

Winchester Survey Plan



Claire W. Dempsey for the Winchester Historical Commission

September 2017

Winchester Historical Commission

Jack LeMenager, chair

Bruce Hickey, vice chair

Jennifer Adams

Janet Boswell

John Clemson

Michelle McCarthy

The activity that is the subject of this [type of publication] has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of the Commonwealth William Francis Galvin, Chairman. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Massachusetts Historical Commission.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

Copies of Winchester's Comprehensive Inventory are available at the Winchester Public Library, 80 Washington Street, at the Archival Center at Town Hall, 71 Mt Vernon Street, and at the Winchester Historical Society, Sanborn House, 51 High Street.

**Cover photo courtesy of Mark Flannery.
Unless otherwise indicated,
all images in this report were provided by the Winchester Archival Center.**

Winchester Survey Plan

Table of Contents

Executive Summary

Introduction		1
Chapter One: Winchester’s Evolving Historic Landscape		4
Waterfield, 1630 to 1835	5	
South Woburn to Winchester, 1835 to 1890	10	
‘Perfecting’ a Suburb, 1890-1940	16	
Postwar Patterns, 1940 to 2000	24	
Recent Trends and Threats	30	
Chapter Two: Understanding Historic Resources in Winchester		33
Survey and Designation in Winchester	33	
Preservation and Planning in Winchester	39	
Sources for Survey Research	42	
Assessing Winchester’s Inventory	44	
Methodological Considerations	48	
Chapter Three: Survey Recommendations for Winchester’s Neighborhoods		54
Five Principles for Survey Planning	54	
Schedule and Budgeting for Survey	56	
Procedures for Each Phase of Survey	57	
Surveying Winchester’s Neighborhoods:	59	
The Old West End	61	
The North End	66	
Symmes Corner	72	
The West Side	76	
Winchester Highlands	81	
Winchester Center	88	
Myopia Hill	91	
General Recommendations for Research	94	
Bibliography		96

Executive Summary

This Survey Plan was funded by the Town of Winchester and its Historical Commission and a matching grant from the Massachusetts Historical Commission. The Commission selected Claire W. Dempsey to prepare a plan for future comprehensive survey of Winchester's historic resources that builds on earlier efforts and incorporates new methods and approaches to the process. This report includes an Introduction, three following chapters, and a bibliography, and organizes survey recommendations around seven neighborhoods.

An overview of the development of Winchester's historic landscape opens the document, in this case emphasizing the Town's housing, its most numerous resource, covering the bulk of its land, and critical to its character as a primarily residential suburb. The Town was originally part of Charlestown and later of Medford and Woburn, its citizens farmers. Its waterways brought industry to the community, beginning with saw and grist mills, but soon attracting a variety of manufacturing and processing plants for felt, wood veneers, machines, and most importantly tanning in the early and mid 19th century. The early introduction of railroad transportation in 1835 spurred the emergence of the Town as a residential enclave for affluent commuters that drove incorporation by 1850. Perhaps its most distinctive experience, however, was the long-term effort to manage and contain its working landscape and its consequent rise as an attractive and desirable residential suburb. The Town then experienced several phases of exceptional suburban growth, first in a long arc beginning in the 1890s and peaking in the 1920s, followed by another boom in the postwar years.

The second chapter describes past survey efforts in Winchester, beginning in the early 1970s, describing changing methods, available documentary sources, and raising questions about the relationship between these various survey methods and the Town's broader preservation and planning goals. The Town's earliest efforts were exceptionally inclusive, establishing a high standard for future work. The numerous and well-preserved historic properties suggest that the Commission focus on survey methods that maximize the coverage of these extensive resources, and that they continue to investigate new scholarship and digital technologies to accomplish this work. Five principles were identified to guide the work:

Survey efforts should proceed neighborhood by neighborhood.

Survey effort should focus on adding properties to the inventory

Survey method should emphasize groups of resources reported on area forms.

Survey methods should be customized to Winchester's distinctive landscapes.

Survey should be very selective about identifying resources for intensive research.

Chapter three provides both general and specific recommendations about survey method and prioritization, including survey recommendations for each of the seven neighborhoods. The bulk of the survey effort will be undertaken by working systematically through these neighborhoods, and that work is projected to be completed over ten years.

