor, 66 Fremont Street; and John F. Tibbetts, 76 Fremont Street.

Just as Winthrop was adjusting to its new status as an independent political entity, the Civil War disrupted the familiar patterns of Americans' lives. Representing Winthrop in the Union's armed forces were 72 men. A granite **Civil War Monument (photo 19A)** supporting a sculptural figure of a Union soldier was created by local artist Edward J. Clark and dedicated at Metcalf Square in 1907.

By far, Winthrop's best-known, most-decorated Civil War soldier was Brig. Gen. William Francis Bartlett. Severely wounded at the Battle of Ball's Bluff (1861) and again at the siege of Yorktown (1862), Bartlett was taken as a Confederate prisoner at the assault on "the Crater" at Petersburg, Virginia (1864). After a few months he was released from prison, but his health was ruined. Named Massachusetts' most valuable soldier, Bartlett was presented with a ceremonial sword by Gov. John A. Andrew.

Brigadier General Bartlett and Giuseppe Garibaldi (1807-1882), the Father of Modern Italy, were familiar figures whose rambles around the town took them through Winthrop Center during the summer of 1853. Bartlett's father, Charles Bartlett, owned a large cupola-topped mansion (demolished) on Bartlett Road in the Cottage Park section of the town. According to M.F. Sweetser: "In 1853 the great Italian patriot, Garibaldi, who came to Boston in command of a ship from South America, was entertained for some time as a guest at this (Winthrop) place; and thirteen years later, when General W.F. Bartlett, the merchant's son was in Italy, he received an invitation to Caprera, where he made a pleasant visit with the Garibaldi family. The lad, with whom the great Latin patriot had rambled the shores of Winthrop, had now become a veteran general officer, full of deep and terrible experiences."

After the Civil War, evidence of population growth at the Center and environs appeared in the form of new streets and a church for Winthrop's Baptists. Pauline Street, long an unpaved former Native American trail, was improved as a full-fledged street during the early 1870s by Dr. Samuel Ingalls. Named in honor of the doctor's wife, Augusta Pauline Ingalls, the doctor apparently wanted to facilitate access between the Center and undeveloped house lots that he owned along and near Pleasant Street. Ingalls was an investor in the town's first railroad that provided access to a summer cottage colony that he developed during the 1870s in the Ocean Spray section of the town. Ironically, while he was attempting to cross railroad tracks, the doctor was fatally injured by a train on the line he helped to finance. Another major postwar developer in Winthrop was Hermon B. Tewksbury. He expanded the residential quarter to the north of Metcalf Square by setting out Center, Lincoln, and Atlantic streets as well as Hermon Street during the 1870s and early 1880s. Hermon Street is the primary north-south street in Tewksbury's development. Set out in 1872, the creation of Hermon Street was precipitated by the horse drawn railroad that was introduced throughout Winthrop in 1873. Not surprisingly,

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 10

Hermon Tewksbury was a major shareholder in the aforementioned rail line. Parcels located within district boundaries that were originally part of Hermon Tewksbury's subdivision include the Baptist Church parcel and four houses at **224-242 Lincoln Street**. During the early 1880s, the residents of this quartet included Albert Vanderhoof, sailmaker (**236 Lincoln Street**); Gustavus W. Mason, wood turner (**242 Lincoln Street**); while local real estate magnate David Floyd owned **230 Lincoln Street** as a rental property. The house at **224 Lincoln Street** was built around 1890 on one of two contiguous lots owned by a member of the Robinson family. These buildings provide an opportunity to study the historical development patterns and speculative building practices, as well as the aesthetic choice made by public and private property owners residing at considerable psychological if not geographical distance from mainstream mid 19th- to early 20th-century Boston developments.

Constructed of wood and designed in the Gothic Revival style, the **First Baptist Church's** soaring steeple (**photo 7**) became a prominent landmark on Winthrop Center's skyline. In 1867 a group of parishioners from the First Church, Methodist, withdrew to form a Methodist Society. Officially organized on October 27, 1871, the Baptist Society's new church building at **60 Hermon Street** was opened in 1873. Built at a cost of \$12,224.48, the church at the time of its dedication was only \$300 in debt. Early pastors included Edmund F. Merrian (early 1880s), G.W. Fuller (late 1880s), Frederick M. White (early 1900s), and Rev. William J. Day (early 1910s). Dr. Horatio Soule of **272 Winthrop Street** and Arthur C. Dunham of **95 Fremont Street** were active as early deacons of the church. In 1897, kindergarten and primary rooms were created within the building for the Baptist Society's Sunday School. A large church parlor for socials was created in 1928. The church was remodeled and refinished in 1951 – possibly when the building acquired its wood shingle sheathing and lost its original buttresses. By 1960, the building became the playhouse of the Winthrop Play Makers, an amateur theatrical group that continues to use the building for its performances. Founded as a nonprofit organization in 1938, the Play Makers' 100 members perform four to six productions each year.

While church building is one indicator of a growing, prosperous population, meeting the educational needs of Winthrop's youth via the construction of schoolhouses is another symbol of a town's substance. As previously mentioned, Winthrop Center/Metcalf Square's beginnings lie in the 1805 one-room schoolhouse once located on the site of the police station. In 1881, the crowded conditions of Winthrop Center's school, then located on the first floor of the old town hall, was addressed by the construction of the Pauline Street School. Occupying the site of the E.B. Newton School, this wooden, cross-shaped school, with its distinctive, pyramid-capped clocktower, picturesquely presided over a tree-shaded hillock on the east side of Pauline street. The two-story school housed a grammar school of 34 students, an intermediate school of 45 students, and a high school of 68 students, as well as the office for principal Leonard Frost. In 1908 the Edward B. Newton School at 45 Pauline Street, outside the district, replaced the old wooden 1881 Pauline Street School. The "E.B. Newton," as it is known locally, is Winthrop's oldest surviving school and is still in use. It was individually listed on the National Register in 1997. Blending Tudor, Georgian, and Flemish Revival styles, the school's namesake lived in the

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 11

early 1890s Queen Anne house at **90 Fremont Street**. Among the school's famous students was Sylvia Plath (1932-1963) the well-known poet and author of the autobiographical novel The Bell Jar. The subject of her poem *Electra on Azalea Path* (1959) describes her visit to her father's grave in **Winthrop Cemetery** years after his death.

During the 1870s and early 1880s, Winthrop Street, north of Metcalf Square, became host to a new generation of homeowners. For example, Albert Vanderhoof, sail maker and probably original owner of **319 Winthrop Street (photo 7A)**, settled here ca. 1875-1880. His son John, a barber, was an early Winthrop Center commuter on the Narrow Gauge Railroad. The Vanderhoofs were in residence here until the early 1900s. From the 1910s to the 1940s, Boston fish dealer John J. Herbert and family are listed at this address.

Another example of post Civil War middle-class housing north of Metcalf Square is **329 Winthrop Street**. This house's lot was carved from the tracts of Samuel Belcher between 1873-1881. By 1882, Wilbur F. Belcher, farmer, lived in this Italianate cottage. The atlas of 1896 shows a large nursery with several greenhouses on the north side of Belcher's cottage, indicating that on the eve of the 20th century, the district still had a working farm within its boundaries. Listed as a gardener during the early 1900s, by 1914 Belcher owned a large stable located on its own lot behind his house. By the mid 1930s, Adelaide M. Belcher, music teacher at St. John the Evangelist Roman Catholic Church, owned 329 Winthrop Street.

Providing a memorable backdrop of the Spanish American War memorial at Metcalf Square, the towered Italianate villa at **233 Winthrop Street (photo 11)** was built ca. 1883 for Lynn-based printer Edward S. Freeman. Symbolizing the town's return to prosperity after the lean years following the financial crisis of 1873, this house's towered villa form had been out of fashion for about twenty years. Freeman was a printer and a civic-minded townsman who served as chairman of the Board of Assessors around 1920. He and his wife, H. Marilla Freeman, lived here until the late 1920s.

South of Metcalf Square, most of the post-Civil War housing development took place after the mid-1880s, on the tracts of the Seaveys, Noyes, and Durgins bordering Winthrop and Freeman streets. The west side of Winthrop Street evolved as a "physicians row" during the 1890s and early 1900s. The west side of Winthrop Street between Jefferson and Buchanan was the focus of health care in the town until a new community hospital was built on Lincoln Street in 1931. As early as 1885, Dr. George D. McCarthy built the Queen Anne/Craftsman house at **142 Winthrop Street**. Dr. McCarthy, a surgeon, had a practice in East Boston. His residency at number 142 was brief, as he moved north to Ipswich around 1889. It may be that his removal to the North Shore created a vacuum within the realm of local medical care, paving the way for Dr. Ben Hicks Metcalf to build the town's first hospital at **174 Winthrop Street (photo 13, Appendix A, fig. 2)** during the mid 1880s. Next door to Dr. Metcalf's hospital at 180 Winthrop Street (not depicted) is a ca. 1890 residence that was built for one of the Belchers. By the early 1890s this

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 12

Queen Anne house was owned by Margaret L. and Dr. Horace J. Soule. Dr. Soule's father was the prominent physician Dr. Horatio S. Soule of 272 Winthrop Street (1881).

Winthrop Center/Metcalf Square Prospers and Matures (1887-1940)

Writing in 1888 in King's Handbook of Boston Harbor, M.F. Sweetser mentions Winthrop Center. He notes that "The chief village stands on the pleasant high ground nearly midway between the sea and the harbor, and commands fine views in either direction...It is a pretty New England hamlet, without a touch of suburbanism, and as rural and simple as if it were inwalled by the distant hills of Berkshire or Aroostock. Two or three country stores, a bleak town hall, two comfortable wooden churches, a few dignified and emparked mansions, half a dozen residences of village magnates, and several score of neat and embowered houses of the yeomanry, -- these elements compose the familiar picture, the same here as in hundreds of other places in these six Yankee sovereignties."

Around 1890, town officials acknowledged the need for long-range land-use planning. With wetlands threatened by development even at this early date, the town fathers took the protective step of hiring the leading American landscape architectural firm of Olmsted and Elliott to devise a plan that would protect Winthrop's wetlands. This turn of events had an impact on the appearance of the District's western and eastern edges.

Using Floyd and Tucker's 1892 map of Winthrop, Olmsted and Elliott made town-wide recommendations for the use of still-wild areas whose development was heretofore viewed as unlikely, given the nature of the terrain. The partners advocated for the creation of Ingleside Park on the west side of the district, the retention of Lewis Lake wetlands in their natural state, and the construction of a boulevard along Broad Sound, later Winthrop Shore Drive (NR 2004). All of these proposals were eventually adopted during the first half of the 20th century.

Additionally, the value of remaining an independent town was seriously discussed during the early 1890s. Fortunately for proponents of self-governance, steadfast town leaders steered Winthrop away from joining the city of Boston. As early as 1874, a movement to become part of Boston had been successfully suppressed before it could gather momentum. Eighteen years later, the January 1, 1892 edition of *The Winthrop Visitor* reported that the town's annexation to Boston was being seriously discussed, noting that "This town adjoins East Boston and is very closely identified with the city in interests. In the matter of sewerage it is already uniting with Boston's system, the postal business is carried on in connection with the Boston office, and many feel that to continue the town government means a needless duplication of certain public services, such as the police force and fire department." Interestingly, the greatest obstacle to annexation was the "liquor question." If Boston's city fathers had been willing to guarantee that Winthrop would remain a dry town, "the Little Republic" might have become a Boston neighborhood.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 13

Against this backdrop of planning for the future while maintaining the town's status as an independent municipality, Winthrop's leading citizens embarked upon ambitious construction projects during the period of 1890 to 1915. The results of all the construction activity are still evident in churches, municipal buildings, a school, a commercial block at Winthrop Square, as well as a much-altered Masonic hall. These buildings reflect the dedication of volunteer building committees and entrepreneurs to provide the townspeople with buildings characterized by a high level of design and craftsmanship heretofore unknown in the town.

One indicator of Winthrop's maturation as a town during the late 19th century was the construction of the **Winthrop Masonic Hall at 196 Winthrop Street**. This substantial building accommodated space for commercial concerns, the lodge of the local building association, as well as the lodge of the Winthrop Masons. The new clubhouse was constructed from designs provided by Arthur H. Vinal and George F. Tobey in 1892. Representing an amalgam of the Queen Anne, Shingle, and Colonial Revival styles, this building has been drastically altered and is not included among the buildings contributing to the historic appearance of the Winthrop Center/Metcalf Square National Register Historic District.