Year One: The Old West Side, MHC-funded project for 2017/18.

Year Two: The North End

Year Three: Symmes Corner

Year Four: The West Side

Year Five: The Highlands

Year Six: The Center

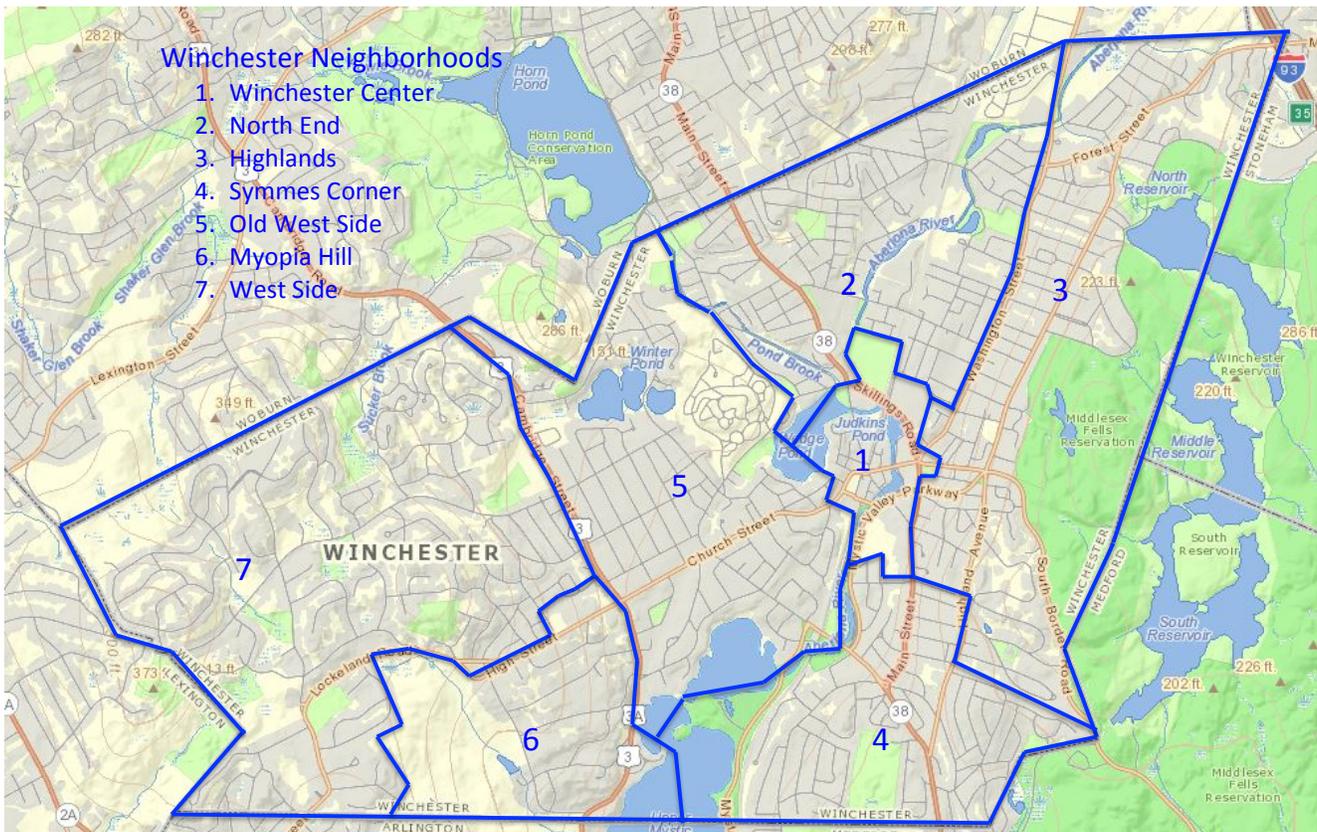
Year Seven: Myopia Hill.

During years eight through ten, survey work will return to selected neighborhoods to complete the survey.

Introduction

Winchester, Massachusetts, is an affluent community, located eight miles to the north west of Boston at the edge of its inner ring of suburbs. Its overall shape is triangular with a blunt west end, and it encompasses 6.3 square miles. The Mystic valley crosses the center of the Town, with the Aberjona River and Horn Pond Brook linking several ponds and draining into the Mystic Lakes and the Mystic River to the south. The land rises to the east into the Middlesex Fells and to the west into rocky highlands that extend into neighboring towns. The Town was originally part of Charlestown and later of Medford and Woburn, its citizens farmers. Its waterways brought industry to the community, beginning with saw and grist mills, but soon attracting a variety of manufacturing and processing plants for felt, wood veneers, machines, and most importantly tanning in the early and mid 19th century. The early introduction of railroad transportation in 1835 spurred the emergence of the Town as a residential enclave for affluent commuters that drove incorporation by 1850. Perhaps its most distinctive experience, however, was the long-term effort to manage and contain its working landscape and its consequent rise as an attractive and desirable residential suburb. The Town then experienced several phases of exceptional suburban growth, first in a long arc beginning in the 1890s and peaking in the 1920s, followed by another boom in the postwar years. Its convenience for commuters, exceptional schools, and attractive neighborhoods brought not just growth but especially in recent years a significant rise in house values, which for a single-family house approaches \$1 million. The population reached 21,374 in 2010 and is nearing its 1970 high. The Town is now essentially built out, and its Master Plan describes its current state: “We are redeveloping Winchester, rebuilding it in place.”

Winchester’s historic environment reflects nearly 400 years of development and change since the first English settlers arrived here. Population growth, evolving community values, and a maturing and shifting economy all had an impact on the land and determined the shape, type, and number of the cultural resources that have survived in the town. Today, the distribution of those resources has created a mix of settlement and landscape types resulting in distinctive neighborhoods within the Town, neighborhoods that reflect historic patterns of farming, manufacturing, and suburbanization that in turn created specific combinations of resources. These distinct neighborhoods provide useful ways to distinguish subsections of the town and have proved to be useful for communities in organizing their recording, evaluating, and planning activities. For the purposes of this survey planning process, we have divided the Town into seven places or neighborhoods, illustrated on the attached map. A variety of sources and considerations contributed to the drawing of these boundaries, including patterns in transportation, historical development, land use specialization, topographic and other natural features, and well-known divisions of the community, such as voting precincts, school districts, and popularly employed names and descriptors. Winchester Center is the first of these, the core and crossroads for the Town, its boundaries drawn to focus on its municipal, public, and commercial buildings. The North End forms another distinctive area, formerly the industrial zone surrounded by the homes of that workforce, and today including commercial corridors as well as residences. These distinct neighborhoods are surrounded by five others that are more exclusively residential, including, moving east to west, the Highlands, Symmes Corner, the Old West End, Myopia Hill, and the West Side.



Winchester has a long-standing interest in its historic sites and an equally long tradition of planning and preservation efforts for the Town. The Winchester Historical Commission, the chief Town body responsible for stewarding local resources, was formed in 1967 and has undertaken research on historic buildings and sites, provided educational programming for the community, and worked with other town boards on a range of initiatives. In 2004 they commissioned Gretchen Schuler to prepare *A Plan to Preserve Winchester's Architectural Heritage*, outlining a historic preservation agenda for the 21st century. In an effort to sustain and improve these initiatives, this year the Commission has focused its efforts on expanding and updating its inventory of cultural resources, one of the chief recommendations of that report and of other recent planning documents. With a matching grant from the Massachusetts Historical Commission, the Commission selected Claire W. Dempsey to prepare a plan to undertake additional survey in the Town that builds on earlier efforts and incorporates new methods and approaches to the process.

This report will update the preservation plan's recommendations for expanding and updating its survey, including more detailed discussions of methods and prioritizations, and will reiterate its recommendations in other areas of preservation planning. The emphasis here is on survey method and is designed to alert the Commission to the sort of decisions that they and future surveyors will need to make as survey goes forward. There are site- and community-specific circumstances that suggest choices among existing approaches or the adaptation of those

approaches, and each neighborhood and each resource type may require a particular approach. The Commission will want to have discussions about these broad issues as they plan their future survey work. What proportion of the landscape should be recorded? Which resource categories should be prioritized? What is a reasonable budget and time frame for the work? It is also important for the Commission to consider not just what to survey, but also how to survey. What general standards and goals should guide the survey? How many buildings should be covered in individual forms? What sorts of research should be undertaken by grouping properties together? How many buildings should be photographed? All of these decisions about method, and others similarly large and small, have important implications for survey planning and budgeting, and will ultimately help shape the future of preservation in the Town.