Another important milestone in the history of both the town and Center was the establishment of Winthrop's first hospital by Dr. Ben Hicks Metcalf. Twin Colonial Revival residences containing his home and hospital were built at **170 and 174 Winthrop Street (photo 13)**, respectively, during the late 1890s. The building at **174 Winthrop Street** also housed the town's first training school for nurses. Tragically, Dr. Metcalf's son, Richard, heir to his medical practice, was killed in France during World War I. Subsequent to his son's death, Dr. Ben Hicks Metcalf served in Europe, providing medical services to American troops. Sadly the doctor sustained serious injury from war-related gas inhalation. The **Dr. Horatio Soule House at 270 Winthrop Street (ca. 1884, photo 12)** also represents Winthrop's turn-of-the-century medical community.

The construction of four churches at Winthrop Center during this period provides evidence of accelerated population growth. Between 1890 and 1910, Winthrop experienced dramatic growth in population, nearly doubling from 6,000 during the early 1890s to 10,000 by the early 1900s. A significant percentage of Winthrop's new residents were drawn from Catholic families as witnessed by the construction of St. John the Evangelist Roman Catholic Church in 1912-1923. Churches built during this key phase in the Center's development include: St. John's Episcopal Church (1899), St. John the Evangelist Roman Catholic Church (1912-1923), Christian Science Church (1923-1930), and the third church of First Church, Methodist (1930).

Built in 1889, **St. John's Episcopal Church at 222 Bowdoin Street (photo 9)** represents an early work by Boston-based architect and local resident Willard M. Bacon. The beginnings of an Episcopal Church in Winthrop lie in a discussion amongst interested locals in 1884 as well as Mrs. W.H. Wentworth's audience with Episcopal Bishop Benjamin Paddock the following year. Despite the fact that there were only four Episcopal families interested in organizing such a religious society, Mrs. Wentworth forged ahead with her plans. The first Episcopal service was

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 14

held at the old Town Hall in Metcalf Square on August 30, 1885 with 23 people in attendance. The first Rector was Rev. John C. Hewlett of Roslindale (1885-86).

Land for the church was purchased on December 1, 1887, from the Burrill family. By the time ground was broken for St. John's on August 6, 1888, the church had thirty members. Willard M. Bacon, then eight years into his successful fifty-year architectural career, was hired to design the church. The cornerstone was laid August 29, 1889, and the church was opened for worship services conducted by Rev. Herman Wood in December of that year. The original plans for the church called for a tower at the Buchanan/Bowdoin Street corner. Envisioned as a low-towered component composed of rubblestone, this feature was never constructed, perhaps due to a need for economy. Possessing a fine collection of stained glass dating from the 1890s to the mid 20th century, the large, arched, stained-glass window at the east gable is particularly noteworthy for both its magnitude relative to the scale of the building and the brilliant jewel tone colors of its glass. A new organ replaced the original reed organ in 1898. Electrified in 1900, St. John's was incorporated the following year, becoming a full-fledged church as opposed to a mission.

The construction of **St. John the Evangelist Church (photo 8)** at **330 Winthrop Street**, located on the corner of Lincoln Street, between 1912 and 1923 represents the crowning achievement in the long quest for a suitably imposing Roman Catholic church in town. Historically, Winthrop had been an overwhelmingly Protestant community. As early as 1860, however, Winthrop had a Catholic population of 150 people, with the majority employed by the Revere Copper Company (1844-1869) at Point Shirley. Designated as a Church Station or mission, the Point's worship services were given by Rev. Patrick Strain, who journeyed to Winthrop from Lynn where he served as pastor. During the Civil War, the Rev. James Fitton, a well-known pastor from Holy Redeemer parish in East Boston, traveled twice each month by horse and carriage to Point Shirley to celebrate Mass for the copper plant's Catholics. When the Revere Company closed, the town's Catholics dispersed to other communities and the little chapel at the Point was floated over on a barge to East Boston. During the 1870s and 1880s, Winthrop remained a mission parish, with its few Catholics traveling to St. Mary, Star of the Sea, church in East Boston for early Mass.

The story of St. John the Evangelist Church begins with the purchase of the church's lot at Winthrop and Lincoln streets in 1881. At that time, Rev. Michael Clarke, pastor of the Star of the Sea, made arrangements with Joseph Jessop of Winthrop to purchase land for the church. In 1887 Rev. Hugh O'Donnell, the subsequent pastor at the Star of the Sea, began construction of the first Catholic church building in Winthrop Center. This wooden church was dedicated under the patronage of St. John the Evangelist on June 19, 1887. During the period 1887-1907, the church was considered a mission of St. Mary's Star of the Sea. Initially open only during summer months, by 1895 the church was able to hold year-round services. In 1911, planning for the new church building began, necessitating the removal of the older wooden church to the Lincoln Street side of the property. Used as a parish hall until March of 1951, the old church was razed to accommodate the grammar school. By all accounts, the pastorate of Rev. John H. Griffin,

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 15

formerly of the Star of the Sea in East Boston, ushered in a new and vibrant eighteen-year era for Winthrop's Catholics in 1907. In that year, the construction of the Colonial Revival new rectory at **320 Winthrop Street** (not depicted) was completed and still functions as the parochial residence of the priests of the parish.

The architect of St. John the Evangelist was Edward T.P. Graham, a graduate of Harvard and a winner of a fellowship to Rome and France's Ecole de Beaux Arts. In a career spanning more than fifty years, he designed dozens of institutional buildings across New England, of which St. Elizabeth's Hospital in Brighton, MA, was the largest. Graham's work ranged from a hall for St. Peter's parish in Cambridge in 1897 to 100 units in Jefferson Park on Rindge Avenue in the same city in 1949. While he was involved in Winthrop's St. John the Evangelist, he was hired to design St. Paul's Catholic Church (1915) at Harvard Square, Cambridge, one of his most successful ecclesiastical designs. Similarities of form and texture are evident in Graham's Winthrop and Cambridge churches. Timothy J. Mahaney, builder of the Catholic rectory and chapel at Point Shirley and himself a member, managed its construction.

The cornerstone for the present brick church was laid in 1912. For three years, Mass was celebrated in the unfinished upper auditorium until the basement was completed in 1916. Designed in the Romanesque style, the interior decoration of the church exhibits Spanish influence. The windows are reportedly European antique glass depicting scenes from the Bible and the lives of the saints. The construction of the church's interior was delayed by World War I, preventing objects and materials from reaching the church's construction site, perhaps most notably the Italian marble for the altar and sanctuary. The Most Rev. Joseph Anderson, Auxiliary Bishop of Boston, dedicated the new church on May 6, 1923. Rev. Anderson represented his Eminence William Cardinal O'Connell, Archbishop of Boston.

Winthrop's **Christian Science Church (photo 1A)** at **167 Winthrop Street** is the third building of the First Church, Methodist. Built during the mid-to-late 1920s, the Christian Science Church's design – although lacking a steeple – is akin to the red-brick Colonial Revival/Classicism evident at the First Church, Methodist. Bigelow, Wadsworth, Hubbard, and Smith designed Winthrop's First Church of Christ Scientist. This firm evolved from the practice of prominent mid to late 19th-century Boston architect Nathaniel Bradlee.

The First Church of Christ Scientist was incorporated on December 22, 1915. This church was organized under the teachings of Mary Baker Eddy, according to her philosophy regarding "the healing of sickness and sin" in association with the Bible and her tenets of Science and Health. A free public reading room was opened at 29 Jefferson Street in February 1916, but was relocated to a storefront in the Wadsworth Block two years later. A building fund for the church was started on January 1, 1918, and the old Thomas Belcher estate at 165 Winthrop Street was purchased for its construction. During the 1920s the Odd Fellows Hall in the **Wadsworth Block (photo 4)** was used for Christian Science worship services.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 16

The church voted to accept plans for a new “colonial type church” on September 19, 1922. The church was built to house 330 people. The basement of the church was completed first and for a time it was used for worship services. Sunday School classes were conducted in the Social Hall of the **Winthrop Masonic Building**. First services were held upstairs on Thanksgiving Day, 1926. Completed in 1930, the former First Church of Christ Scientist currently houses a local cable television station.

In terms of commerce, the major symbol of the town’s prosperity during the late 19th and early 20th centuries is the **Wadsworth Block** at **214-224 Winthrop Street**. Built during the early 1890s on part of the old Charles Burrill estate, the masonry block was named for its first owner, Susan Wadsworth, part of the family for whom Wadsworth Street was named when it was set out around 1910. Over time, this business block became an important focus of the town’s social, religious, charitable, as well as entrepreneurial life. Built to house four commercial concerns at its ground floor, the second and third stories housed at least eight rental units as well as a meeting hall called Columbia Hall, a name that referenced nearby Columbia Square (later Metcalf Square by 1920). During the early 1900s, the building housed Henry F. Rich and George F. Sweeney Grocers and the professional office of dentist Clarence A. Nevers.

By 1916 the building’s tenants included the Winthrop Board of Trade, Cole Sisters Dry Goods, Rich and Company Grocers, grocer George W. Lane, R.A. Lang Boots and Shies, and the Children’s Tailoring Company. In addition, this multi-purpose building housed the aforementioned Christian Science worship services and Sunday school and the well-known Brown’s Drug Store. Additionally, two dentists practiced here in the 1910s, including H.W. Mayo and Dr. Nevers.

During the 1920s the importance of the Wadsworth Block to the life of the town was underscored by the fact that it housed the Winthrop Branch of the Red Cross, the Crystal Bay Lodge of the I.O.O.F., and Carpenters Local 821. During the 1930s, longtime tenants K.C. Brown, druggist; dentist Charles Nevers, and Cole Sisters Dry Goods are listed here along with Prosperity Cleaners and Dyers, San Lee Laundry, optometrist Bernard G. Fitz, and shoe repairman Joseph Baresi. By that time, the building’s meeting space, heretofore called Columbia Hall, had been renamed Spanish American War Veterans Hall.

The construction of Winthrop’s **Frost Free Library** in 1898-1899 marks the beginning of the area’s present unique historic built environment. The library occupies land that had been part of the James Blaisdell farm. For many years a small wooden general store operated by the Tewksburys had been located at the southeastern corner of the Blaisdell property on what is now the Library and Town Hall’s green. As early as 1854, local people established a library in association with the Winthrop Lyceum. For many years, the library’s 600 books were stored in the old 1855 Town Hall. By January 1898, the library’s collection numbered 4,875 volumes. During the mid 1880s, in response to the increasingly inadequate facilities in the Town Hall, the town voted to establish a library committee, which then began the planning process for a new library.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 17

In 1898, the construction of the new library was managed by library committee members, including: Alfred Phinney, David Floyd II, Channing Howard, Frank W. Tucker, Isaiah Whorf, and Francis A. Ingersoll. Built at a cost of \$25,000 in 1898-1899, the committee hired local resident Willard M. Bacon to design the building. The new library was named in honor of Morrill Frost, a late 19th century summer resident of Court Road in Winthrop, whose wife, Eliza W. Frost, had given \$10,000 toward the construction of the library.

Willard M. Bacon was a native of Willsboro, PA. Born in 1860, Bacon was working in Boston by 1880 as a draughtsman for the prominent firm of Sturgis & Brigham. By 1884, Bacon established his own practice, which for many years was based on Kilby Street and later Water Street in downtown Boston. By the late 1880s Bacon had moved to Winthrop and designed St. John's Episcopal Church at 222 Bowdoin Street, the first of his numerous local commissions. Among his Winthrop works were the Center and Beach Fire Stations, the Edward B. Newton School, Winthrop Yacht Club, and the Town Hall. He retired in 1929, following the completion of his Winthrop Town Hall. Bacon died at his residence at 3 Elmwood Street in the Washington Avenue section of Winthrop in 1947.

By the early 1890s the Center's small firehouse, now part of the site occupied by the commercial/residential block at 15-21 Pauline Street, had become inadequate to meet the fire protection needs of the growing town. Late 19th-century photographs depict the diminutive ca. 1885 fire station as a narrow rectangular wooden building that stood with gable ends facing the street and a circular pond at the rear of the building. Rising from the north gable was a tall hose drying tower with a pyramidal roof cap. The town depended on district fire wards and private citizens to extinguish fires. In 1885 the ward system was abandoned and replaced by a board of engineers appointed by the selectmen. On October 21, 1888, the first horse-drawn hose wagon was purchased at a cost of \$394.

In 1898 a new **Winthrop Center Fire Station (photo 6)** was built from designs provided by Bacon. Symbolizing an important benchmark in Winthrop's maturation as a town, the center's fire station was built at the end of the horse-drawn fire wagon era, necessitating the adaptation of the facility for motorized vehicles during the 1910s. The new station housed a hook and ladder wagon and a hose wagon. An article in the *Winthrop Sun* dated December 31, 1898, praised the building for "its superior construction, general arrangement, equipment and appointments." In 1923, the Fire Department purchased combination chemical, hose and ladder trucks for its station at the Center. In 1932, a wooden belfry was constructed atop the fire station's hose-drying tower. Bower Rigging Company was hired to hoist a new bell, reportedly from a Wakefield, MA, church, up to the belfry.

Winthrop, like most of the nation, experienced a booming economy during the 1920s. Symbolizing the pre-1929 stock market crash prosperity of the town is the 1928 **Winthrop Town Hall**. Long before the 1920s the 1855 Town Hall at Metcalf Square had become outdated. In 1927, the town decided to build a new town hall under the leadership of Elmer Dawson.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 18

William H. Clark called him “one of the most valuable public servants the Town has been fortunate to have.” He and his committee of volunteers chose the building’s site, plan, contractors, architect, and all the preliminary work that would insure the success of the project. On February 8, 1928, the ubiquitous Willard M. Bacon submitted exterior plans for the new town hall. Working with an eye towards a design that would complement the Public Library in terms of scale, form, and materials, Bacon provided Winthrop with a building that was both aesthetically pleasing and more efficient as a venue in which to conduct town business. As Bacon’s final project before his retirement in 1930, the town hall represents the culmination of his successful career. Built at a cost of \$206,500, the cornerstone was laid on May 5, 1928, and the new town hall was opened to the public on February 2, 1929. By the time of the new Town Hall’s completion, the 1855 town hall had been demolished.

Towards the end of this period, the Methodists built their third meeting hall that still presides over the east side of Metcalf Square. As previously mentioned, the Methodist Religious Society, since its founding in 1817, has played a significant role in the early development of the Winthrop Center/Metcalf Square area. Built in 1834, following a religious revival in 1832, the Methodist’s first church was also the first ecclesiastical building constructed at old Pullen Poynte. As early as 1916, the need for a new church was discussed by the 24 members of the church’s Ladies Social Union who sought a house of worship more modern than the second, early 1870s church. As the result of the ladies’ efforts, **The First Church, Methodist at 229 Winthrop Street** was built in 1930 to accommodate 465 parishioners. The third church encompassed the 102-seat Seavey Chapel, a parlor, the Burnside Room and Sunday School classrooms, as well as a modern kitchen and kitchenette. The new church’s cornerstone was laid on November 10, 1929, and was completed on June 1, 1930.

The **Winthrop Post Office**, later the **Winthrop Police Station at 3 Metcalf Square (photo 5)** represents a late addition to Metcalf Square’s fine collection of public buildings. Situated on a parcel storied within the annals of the town’s history, the Post Office/Police Station site has been host to the first public school (1805) as well as the first Winthrop Town Hall (1855). Over time the post office had been housed in three buildings: a Belcher-owned residence at 159 Winthrop Street (mid-to-late 19th century), the Winthrop Masonic Hall (1893-1927), and the old town hall (1928-1931). The Winthrop Post Office was dedicated with considerable ceremony under the direction of G. Wallace Tibbetts of 26 Jefferson Street, a former selectman and member of a family of building contractors. The Winthrop Post Office was built from designs provided by an unidentified architect hired by the Federal government.

While much of the residential development story during the 1870s and 1880s revolved around summer cottage development within the Ocean Spray, Washington Avenue, Winthrop Highlands and Cottage Hill sections of the town, after 1890 the center witnessed the entrenchment and consolidation of a solid middle class of year-round citizens. The new families of the center built Queen Anne and Colonial Revival single- and two-family residences. As previously mentioned,

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 19

Fremont Street had been host to families associated with the building trades. Now, job descriptions such as newspaper reporter, insurance agent, electrician, railroad conductor, and the like, new families, including many of Irish and Italian descent, settled into the familiar rhythms of life in a still relatively small New England town.

Located at the northwest corner of the district near Winthrop Town Hall are four houses at **35, 39, 45 and 49 Hermon Street (photo 12A)** that represent the type of middle class housing built in Winthrop during the period of 1890-1920. While 35, 39, and 45 Hermon Street may be categorized as Queen Anne, 49 Hermon is a ca. late 1920s Bungalow. According to the 1886 *Map of Winthrop*, David Floyd, one of the town's leading late 19th century real estate speculators, owned these house lots. Built ca. 1896-1898, 35 Hermon Street's original owner was George C. Edwards, painter and decorator. The house at 39 Hermon Street was built ca. 1900 for Richard Minton who commuted to East Boston to work as a boiler maker. Extant by 1901, 45 Hermon Street was built as a two family residence whose early occupants included William E. Malone, truckman, and Horace S. Gilchrist. 49 Hermon Street is a relatively late addition to the streetscape between Town Hall and Belcher Street. Best evidence suggests that it was built during the late 1920s. By 1942, 49 Hermon Street was occupied by Albert J. Mulrey, a Boston printer.

Above all, the period 1887-1940 was characterized by efforts on the part of officials in the town to provide Winthrop's citizens with well-designed, state-of-the-art municipal facilities. From a rural village with a modest wooden town hall overlooking a makeshift bandstand in the center of a dusty crossroads, the Metcalf Square area in particular benefited from the construction of architecturally sophisticated municipal and ecclesiastical buildings.

Post World War II in Winthrop

In January 1940, Winthrop's citizens witnessed the end of an era, with the Narrow Gauge Railway making its final run through Winthrop. The railroad had been losing money since at least the early 1930s. Henceforth residents of the center and other Winthrop neighborhoods would be dependent on buses and the automobile for access to the world beyond its marsh, creeks, and harbor. In 1943 the flats of Boston Harbor were filled in to accommodate the enlargement of East Boston, later Logan International, Airport. Governor's and Apple Islands, favorite recreational destinations for Winthrop residents from as early as the 1630s, were incorporated into the new airport's runways. Airport expansion, more than any other 20th-century "improvement," did the most to compromise Winthrop's quality of life, nearly spoiling the natural features of a town blessed by varied terrain bounded on three sides by water. Ironically, a peninsula that had been a "place apart" for centuries by an accident of glacial action was now within yards of an international airport with constant low-flying air traffic immediately overhead.

By 1940, 4,000 houses were located within the town of Winthrop. The town's population peaked at 17,000 in 1965. It is a testament to the efforts of state and local government as well as local

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 20

residents that despite the airport development, Winthrop is still a desirable place to live thanks to beautification projects at the town center, installation of soundproof windows in residential areas, ongoing harbor water purification efforts since 1985, as well as a strong commitment to historic preservation in recent years, demonstrated by the listing of the E.B. Newton School to the National Register of Historic Places, as well as concern about the future of Fort Banks military battery site (NR 2007) in the northern section of town.

Winthrop continues to serve as a bedroom community, just minutes away from downtown Boston by bus and subway train. The recent rapid transit upgrading of Boston's Blue Line (which roughly follows the main narrow gauge line to Revere) has further improved the town's transportation links with Boston and the North Shore. Sixty or seventy years ago, town residents commuted to work in East Boston, Lynn, and Chelsea, as well as Boston. Today, Boston is the primary destination for Winthrop workers. In recent years natives of the town aspiring to first-time home ownership have had difficulty affording the limited supply of single-family residences, due to escalating property values. Condominiums have to some degree provided a solution to this affordable-housing dilemma.

Winthrop, in a little more than a century and a half, has evolved from a nearly impenetrable community controlled by a handful of old families to a town with a broader demographic base made accessible to newcomers by a series of public transportation improvements during the mid-to-late 19th century. Host to a one-room schoolhouse in 1805, the Winthrop Center/Metcalf Square area has become the principal focus of local government, spirituality, education, and much more. The substantial design of its public buildings and the interesting vernacular forms and elements of its dwellings constitute a significant cultural resource that is greater than the sum of its parts. During the second half of the 20th century, the Winthrop Center/Metcalf Square area solidified its status as an oasis of working- and middle-class stability, with the automobile superseding the railroad as the principal mode of transportation that connected Winthrop to the outside world.

While the timeless qualities of numerous small Massachusetts towns have suffered from alterations, demolitions or intrusive modern buildings and parking lots, Winthrop Center's historic character remains essentially intact. That it retains its vintage appearance is due in part to its relative remove from major highways and the vigilance of its civic-minded citizens within the realms of planning and historic preservation.

Archaeological Significance

Since patterns of pre-Contact period settlement and subsistence in the Winthrop area are poorly understood, any surviving sites could be significant. Pre-Contact sites in the district area may contribute important information related to Native American settlement patterns and resource utilization in this area, and how Native people adapted to changing sea levels and related

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 21

changing upland and coastal environments through time. Pre-Contact period sites in this area may also contribute information on the overall settlement and resource use of the Boston Basin and Boston Harbor locale and how this landuse differed from more upland/interior locations. The location of at least two major quarry areas in the region also indicates the potential for sites in the area to contribute information on overall lithic use, quarry strategies, and lithic reduction sequences for different types of artifacts. Pre-Contact period sites in this area may also contribute important information related to Late Woodland settlement in the area and its relationship to Contact Period core areas that developed later, including the Mystic Core that developed in the area of the nominated property. The presence of burial sites in the area, particularly cemeteries, also indicates the potential to recover information related to Native American burial customs and sacred places. The analysis of human remains from these sites may also contribute important information related to the general health of Native populations, and dietary and pathological changes that occurred through time.

Historic archaeological remains described above have the potential to contribute important information on the settlement and historic landuse of the district during the period of initial settlement for the town and later evolution of Winthrop Center as “the chief village” of one of the smallest towns in the Commonwealth of Massachusetts. While little physical evidence survives from Winthrop’s 17th and 18th century settlement and economic pursuits, considerable evidence survives from the evolution of Winthrop Center as the focus of the town’s residential, civic, spiritual, educational, and commercial life during the 1800-1940 period.

Additional historic research, combined with archaeological survey and testing, may locate evidence of 17th and 18th century settlement in the district for which no extant examples survive on their original sites. While current historical evidence indicates no examples of Winthrop’s 17th century settlement within the district, the close proximity of known 17th century sites indicates that archaeological evidence of 17th century farmsteads may exist.

Structural evidence of residences, barns, and outbuildings associated with 17th century farmsteads may contribute important evidence related to the location of early settlements in the town, the architectural characteristics of early homes and farm buildings, and the layout of early farmsteads. Detailed analysis of the contents of occupational-related features (trash pits, privies, wells) may contribute important social, cultural, and economic information related to the inhabitants of early farmsteads and the early Winthrop settlement.

While no 18th century homes or farmsteads are known to exist in the district at their original locations, at least one, the Samuel Belcher House, may survive as an archaeological site. Portions of the Belcher House may have been built in the 1790s. The house was moved from its original

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 22

site in the early 1900s. Structural evidence of the farmhouse, barns, outbuildings, and evidence of occupational-related features may survive at the original house site. Similar archaeological resources may survive from other presently undocumented 18th century farmsteads and house sites. Much of the information derived from these resources would be similar to information obtained from potential 17th century resources described above.

While the district's growth as a village occurred in the 19th and 20th centuries, most examples of that growth are reported to survive, with few known archaeological sites. Archaeological evidence of the old Burrill Homestead (ca. 1800) that originally stood on the site of the Wadsworth Block at 214-220 Winthrop Street, the original site of a second Burrill House (ca. 1860's) at 2 Burrill Terrace, the original site of the Samuel Belcher House at 257 Winthrop Street, and an Italianate residence originally located at 158 Winthrop Street may all contribute important evidence of Winthrop's 19th century settlement and the growth of the district during that period. Analysis of the archaeological remains from each of the structures listed above and their associated occupational-related features may contribute important evidence of the social, cultural, economic, and architectural characteristics that led up to the district's most intense period of growth and development from 1885 to 1930.