This report will include three following chapters. An overview of the development of Winchester's historic landscape will open the document, in this case emphasizing the Town's housing, its most numerous resource, covering the bulk of its land, and critical to its character as a primarily residential suburb. The second chapter will describe past survey efforts in Winchester, beginning in the early 1970s, describing changing methods, available documentary sources, and raising questions about the relationship between these various survey methods and the Town's broader preservation and planning goals. Chapter three will provide both general and specific recommendations about survey method and prioritization, including survey recommendations for each of the seven neighborhoods. A bibliography closes the report.

Acknowledgements:

It has been a pleasure to work with the Winchester Historical Commission over the course of this year; on this and smaller projects they have been engaged and thoughtful about the preservation issues facing their town. Staff members of the Building and Engineering Departments have been generous with their time, and I am especially thankful for the assistance of Ellen Knight, Reverence Archivist of the Archival Center and Brian Szekely, Town Planner. Thanks as well to the staff of the Massachusetts Historical Commission, Michael Steinitz and Peter Stott, for their assistance with this report, and especially to Joe Trebilcock, who prepared the neighborhood maps. Jennifer Doherty's assistance with research and fieldwork was much appreciated. John Clemson has been my guide to Winchester, and as always he has offered great insight, wise counsel, and plenty of laughs.

CHAPTER ONE: Winchester's Evolving Historic Landscape

In preservation as practiced today, the object of study and advocacy has shifted to embrace not just old, isolated and exceptional buildings, but their larger context, including their outbuildings, garden features and agricultural fields, their infrastructure, their position within a streetscape, and their relationship to the surrounding neighborhood. Preservationists now seek to understand these broad expanses variously described as the built or historic environment or historic or cultural landscapes, and now bring a far more inclusive attitude to the research they undertake and the resources they then seek to preserve. This broadening of view has been accompanied by a larger scholarly context for historic preservation, as the disciplines of art and architectural history have been complemented by contributions from the fields of social and economic history, cultural geography, anthropology and archaeology, and the study of vernacular and popular buildings and landscapes. These disciplines help researchers to understand not just the aesthetic aspects of our built environment, but also its function and evolution in response to economic and social change. That change brought new tastes and technologies and new purposes and priorities for building and land use. Over time, building form and plan evolved to accommodate contemporary desires at home and in the public sphere, at work and at play. At the same time, distinct settlement types emerged in the landscape, sometimes as enduring shapes on the land and sometimes as new forms that overwhelmed earlier patterns. A community-wide survey, therefore, must approach inventory work with an understanding of the larger cultural system at work, and identify the developmental processes that created the individual landscape components and determined how those components worked together.

An important part of the study of local communities is the identification of the building types that characterize them, specific forms associated with particular periods and circumstances which together create the distinct flavor of their landscapes. In the discussion that follows, descriptions of the historic landscape of Winchester will consider the broad variety of building types that served the community over time: the public buildings where townspeople gathered to worship, to learn, to govern, in service and at rest; the workplaces where goods were processed and assembled, bought and sold; and the most numerous components within those landscapes, the houses. Just as Winchester's changing population and evolving economy have shaped its broader landscape, so too did those factors influence the form and function of residential architecture. Reflecting the evolving needs and values of their builders and their residents, dwellings took different forms over time but often resembled one another and those in other villages and towns, in Massachusetts or across New England. It is helpful, therefore, to consider the common house types within this community, as they offer some of the most telling evidence we have about life in the past. A house type, as used here, is a specific combination of form and spatial organization employed in the design for a dwelling, often executed in a particular structural system and occasionally employing distinctive ornament. House types are used in concert with the more familiar descriptor of historic buildings, architectural style, so that resources can be categorized by two over-arching descriptive systems, style focusing primarily on ornament and type focusing on form and plan. This method provides an important analytical system for organizing research and presentations on community architecture and is particularly effective when considering large groups of buildings. The brief summary that follows will describe

the most common house types observed in Winchester, which will frequently appear in the neighborhood descriptions later in the report.¹