Archaeological evidence from several civic, institutional, and religious buildings may also contribute important information related to the 19th century growth and development of the district as part of the chief village in the town of Winthrop. Archaeological evidence from the one-room Winthrop schoolhouse (1805) at 3 Metcalf Square may contribute important information related to the growth of public education in the district and the origins of the Winthrop Center village. The schoolhouse was the first public building erected in the village and district. Archaeological evidence from Winthrop's first town hall (1855), also located in the 3 Metcalf Square locale, may contribute important architectural evidence of early public buildings in Winthrop and further evidence of the district's growth as an important town center. Structural evidence from the first Methodist Church (1834) at the northeast corner of Madison Avenue and Winthrop Street, contributes further documentation of the district's growth as an important town center and focal point for the village.

Potential archaeological resources at the Winthrop Cemetery may contribute important information related to the evolution of the cemetery, and further evidence of the district's importance as part of the town's chief village. Potential archaeological resources may also contribute important information related to the social, cultural, and economic characteristics of the district's inhabitants during its period of significance. Additional historical research, combined with archaeological survey, testing, and monitoring of excavations, may contribute important information related to the evolution of the cemetery and its internal configuration. Additional documentary research, combined with archaeological survey and testing within and around the current boundary of the cemetery, can identify the full range of graves present at the Winthrop Cemetery. Unmarked graves are probably present and the current pattern of the

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 8 Page 23

gravestones may not, in every instance, represent their actual placement. Gravestones were frequently removed from older cemeteries, then later replaced, at times in different locations. Descendants of individuals also potentially erected some stones as commemorative stones after their deaths. This scenario has been observed at the Winthrop Cemetery and at other burying grounds in Massachusetts. Archaeological research can help identify these graves, as well as later unmarked graves, resulting from stolen, damaged, and overgrown stones. Eighteenth and nineteenth century unmarked graves may also be present, representing paupers and other unknown persons. Archaeological research can also help test the accuracy of the existing boundaries at the cemetery. These bounds may not accurately represent the actual cemetery boundaries. Some burials, possibly those of unknown persons, paupers, or other indigent persons, may have intentionally been buried outside the cemetery boundary. Artifact distributions may also be present associated with funerary or memorial services for specific individuals at their time of death, or individuals and groupings of individuals (possibly the entire burial ground) at later dates.

Much of the above information can be obtained through unobtrusive archaeological research. Information can be obtained by mapping artifact concentrations and the locations of features such as grave shafts and post molds, without disturbing actual skeletal remains. Remote sensing techniques of investigation might also prove useful. Social, cultural, and economic information relating to the 18th, 19th, and 20th century Winthrop settlement can be obtained in this manner; however, more detailed studies can be implemented through the actual excavation of burials and their analysis. Osteological studies of individuals interred at the burial ground have the potential to offer a wealth of information relating to the overall physical appearance of the town's inhabitants, their occupations, nutrition, pathologies, and cause of death. This information can be used to determine the actual number of individuals interred at the burial ground. The overall context of the grave, including material culture remains, can provide information on burial practices, religious beliefs, economic status, family structure, and numerous other topics relating to the individual and the overall settlement.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 9 Page 1

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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 9 Page 2

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(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 9 Page 3

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(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 10 Page 1

10. Boundaries

See the attached assessor's maps.

More specifically, the boundaries of the Winthrop Center/Metcalf Square District are described as follows:

Beginning at the northern edge corner of the District, four houses numbered 224 to 242 Lincoln Street, together with St. John the Evangelist Church at 330 Winthrop Street as well as its rectory next door to the south at 242 Winthrop Street are included within the District. The boundary line continues southward along the west side of Winthrop Street, crossing Ocean View Street, continuing past but not including the undeveloped lot at the southwest corner of Winthrop and Ocean View Street and then follows the back lot lines on Winthrop Street. The boundary line then follows the back lot lines of 292 to 262 Winthrop Street. At 262 Winthrop Street the boundary jogs northwestward to include the Winthrop Public Library and the Town Hall. The boundary line then shifts northward along the back lot lines of four houses at 35, 39, 45 and 49 Hermon Street. These noncontributing houses are included so that the former First Baptist Church at 89 Hermon Street is included within the District. After looping around the church and an adjacent centuries old native American midden or refuse heap, the boundary line extends southward along Hermon Street to include the multi-family building numbered 2 to 20 Hermon Street.

At the intersection of Hermon and Pauline streets, the boundary turns west along the back lot lines of commercial/residential buildings numbered 1 to 21 Pauline Street. The line then jogs south across Pauline Street, running alongside the west wall of the Winthrop Center Fire Station and continuing southward across Fremont Street, including 15 and 19 Fremont, along the front lot lines of 18 to 30 Fremont Street. The boundary then jogs west across Fremont Street. Continuing southeast along Fremont Street, the boundary excludes 23 and 29, but includes the Italianate house at 35 Fremont Street, then jogging back across Fremont Street and extending along the front lot lines of 40 to 72 Fremont Street.

District boundary lines have been drawn to include Pauline Street, east of Fremont, from 72 Fremont Street the District line extends across the street to include 69-71 Fremont Street. The boundary line continues along the back lot lines of 69-71 to 95 Fremont Street. The boundary then loops around and includes 64 Buchanan Street and crosses said street to include 57, 61-63, 75 and 77 Buchanan Street, and then crosses Winthrop Street to include 131 Winthrop Street and then crosses Buchanan Street, running along the southern edge of the Old Cemetery. The boundary then jogs across Buchanan Street to include the St. John's Episcopal Church at the corner of Buchanan and Bowdoin. From the Episcopal Church, the boundary extends eastward, wrapping around but not including the modern St. John's Episcopal Parish Center. From the rear

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number 10 Page 2

of the Parish Center the line extends eastward along Buchanan Street, crossing the extended cemetery's southern edge at River Street. The boundary then encircles the extensive section of the cemetery bordered by Cross Street, Ocean View and back lot lines of Bowdoin Street houses, returning southwestward to the old section of the cemetery west of Bowdoin Street. The boundary line then turns northward along the back lot lines (but not including) houses numbered 177 and 175 Bowdoin Street. The line then heads west along the northern edge of the Madison Avenue edge of the cemetery, jogging northward across Madison to include 16 and 20 Madison Avenue. The line shifts northward along the back lot lines of 211 to 271 Winthrop Street, continuing northward beyond Metcalf Square and Wadsworth, jogging eastward at 271 Winthrop Street to include 11 George Street. The line then turns westward, loops around but does not include the parking lot at the northeast corner of George and Winthrop streets, continuing northward along the back lot lines of 291 to 305 Winthrop Street. The line then jogs westward along the northern edge of 305 Winthrop Street's lot and then turns northward along the Winthrop Street side of undeveloped parcel at the southeast corner of Winthrop and Ocean View Streets, continuing northward along the back lot lines of 319 to 333 Winthrop Street, returning to the beginning of the District at St. John the Evangelist Roman Catholic Church and the houses at 224 to 242 Lincoln Street.

Verbal Boundary Justification

The boundary, as drawn, includes the largest number of contributing elements that are reflective of Winthrop Center's business, residential, and governmental history.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number photos Page 1

Appendix I. II. III: Photographs and Vintage Illustrations

I. PHOTOGRAPHS – Archival Quality Black and White 5” by 7”

1. 1 Metcalf Square, Winthrop Town Hall
2. 2 Metcalf Square, Frost Free Library
3. 215 Winthrop Street, First Church Methodist
4. 214-224 Winthrop Street, Wadsworth Block
5. 3 Metcalf Square, Police Station (originally Winthrop Center Post Office)
6. 34 Pauline Street, Central Fire Station
7. 60 Hermon Street, First Baptist Church
8. 230 Winthrop Street, St John the Evangelist Catholic Church
9. 222 Bowdoin Street, St John’s Episcopal Church
10. 257 Winthrop Street, Samuel Belcher House
11. 233 Winthrop Street, Edward S. Freeman House
12. 270 Winthrop Street, Horatio Soule House
13. 170 & 174 Winthrop Street, Metcalf House and Hospital
14. 45 Pauline Street, World War I Marker at the E.B. Newton School
15. Metcalf Square, Spanish American War Memorial, 1946
16. 20 Madison Avenue, former New England Telephone & Telegraph Bldg., 1911

II. Supplementary, Non Archival Quality Black and White 4” by 6” Photos

- 1A. 167 Winthrop Street, former First Church of Christ Scientist
- 2A. 278 Winthrop Street, Belcher-Peck House
- 3A. 57 Buchanan Street, Griffin – Ingalls House
- 4A. 35 Fremont Street, Day-Burrill- Wadsworth House
- 5A. 131 Winthrop Street, William B. Belcher House
- 6A. 286 Winthrop Street, Belcher-Thompson House
- 7A. 319 Winthrop Street, Albert Vanderhoef House
- 8A. 291 Winthrop Street, White-Parker House
- 9A. 11 George Street, George-Belcher-Bissell House
- 10A. 180 Winthrop Street, Belcher-Soule House
- 11A. 1 & 2 Burrill Terrace, Charles Burrill House
- 12A. 35, 39, 45, 49 Hermon Street
- 13A. 45 Hermon Street, Gilchrist-Malone
- 14A. 5 Pauline Street, Reed Block
- 15A. 94 and 94R Fremont Street, Charles E. Rich House and Stable
- 16A. 100 Fremont Street, Belcher-Nickerson House

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Winthrop Center/Metcalf Square HD
Winthrop (Suffolk), MA

Section number photos Page 2

- 17A. 12 Jefferson Street, William H.H. Young House
- 18A. Kurchmeister Memorial, Winthrop Cemetery
- 19A. Metcalf Square, Hermon Street side, Civil War Memorial
- 20A. Metcalf Square, World War I Memorial
- 21A. 29 Hermon Street, former American Legion Hall
- 22A. 195 Winthrop Street, Wadsworth-Bangs House
- 23A. Craftsman style, utility building, Winthrop Cemetery
- 24A. 243 Winthrop Street, Belcher-Wadsworth House

Appendix III – Vintage Photographs

(Photographs from Images of America, Winthrop, by the Winthrop Historical Commission)

- #1 Metcalf Square ca. 1856 with the first Winthrop Town Hall and bandstand on the site of the Metcalf Square Spanish American War Memorial.
- #2 From Left to Right: Residence and Hospital of Dr. Ben Hicks Metcalf, pictured ca. 1915, now residences number (L to R) 170 and 174 Winthrop Street.
- #3 Winthrop Center/Metcalf Square still has the appearance of a rural hamlet as late as ca. 1890. Photograph was taken looking east from Somerset Avenue. Note wetlands in foreground, Reed Block and the old town Hall (left and right sides of Pauline Street) at the center of the photograph as well as the steeple of the second Methodist Church at far left.
- #4 Pauline Street (right) and vicinity ca. late nineteenth century. Note the pond or “pit” at the far left, part of the wetlands that once bordered the western edge of the Winthrop Center/Metcalf Square District.
- #5 Ca. 1886 photo showing the drinking fountain with bronze sculptural figure donated by Winthrop born Marcenus Belcher of Philadelphia. Now the site of the Spanish American War Memorial at Metcalf Square.
- #6 Winthrop ca. 1870 with Baptist Church as major landmark on the town’s skyline.

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**WINTHROP CENTER/METCALF SQUARE HD
DISTRICT DATA SHEET**

Map/Lot	MHC#	Address	Historic Name	Date	Style	C/NC	Type
BOWDOIN STREET							
37/76	18	222 Bowdoin St.	St John's Episcopal Church	ca. 1888-89	Shingle/Queen Anne	C	B
BUCHANAN STREET							
30/10	26	57 Buchanan St.	Griffin-Ingalls House	1856	Italianate/Carpenter Gothic	C	B
30/9	326	61-63 Buchanan St		ca. 1860	Italianate, altered	C	B
30/4	327	64 Buchanan St	A.C. Dunham House	ca. 1896-1905	Queen Anne	C	B
30/7	328	75 Buchanan St		1890s	Queen Anne	C	B
30/6	329	77 Buchanan St		ca. 1900	Colonial Revival	C	B
30/12	330	80 Buchanan St	N.M. Gibbons House	ca. 1896-1905	Queen Anne	C	B
37/44/49	800	Buchanan/Cross Sts.	Winthrop Cemetery	ca. 1830s		C	SI
	913		Utility Structure	ca. 1910	Craftsman	C	ST
	914		Metcalf Memorial	ca. 1920s	Granite, bronze	C	O
	915		Kurchmeister Memorial	ca. 1920s	Granite, bronze	C	O
BURRILL TERRACE							
36/36	331	1 Burrill Terrace	Charles Burrill House	ca. 1890s	Queen Anne	C	B
36/37	332	2 Burrill Terrace	Charles Burrill House	ca. 1860s?	Italianate	C	B
FREMONT STREET							
36/60	333	15 Fremont St	John S. Day House	ca. 1870	Italianate/Queen Anne	C	B
36/59	334	19 Fremont St		ca. 1870	Italianate	C	B
36/40	335	20 Fremont St	Winthrop Storage Co.	ca. 1890s	Late 19 th C. Vernacular	C	B
36/44	336	26 Fremont St	O. McCarthy House	ca. 1874-85	Queen Anne cottage	C	B
36/42	337	30 Fremont St		ca. 1887-95	Queen Anne/Col. Revival	C	B
36/43	338	34 Fremont St	E.S. Reed House	ca. 1874-85	Queen Anne cottage	C	B
36/56	70	35 Fremont St	Day-Burrill-Wadsworth House	ca. 1860	Italianate	C	B
36/44	339	40 Fremont St	J.A. Day House	ca. 1887-95	Queen Anne	C	B
37/4	340	66 Fremont St	Charles LaVoix House	ca. 1897-1905	Alt. Queen Anne/Col. Rev	C	B
37/5	341	68 Fremont St	L.M. Woolridge House	ca. 1897-1905	Queen Anne/Col. Rev.	C	B
36/50	342	69-71 Fremont St	Floyd House	ca. 1860s	Italianate	C	B
37/6	343	72 Fremont St	E.M. Tibbetts House	ca. 1897-1905	Queen Anne/Col. Rev	C	B
37/X	344	75 Fremont St		ca. 1890s	Queen Anne	C	B
37/7	345	76 Fremont St	John F. Tibbetts House	1897-1905	Queen Anne	C	B
			two-car garage	mid 20 th C.	Utilitarian	NC	ST
37/X	346	77 Fremont St		early 20 th C.	Georgian Revival	C	B

**WINTHROP CENTER/METCALF SQUARE HD
DISTRICT DATA SHEET**

Map/Lot	MHC#	Address	Historic Name	Date	Style	C/NC	Type
36/49	347	79-81 Fremont St	Dunham-Collins House	ca. 1887-95	altered Queen Anne	NC	B
37/8	348	82 Fremont St	Gorham H. Walker House two-car garage	ca. 1897-1905 mid 20 th C.	Queen Anne/Shingle Utilitarian	C C	B ST
37/3	349	85 Fremont St	Eliza A. Wilkie House	ca. 1874-85	Queen Anne	C	B
37/2	350	89 Fremont St	An Arthur C. Dunham House	ca. 1887-95	Queen Anne	C	B
37/9	351	90 Fremont St	E.B. Newton House	ca. 1892	Q.A./Shingle/Col. Rev.	C	B
37/1	352	91 Fremont St	An Arthur C. Dunham House	ca. 1887-95	late 19 th C. vernacular	C	B
37/10	353	94 Fremont St	Charles E. Rich House	ca. 1892	Italianate/Queen Anne	C	B
	354	94R Fremont St	stable	ca. 1892	Queen Anne	C	ST
37/5	355	95 Fremont St	Walter W. Gove House	ca. 1874-85	Queen Anne	C	B
37/11	71	100 Fremont St	Becker-Nickerson House	ca. 1892	Queen Anne	C	B
GEORGE STREET							
44/36	72	11 George St	George-Belcher-Bissell Ho. two-car garage	ca. 1860 ca. 1920s	Italianate Utilitarian	C C	B ST
HERMON STREET							
43/7	356	10-14 Hermon St		ca. 1907-14	altered Queen Anne	C	B
43/8	357	16-20 Hermon St		ca. 1907-14	Queen Anne 3-decker	C	B
43/31	358	29 Hermon St	American Legion clubhouse	ca. 1925-30	Craftsman	C	B
43/30	359	35 Hermon St	George C. Edwards House	ca. 1896-98	Queen Anne	C	B
43/29	360	39 Hermon St	Richard Minton House	ca. 1900	Queen Anne	C	B
43/28	361	45 Hermon St	Gilchrist-Malone House barn	ca. 1900 ca. 1900	Queen Anne Utilitarian	C C	B ST
43/27	362	49 Hermon St	Albert J. Mulrey House	ca. 1925-30	Bungalow	C	B
43/10	83	60 Hermon St	First Baptist Church/Theatre	1872-73	Gothic Revival	C	B
JEFFERSON STREET							
37/19	363	2-6 Jefferson St	Jefferson Apartments	ca. 1900	Late 19 th C. Vernacular	C	B
37/20	364	12 Jefferson St	William H.H. Young House	ca. 1897-1905	Italianate/Queen Anne	C	B
37/23	365	15 Jefferson St	Rev John L. Ivey House	ca. 1897-1905	Altered Queen Anne 3-deck	NC	B
36/47	366	19 Jefferson St	Katherine L. Smith House	ca. 1897-1905	Queen Anne 3-decker	C	B
36/46	367	25 Jefferson St	W.H. Van Delinda House	ca. 1897-1905	Queen Anne	C	B
37/22	368	26 Jefferson St	Squier-Davey House	ca. 1897-1905	Queen Anne/Col. Rev.	C	B
36/48	369	28 Jefferson St	Perkins-Langlois House	ca. 1897-1905	Queen Anne/Col. Rev.	C	B
36/45	370	29 Jefferson St	Douglas-Eldredge House	ca. 1897-1905	Craftsman Bungalow	C	B

**WINTHROP CENTER/METCALF SQUARE HD
DISTRICT DATA SHEET**

Map/Lot	MHC#	Address	Historic Name	Date	Style	C/NC	Type
LINCOLN STREET							
49/19	371	224 Lincoln St	C. Marsh House one-car garage	ca. 1887-95 ca. 1920s?	Italianate/Queen Anne Utilitarian	C C	B ST
49/20	372	230 Lincoln St	A David A. Floyd Property one-car garage	ca. 1874-85 ca. 1920s?	Italianate/Queen Anne Utilitarian	C C	B ST
49/21	373	236 Lincoln St	Albert A. Vanderhoef House one-car garage	ca. 1874-85 ca. 1920s?	Stick Style/Queen Anne Utilitarian	C C	B ST
49/22	374	242 Lincoln St	Gustavus W. Mason House	ca. 1874-85	Italianate	C	B
MADISON AVENUE							
37/32	375	7 Madison Ave		ca. 1960s?	Modern	NC	B
37/30	376	16 Madison Ave		ca. 1960s?	Modern	NC	B
	377	16R Madison Ave		1870s? Moved?	Italianate Mansard cottage	C	B
27/34	119	20 Madison Ave	N.Eng. Tel & Tel Co.	ca. 1912	Classical Revival	C	B
	908	Sunflower sculpture		2005	aluminum	NC	O
44/59, 60	379	30 Madison Ave		ca. 1904s	Colonial Revival	C	B
METCALF SQUARE							
43/	131	1 Metcalf Sq	Winthrop Town Hall	1928	Classical Revival/ Georgian Revival	C	B
44/2	132	2 Metcalf Sq	Frost Free Library	1898	Renaissance Rev.	C	B
43/44	916	1 & 2 Metcalf Sq	green in front of Town Hall	ca. 1900	lawn	C	SI
44/1	917		small triangular park	ca. mid 1880s		C	SI
43/	900	Metcalf Sq	Civil War Monument	1907	granite, bronze	C	O
44/1	901	Metcalf Sq	Spanish-American War Mon.	early 1930s	granite, bronze	C	O
44/2	902	Metcalf Sq	World War I Veterans Mon.	1927	granite, bronze	C	O
43/	918	Metcalf Sq	World War II/Korea/ etc.	1965	granite	NC	O
43/33	133	3 Metcalf Sq	Winthrop Center Post Office/ Police Station	1932	Georgian Revival	C	B
PAULINE STREET							
43/6	378	5 Pauline St	Reed Block	1877	Italianate/Craftsman	C	B
43/5	380	13A, B Pauline St		rebuilt? 1980s?	Neo Queen Anne	NC	B
43/4	381	15-19 Pauline St		ca. 1877-90	Late 19 th C. vernacular	C	B
43/34	382	22 Pauline St	H. Cummings House	ca. 1875-85?	Cape	C	B
43/35	383	26-30 Pauline St	H. Cummings House	ca. 1875-85	Queen Anne	C	B
36/33	147	34-40 Pauline St	Winthrop Fire Station	1898	Craftsman	C	B

**WINTHROP CENTER/METCALF SQUARE HD
DISTRICT DATA SHEET**

Map/Lot	MHC#	Address	Historic Name	Date	Style	C/NC	Type
WINTHROP STREET							
37/81	242	131 Winthrop St	William B. Belcher House	ca. 1840?	Federal	C	B
37/13	243	142 Winthrop St	McCarthy-Douglass House one-story shed	ca. 1885 early 20 th C.	Queen Anne/Craftsman Utilitarian	C NC	B ST
37/42	384	147 Winthrop St	I. Shackford House	ca. 1860-71	Altered Italianate	C	B
37/14	385	148 Winthrop St	two-car garage	ca. 1887-95 c. mid-20 th C.	Queen Anne Utilitarian	C C	B ST
37/41	386	153 Winthrop St	W. Belcher House	ca. 1880-85	Queen Anne	C	B
37/15	244	158 Winthrop St	site of the F.H. Seavey House	ca. 2000	Modern	NC	B
37/40	387	159 Winthrop St	W. Belcher House	ca. 1875-85	Alt. Italianate/Queen Anne	C	B
37/39	245	167 Winthrop St	First Ch. Christ Scientist	1930	Classical Rev/Georg.Rev.	C	B
37/36	388	169 Winthrop St	Edward Floyd House	ca. 1875-85	Atl. Italianate/Queen Anne	C	B
37/16	246	170 Winthrop St	Metcalfe House	1895	Colonial Revival	C	B
	389	170R Winthrop St	stable	1895	Colonial Revival	C	ST
37/17	321	174 Winthrop St	Metcalfe Hospital two-car garage	1896 c. mid 20 th C.	Colonial Revival Utilitarian	C NC	B ST
37/38	390	175 Winthrop St	Floyd-Belcher House	1906-13	Queen Anne/Col. Rev.	C	B
37/37	391	179 Winthrop St	Belcher House	ca. 1906-13	Queen Anne	C	B
37/18	247	180 Winthrop St	Belcher-Soule House	ca. 1887-95	Queen Anne	C	B
37/35	392	181-185 Winthrop St	Floyd-Baxter House	ca. 1874-85	Alt. Queen Anne	NC	B
37/19	(363)	184-188 Winthrop St	(see 2-6 Jefferson St)				
37/34	394	189-191 Winthrop St	First National Grocery Store	ca. 1920s	Alt early 20 th C.	NC	B
37/33	395	193-195 Winthrop St	Wadsworth-Bangs House	ca. 1860s	Alt. Italianate	NC	B
37/29	396	197-201 Winthrop St	Crosby-McNeil House	ca. 1870s	Atl. Queen Anne	NC	B
37/25	248	196 Winthrop St	Masonic Hall	1892	Shingle/Q.A./Col. Rev.	NC	B
37/28	397	207 Winthrop St	F. Dunham House	ca. 1875-85	Italianate	C	B
37/26	398	210 Winthrop St	S.H. Griffin House	ca. 1860	Alt. Italianate Villa	C	B
37/27	399	211 Winthrop St	William Aikin House	ca. 1875-81	Queen Anne	C	B
36/32	249	214-224 Winthrop St	Wadsworth Building	ca. 1887-95	Queen Anne/Rom. Rev.	C	B
44/57	250	215 Winthrop St	1 st Church of Win. Methodist	1930	Cl. Rev./Georg. Rev.	C	B
44/56	251	233 Winthrop St	Edward S. Freeman House stable	ca. 1883 late 19 th C.	Italianate Vernacular	C C	B ST
44/54	400	243 Winthrop St	Belcher-Wadsworth House one-car garage	ca. 1840s ca. mid 20 th C.	Greek Revival Utilitarian	C NC	B ST
44/53	401	247 Winthrop St		ca. 1910s	Bungalow	C	B