This chapter, therefore, will describe the particular building types and the distinctive settlement types that have characterized Winchester's landscape and trace how those types evolved over time to create the historic resources that survive today. It will not, therefore, take the form of a historical summary of events in community history, of which there are many as can be seen in the bibliography, nor will it strive to highlight individual buildings for attention, which can be found in those same sources as well as in the overview essay in Winchester's National Register Multiple Resource Area nomination and in the opening chapter of Schuler's A Plan to Preserve Winchester. Rather, this essay will focus on how those well-known people and events affected the broader physical character of the community, emphasizing the changing character of Winchester's dwellings. The sections that follow will trace the long arc of change in the Town's landscape, noting its agricultural development and the small remnants that survive today, marking the rise and expansion of its center village and the systematic editing of its industrial components, and tracing the rapid and distinct development of its suburban subdivisions. Today those processes and their products are all legible within the Town's various neighborhoods, making significant contributions to the Town's lush and well-maintained landscape.

Waterfield, 1630 to 1835

For the first two-hundred years after English settlement, the territory that is now the town of Winchester served as outlying agricultural land for large towns whose centers and attention were primarily elsewhere. At first the area was part of the extensive holdings of Charlestown, which extended from its small neck well inland and incorporated land that later became the towns of Malden, parts of Medford, and Somerville, as well as Winchester. The portion of these holdings that covered much of Winchester was known as Waterfield, in part because it lay in the valleys of Horn Pond Brook and the Aberjona River. The reconstruction of the division of land here shows the area divided by long parallel lines into sections sometimes known as ranges, which were in turn divided by perpendicular lines into individual parcels for distribution. The lot sizes were usually linked to an individual's estate, a ranking that combined status and wealth, and thus were quite various in size. Recipients of these divisions commonly treated them as a sort of land bank, and only a handful of the Charlestown men relocated there. Those who did purchased shares from the others and established a small number of large farms. In 1642 Charlestown's area was further augmented by the four-mile square which was incorporated as the independent town of Woburn, and Waterfield was thereafter part of Woburn. The southern section of Winchester remained part of Charlestown, and that land was later attached to Medford to the southeast, that was for a time surrounded by Charlestown, and to West Cambridge (Arlington) to the southwest, when the rest of the Charlestown land "beyond the neck" became the town of Somerville.

¹ The author has developed this regional housing typology over the course of her career, and it has evolved over that time. Variations of it, regularly updated and adapted to varying circumstances, have been employed in her teaching and in preservation research for comprehensive inventory and National Register district projects, most recently for Rangeley in Winchester and for Hopkinton's Survey Plan, completed with Jennifer Doherty. Additional sources for this chapter can be found in the bibliography.



This reconstruction prepared in 1869 illustrated the 1636 distribution of lots in the section of Woburn that would become Winchester.