**WINTHROP CENTER/METCALF SQUARE HD
DISTRICT DATA SHEET**

Map/Lot	MHC#	Address	Historic Name	Date	Style	C/NC	Type
44/39	252	257 Winthrop St	Samuel Belcher House one-car garage	1790s, 1840s ca. mid 20 th C	Greek Revival Utilitarian	C NC	B ST
44/38	402	263 Winthrop St		ca. 1895-1905	Queen Anne	C	B
44/4	253	272 Winthrop St	Dr. Henry Soule House	1881	Queen Anne	C	B
44/37	403	271 Winthrop St		ca. 1895-1905	Queen Anne	C	B
44/5	404	274 Winthrop St	Belcher House one-car garage	1887-95 ca. mid 20 th C	Altered Shingle Style Utilitarian	NC NC	B ST
44/6	254	278 Winthrop St	Belcher-Peck House two-car garage	1805, 1856 ca. late 20 th C	Italianate Utilitarian	C NC	B ST
44/7	255	286 Winthrop St	Belcher-Thompson House	1852	Italianate	C	B
44/19	256	291 Winthrop St	White-Parker House	ca. 1870	Italianate	C	B
44/12	405	292 Winthrop St		ca. 1874-85	Queen Anne	C	B
			two-car garage	ca. mid-20 th C.	Utilitarian	C	ST
44/18	406	295-297 Winthrop St		ca. 1887-95	Queen Anne/Col. Rev.	C	B
44/17	407	301 Winthrop St	Charles N. White House	ca. 1874-85	Queen Anne	C	B
44/7	408	305 Winthrop St	F.N. Belcher House one-car garage	ca. 1874-85 ca. mid 20 th C	Italianate/Queen Anne Utilitarian	C C	B ST
49/103	257	319 Winthrop St	Albert Vanderhoof House two-car garage	ca. 1873-81 ca. mid 20 th C.	Italianate/Stick Style Utilitarian	C C	B ST
49/14	409	320 Winthrop St	St John's Rectory	1907	Colonial Revival	C	B
49/102	410	323 Winthrop St	Mary Vanderhoof House	ca. 1873-81	Italianate	C	B
49/101	258	329 Winthrop St	Wilbur F. Belcher House	ca. 1873-81	Greek Rev./Italianate	C	B
49/15	259	330 Winthrop St	St John the Evangelist Church	1912	Romanesque Revival	C	B
49/100	411	335 Winthrop St		ca. 1890s	Queen Anne	C	B

TOTALS

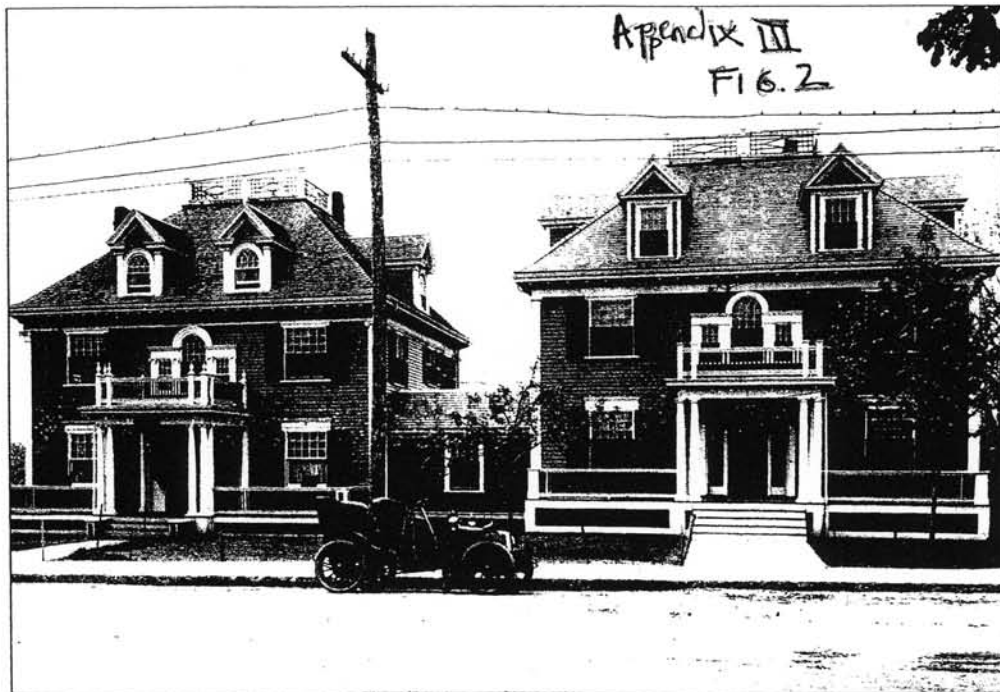
Buildings	101 contributing	11 noncontributing
Sites	3 contributing	
Structures	14 contributing	7 noncontributing
Objects	5 contributing	2 noncontributing
	123	20

Appendix III
FIG. 1



Winthrop's original town hall, built in 1856, occupied the corner of Metcalf Square where the old post office was and where the new police station now stands. The first floor was devoted to two schoolrooms and town offices, while town business was conducted on the second floor. The total cost of this building was \$4,990 and served the town well until the present town hall was erected in 1929. Note the bandstand in the center of what is now the square.

Appendix III
FIG. 2



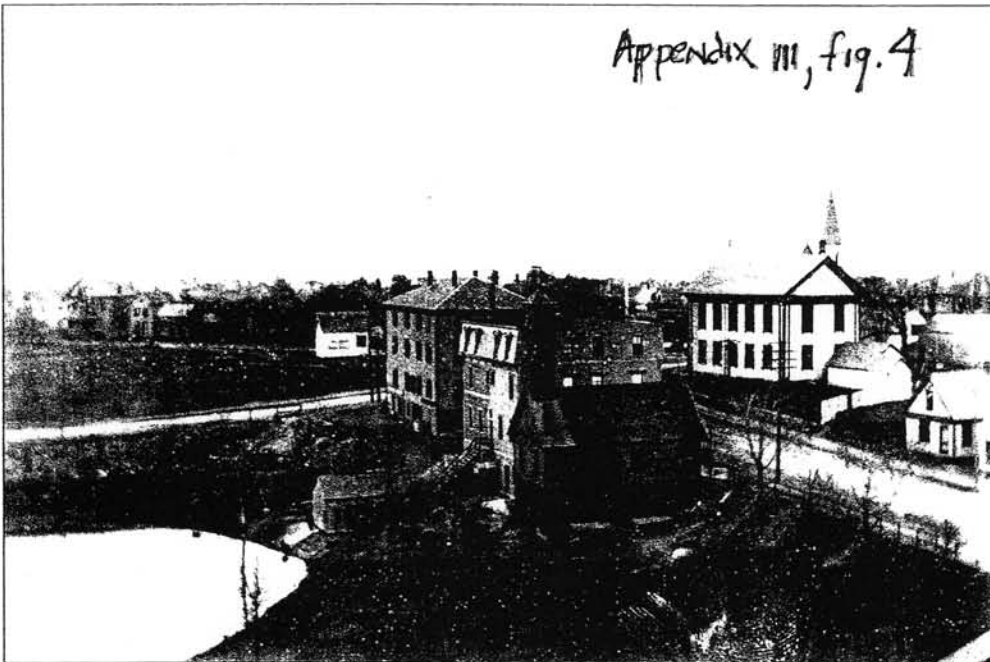
The hospital of Dr. Ben Hicks Metcalf, on Winthrop Street, is pictured c. 1915. The doctor's car is parked at the curb. The property is now used for private homes at 170 and 174 Winthrop Street. A new Winthrop Community Hospital was built on Lincoln Street in 1931 and served the town well into the 1990s.

Appendix III fig. 3



Metcalf Square (then the original Winthrop Center) is seen c. 1890 from a field that was on Somerset Avenue. The cart path in the foreground dates back to Winthrop's colonial period. These primitive roads were originally Native American trails that were adopted by European settlers. Winthrop farmers used this cart path for more than 250 years. Pauline Street, sweeping from the far left to the center of this photograph, was laid out in 1875. It was named in honor of Augusta Pauline, the wife of Dr. Samuel Ingalls, who owned a large tract of land there. The steeple visible on the far right once adorned the original Methodist church, built in 1875.

Appendix III, fig. 4



The pond in the foreground, now "the Pit" on Pauline Street, was used as a watering hole by local farmers. The building in the foreground was Winthrop's second fire station and is now a private dwelling relocated at 92 Woodside Avenue. The store of Alfred Tewksbury is shown at the top of Pauline Street, and the building at the right center is the original town hall. The spire belonged to the original Methodist church, built in 1874.

Appendix III. Fig. 5

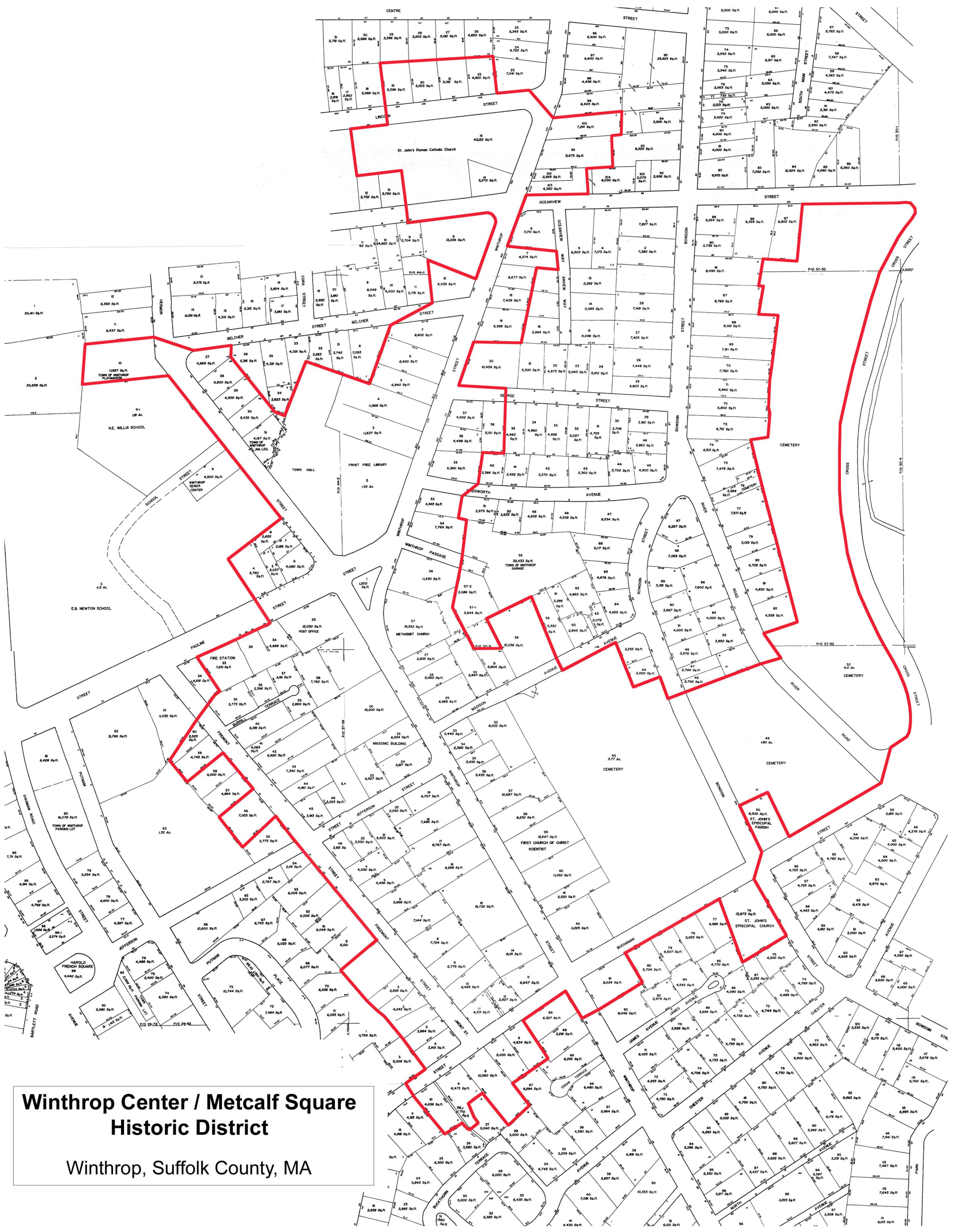


In 1886, Marcena Belcher, a Winthrop-born resident of Philadelphia, offered the town a drinking fountain, which she had placed in front of the town hall, approximately where the Metcalf Square Island is located today. It was a bronze female figure holding a drinking cup and a pitcher

Appendix III fig. 6



Pictured is typical Winthrop landscaping c. 1870. This photograph is part of the Whorf Collection, which captured a small town in New England at the turn of the century.



**Winthrop Center / Metcalf Square
Historic District**
Winthrop, Suffolk County, MA



LEGEND
 PARCEL NUMBERS 2
 MATCH LINE - - - - -



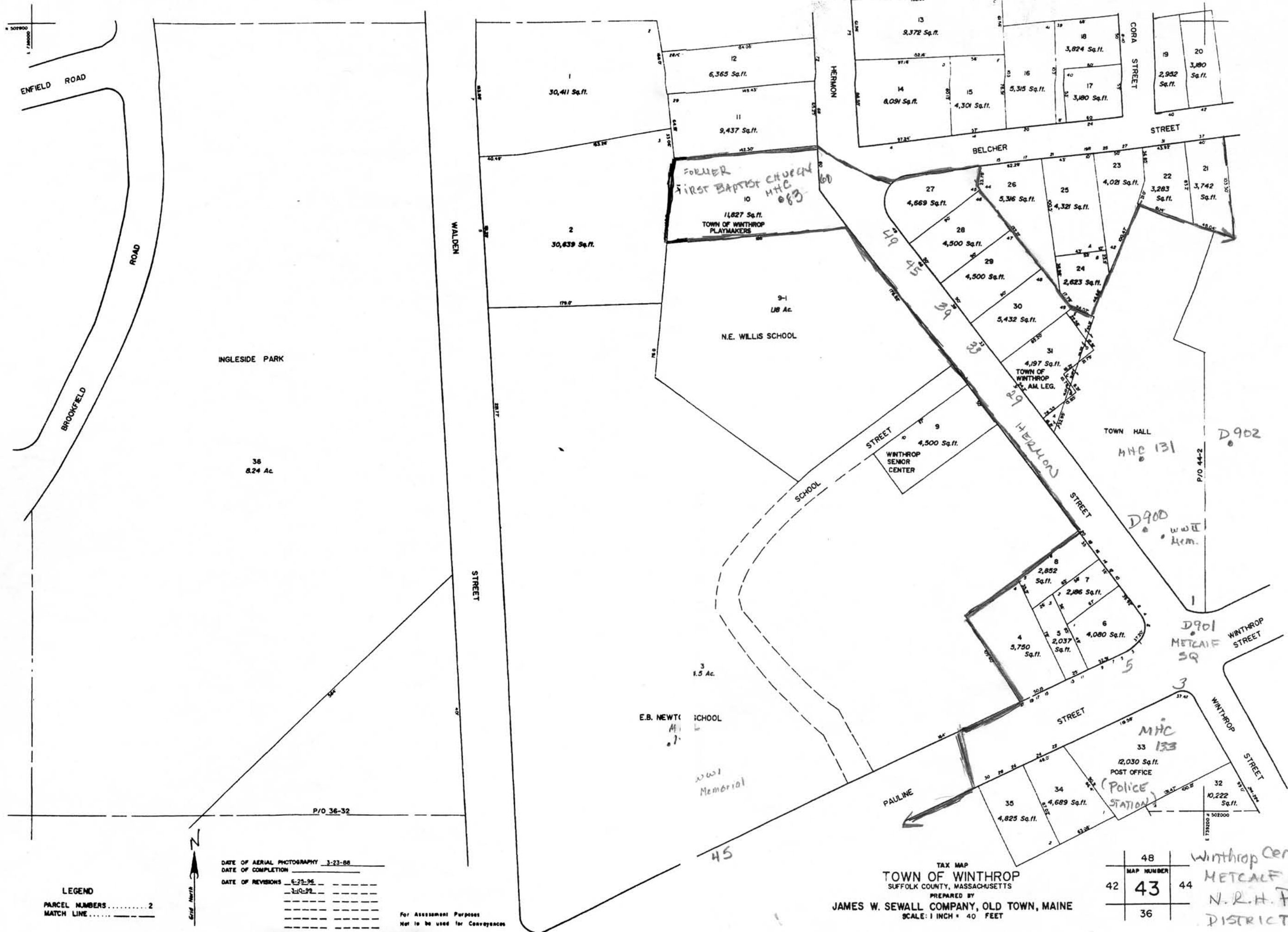
DATE OF AERIAL PHOTOGRAPHY 3-23-88
 DATE OF COMPLETION _____
 DATE OF REVISIONS _____

For Assessment Purposes
 Not to be used for Conveyance

Winthrop Center/HETCALF SQ
 N.R.H.P. DISTRICT

TAX MAP
TOWN OF WINTHROP
 SUFFOLK COUNTY, MASSACHUSETTS
 PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 40 FEET

	55	
48	MAP NUMBER 49	50
	44	



DATE OF AERIAL PHOTOGRAPHY 3-23-88
 DATE OF COMPLETION _____
 DATE OF REVISIONS 6-23-96
 3-10-99

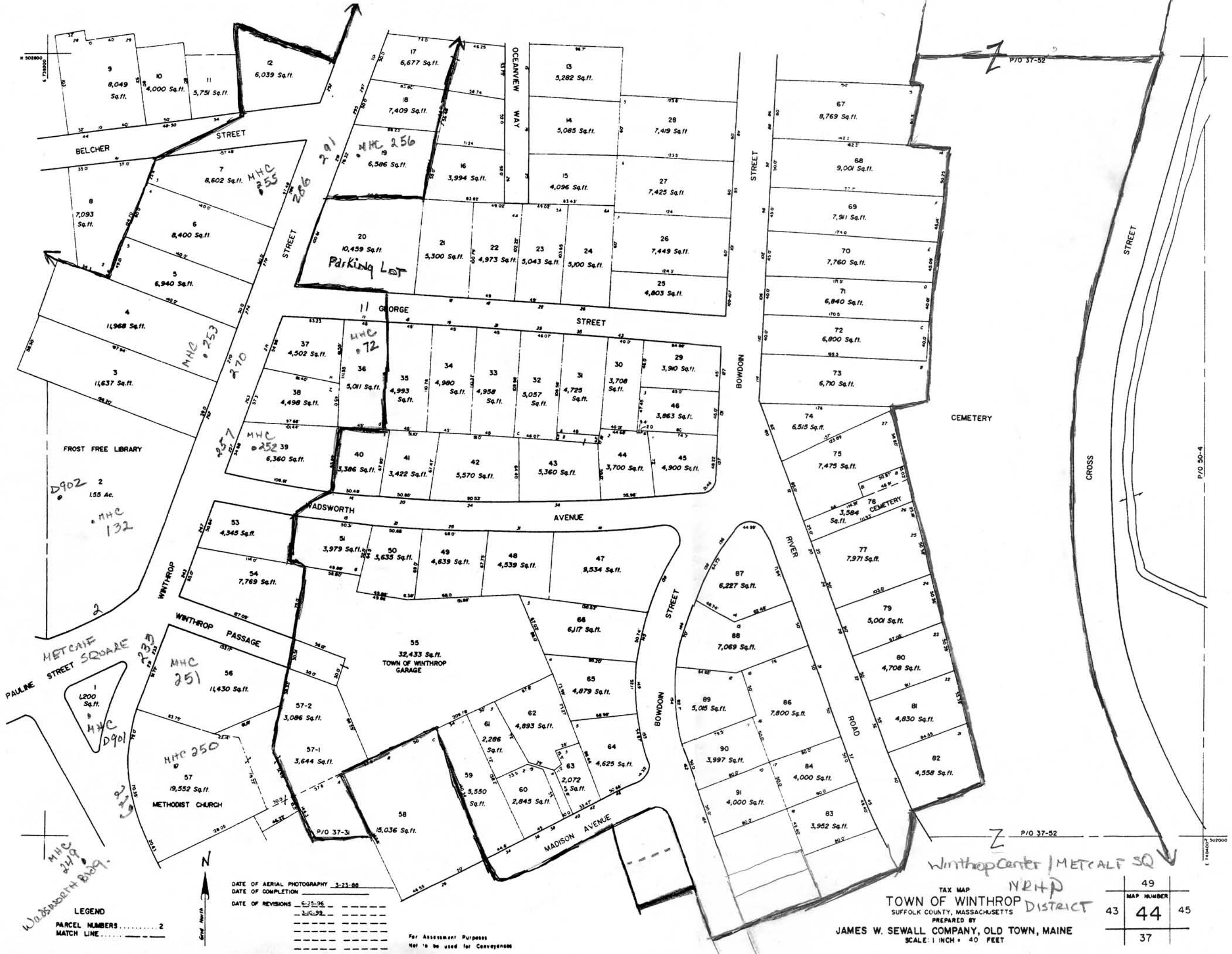
LEGEND
 PARCEL NUMBERS 2
 MATCH LINE - - - - -

For Assessment Purposes
 Not to be used for Conveyances

TAX MAP
 TOWN OF WINTHROP
 SUFFOLK COUNTY, MASSACHUSETTS
 PREPARED BY
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 40 FEET

42	43	44
36	36	36

Winthrop Center/
 METCALF SQ.
 N.R.H.P.
 DISTRICT



FROST FREE LIBRARY
D902 2
1.55 Ac.
MHC 132

METCALFE STREET SQUARE
PAULINE STREET SQUARE
MHC 249
MHC 248

LEGEND
PARCEL NUMBERS 2
MATCH LINE

DATE OF AERIAL PHOTOGRAPHY 3-23-88
DATE OF COMPLETION
DATE OF REVISIONS 6-23-96
2/10-99

For Assessment Purposes
Not to be used for Conveyance

TAX MAP
TOWN OF WINTHROP
SUFFOLK COUNTY, MASSACHUSETTS
PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 40 FEET

49	MAP NUMBER	49
43	44	45
	37	

Winthrop Center / METCALFE SQ



INGLESIDE PARK
AUDITORIUM & SKATING RINK
32
2.94 Ac.

80
16,078 Sq.ft.
TOWN OF WINTHROP
PARKING LOT

34-40
FIRE STATION
33
7,251 Sq.ft.
MHC 147
34
4,108 Sq.ft.
35
5,773 Sq.ft.
36
3,396 Sq.ft.
37
3,161 Sq.ft.
38
7,762 Sq.ft.
39
2,869 Sq.ft.

HAROLD
FRENCH SQUARE
89
4,440 Sq.ft.

TAX MAP
TOWN OF WINTHROP
SUFFOLK COUNTY, MASSACHUSETTS
PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 40 FEET

	43	
35	MAP NUMBER 36	37
	29	

LEGEND
PARCEL NUMBERS 2
MATCH LINE

DATE OF AERIAL PHOTOGRAPHY 3-23-88
DATE OF COMPLETION
DATE OF REVISIONS 6-25-96
5-10-92

For Assessment Purposes
Not to be used for Conveyances

Winthrop Center/Hetcal f SQ
NRHP DISTRICT



LEGEND
 PARCEL NUMBERS 2
 MATCH LINE



DATE OF AERIAL PHOTOGRAPHY 3-23-88
 DATE OF COMPLETION _____
 DATE OF REVISIONS _____

For Assessment Purposes

Winthrop Center/Metcalf Sq
 NRHP DISTRICT

TAX MAP
 TOWN OF WINTHROP
 SUFFOLK COUNTY, MASSACHUSETTS
 PREPARED BY
 JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 40 FEET