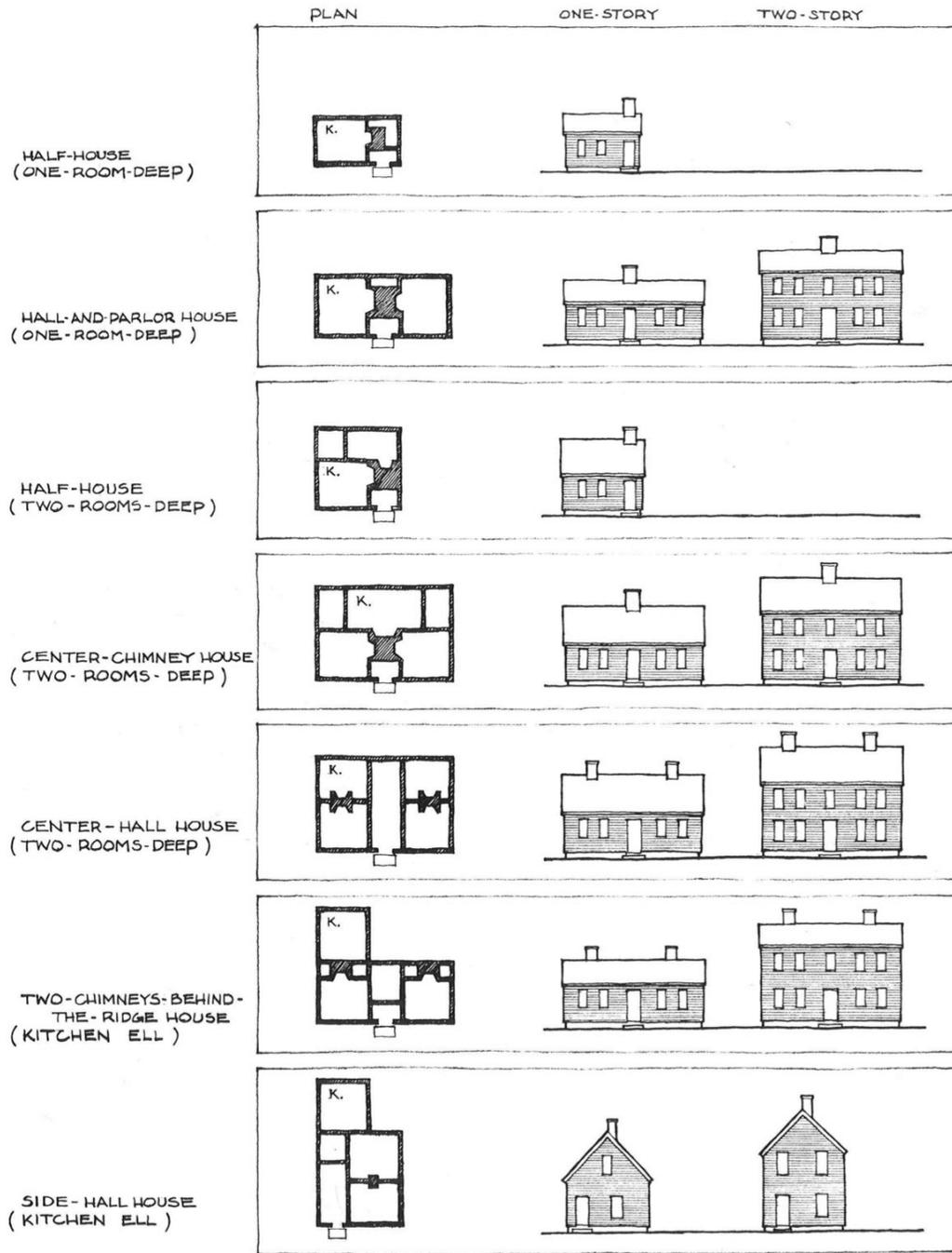
As was the case in most Massachusetts towns, agriculture was the most important livelihood during the colonial period, pursued in a distinct regional pattern that combined production of grains like corn, wheat, and rye with animal husbandry that focused on small herds of cows, swine, and sheep. Comparatively small farmstead clearings were scattered across the town, usually consisting of a modest house and barn surrounded by garden and cleared tillage fields and ringed by woodland and pasture. Over time, more land was cleared, and more farmsteads established, so that a dispersed settlement pattern characterized the majority of the acreage and eventually much of the land was cleared. Farming was commonly complemented by home manufactures, including dairy products and here in the manufacture of boots and shoes, housed often in long rear ells and in small nearby shops. Some of these farmers took advantage of the waterways and constructed saw and grist mills at their falls, and hamlets often emerged from this broad farming landscape at the turn of the 18th to the 19th century. The best known of these was located at and contributed to the eventual rise of the center village, where a bridge over the Aberjona River was another focusing force. A handful of roads crossed the area, the most important running north-south through the valley, including the roads known today as Cambridge Street in the west and as Main Street, which divided near the center into two forks, Main and Washington. The area was crossed by the Middlesex Canal, constructed between 1793 and 1803, also running north-south west of the village. The population was small and scattered, estimated at only a dozen farms in 1670, reaching 35 houses by 1798 and 60 by 1830 in the large Woburn section. An estimated five persons per household suggests a population of about 300 at the end of the period, though these figures probably do not include the southern Medford and Charlestown sections of the town, which might raise this number to 400. And there were very few buildings here besides those associated with these farms, only small schoolhouses added late in this period, the Black Horse Tavern, and a general store. This is reflected today in the isolated

location of the earliest properties in the Town and the small number identified in the survey: only 30.