	44	
36	MAP NUMBER 37	38
	30	



LEGEND
 PARCEL NUMBERS 2
 MATCH LINE



DATE OF AERIAL PHOTOGRAPHY 1-23-88
 DATE OF COMPLETION
 DATE OF REVISIONS 6-23-95
 3-10-97

For Assessment Purposes
 Not to be used for Conveyance

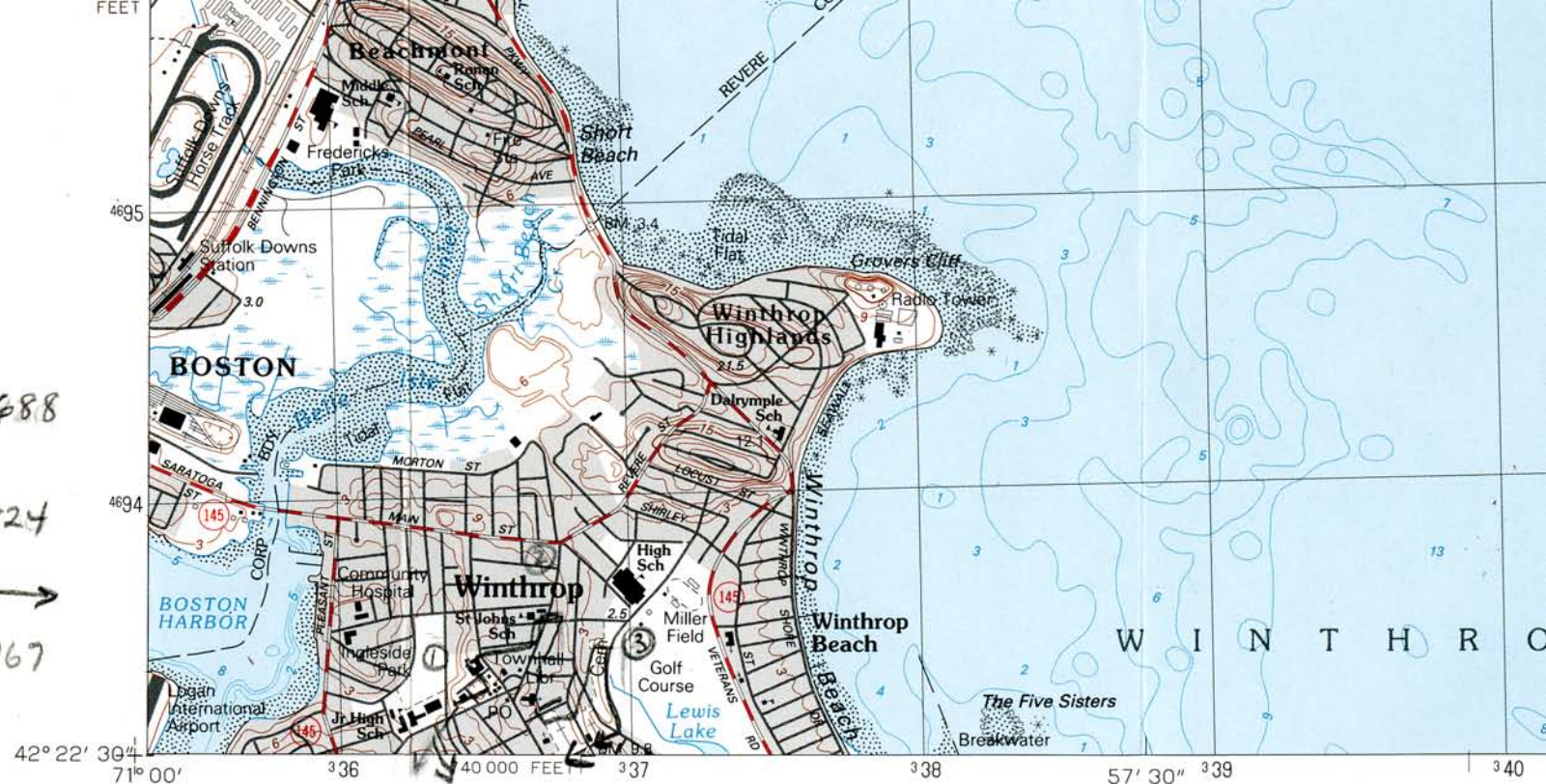
*Winthrop Center/Metcalf SQ
 NRP DISTRICT*

TAX MAP
TOWN OF WINTHROP
 SUFFOLK COUNTY, MASSACHUSETTS
 PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE 1 INCH = 40 FEET

	37	
29	MAP NUMBER 30	31
	23	

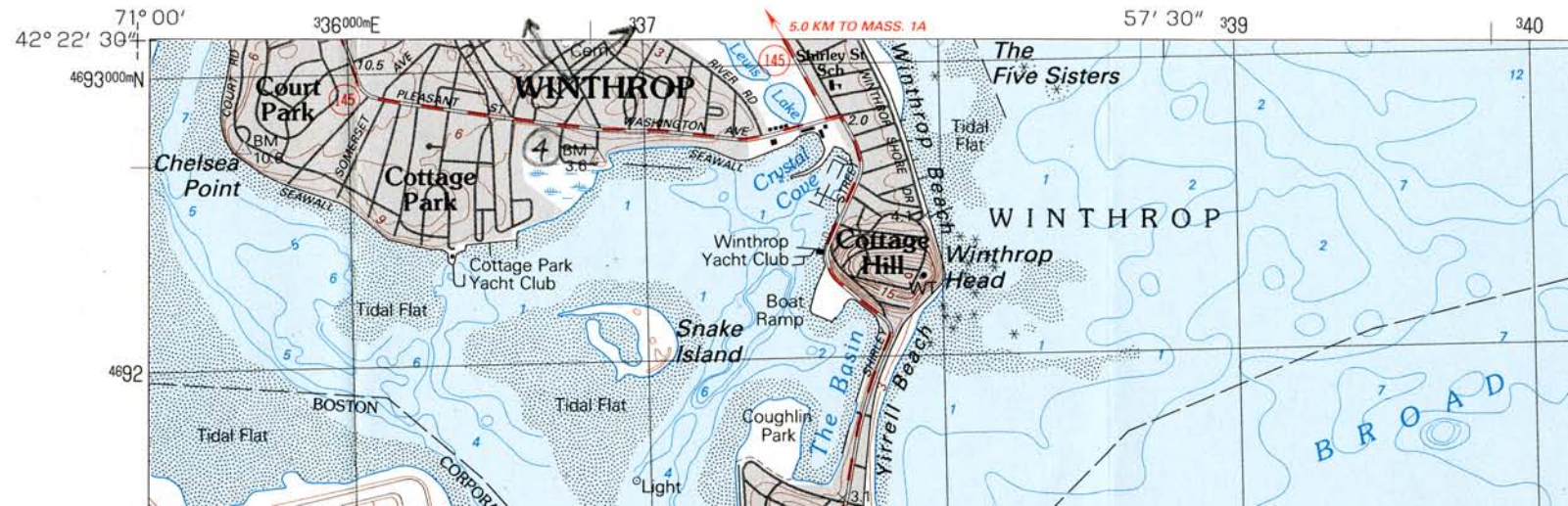
Zone 19

1. 336498/4693688
2. 336744/4693824
3. 337010/4693767



Zone 19

4. 336673
4693210



Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



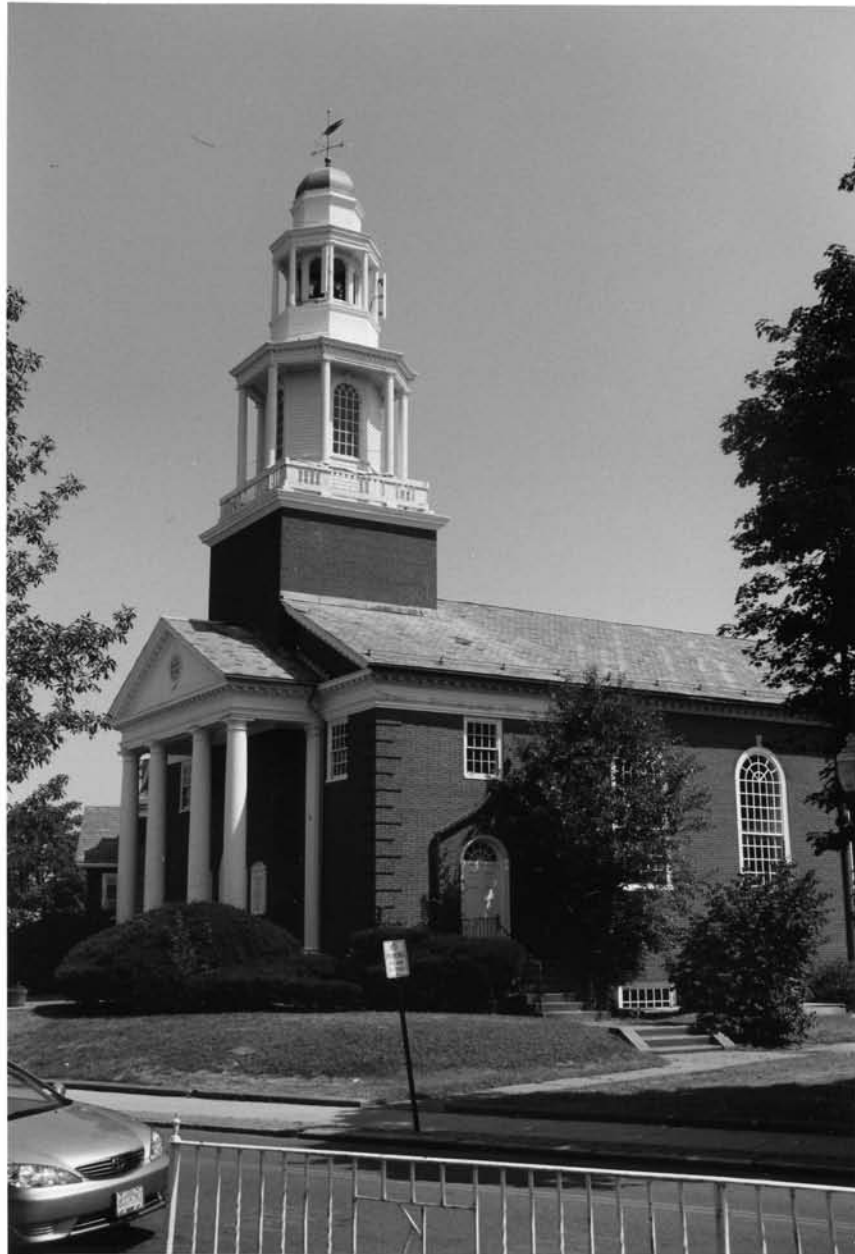
1. 1 Metcalf Square, Winthrop Town Hall

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



2. 2 Metcalf Square, Frost Free Library

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



3. 215 Winthrop Street, First Church Methodist

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



4. 214-224 Winthrop Street, Wadsworth Block

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



5. 3 Metcalf Square, Police Station (originally Winthrop Center Post Office)

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



6. 34 Pauline Street, Central Fire Station

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



7. 60 Hermon Street, First Baptist Church

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



8. 330 Winthrop Street, St John the Evangelist Catholic Church

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



9. 222 Bowdoin Street, St John's Episcopal Church

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



10. 257 Winthrop Street, Samuel Belcher House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



11. 233 Winthrop Street, Edward S. Freeman House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



12. 270 Winthrop Street, Horatio Soule House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



13. 170 & 174 Winthrop Street, Metcalf House and Hospital

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



15. Metcalf Square, Spanish American War Memorial, 1946

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



16. 20 Madison Avenue, former New England Telephone & Telegraph Bldg., 1911

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



1A. 167 Winthrop Street, former First Church of Christ Scientist



2A. 278 Winthrop Street, Belcher-Peck House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



3A. 57 Buchanan Street, Griffin – Ingalls House



4A. 35 Fremont Street, Day-Burrill- Wadsworth House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



5A. 131 Winthrop Street, William B. Belcher House



6A. 286 Winthrop Street, Belcher-Thompson House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



7A. 319 Winthrop Street, Albert Vanderhoef House



8A. 291 Winthrop Street, White-Parker House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



9A. 11 George Street, George-Belcher-Bissell House



10A. 180 Winthrop Street, Belcher-Soule House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



11A. 1 & 2 Burrill Terrace, Charles Burrill House



12A. 35, 39, 45, 49 Hermon Street

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



13A. 45 Hermon Street, Gilchrist-Malone



14A. 5 Pauline Street, Reed Block

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



15A. 94 and 94R Fremont Street, Charles E. Rich House and Stable



16A. 100 Fremont Street, Belcher-Nickerson House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



17A. 12 Jefferson Street, William H.H. Young House



20A. Metcalf Square, World War I Memorial

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



18A. Kurchmeister Memorial, Winthrop Cemetery



19A. Metcalf Square, Hermon Street side, Civil War Memorial

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



21A. 29 Hermon Street, former American Legion Hall



22A. 195 Winthrop Street, Wadsworth-Bangs House

Winthrop Center / Metcalf Square Historic District
Winthrop (Suffolk Co.)



23A. Craftsman style, utility building, Winthrop Cemetery



24A. 243 Winthrop Street, Belcher-Wadsworth House