In spite of the small number of buildings surviving from this period in Winchester's history, the patterns of development are worthy of review because they established the tradition of house carpentry that dominated the building trades throughout the colonial period and well into the 19th century. The earliest houses in most New England communities reflect the adaptation of English building traditions to the new environment and the development of a set of spatial relationships distinctive to the region. Wooden buildings were by far the most common, and that pattern continues today. In the so-called timber framing or post-and-beam system, individual square boxes were constructed of vertical posts and horizontal beams, sized to reflect their function in the building and then linked to one another to form a variety of house plans. Critical to these houses as well was the use of a large interior chimney, sheltered within the box and around which rooms were arranged. Small dwellings might include a single room, called a **hall house** after their single multi-functional space. More commonly, these halls were expanded with the addition of a rear or side room or lean-to, creating plans of two rooms arranged front to back or side-by-side. These common two-room arrangements are known as **hall-parlor houses**, reflecting the use of one space for more formal activities and one for general work and the everyday. Usually square or rectangular, these houses were more commonly of a single story than of two, and gable roofs predominated. Not surprisingly, houses of this type are often embedded within houses which were later expanded and can only be identified after some research has been completed and visits can be made to interiors.

Among middling householders, houses of three, four, or five rooms per floor were most common, and these houses survive in greater numbers and are among the best known of the early types. Continuing to dominate planning was the central chimney heat source, and the most common types share the tendency to cluster rooms around it. Like the smaller examples, these houses are square or rectangular blocks under a gable roof, but more commonly were constructed with two tiers or piles of rooms. In the most common of the center chimney plans the front pile of rooms was characterized by entry into a lobby in the chimney bay, with a room on either side, serving as sitting rooms. In the rear there was usually a large central room that came to serve as the kitchen, flanked by smaller unheated rooms. Houses of a single story and garret were the most common, known as the **Cape Cod house**, and large two-story houses of central chimney form are named for that dominant feature, the **center chimney house**. During the 18th and early 19th century of their popularity, both types were often constructed in the five-bay, center-entry variation, but they can also be found in a number of smaller versions, of three and four bay widths that included fewer or smaller public rooms. These houses were commonly constructed in the colonial and Federal periods, with small amounts of ornament at their entries in keeping with those styles. Classical door treatments were rare for colonial houses but fanlights and entablatures were commonly added early in the 19th century.

The most familiar of the early house types may be the **center-hall** house, the choice of the wealthiest citizens in the late 18th and early 19th century. Known then as **double houses** because of their ample size, these houses reflect the ideals of refinement and gentility that demanded better circulation to create more formal and private spaces. Here again the overall rectangular block under a gable roof parallel to the road remained the massing principal, and most of these houses are two stories high. The hallmark of this type is the plan of a double pile of rooms opening off a central passage, made possible in New England through the substitution



Tom Hubka provided a useful summary of common early house types for New England in his landmark work *Big House, Little House, Back House, Barn*. Some of his terms have been updated in this essay, as we use the term Cape for a single-story center chimney houses, the term ell house for a two-chimneys house, and the term end house for a side-hall house.

of paired chimneys for the single stack, located in the buildings' interior between the front and rear rooms or along the side walls. These houses might include two parlors, a dining room, and a kitchen in their generous plans. At the same time these large houses were popular, many built houses that appeared on the facade to take the double house form but reduced the total size through alteration of the arrangement of the rear pile, most commonly reducing the number of rooms there from two to one. The most common of these were known as **L or ell houses** because of their footprint, but closely related houses might have a T-shaped footprint. In denser contexts, these houses were often turned to present their narrow gable end to the street, and their long-wall entry away from it, with their service ells extending deep into the lot. In both these types, the arrangement of openings on the exterior and of rooms on the interior became more symmetrical, and ambitious owners might choose a hip or gambrel rather than a gable roof. The earliest examples of these types might be ornamented with Georgian elements commonly at the door, occasionally at windows and cornice, and many are Federal in style, favoring fans and entablatures at the entry and more frequently adding Palladian windows and other rich treatments.

The houses of this period were among the first to be recognized as having historic value and are among the most valued today, and they can still be found along these older roadways, on Ridge and Cambridge streets and at Symmes Corner. Some farms would build or rebuild their houses in later years and their fields would later turn from tillage, meadow, and pasture to market gardens. This rural landscape remained an important component for the Town, especially on its West Side, but also along the north and south borders, in the Highlands and at Symmes Corner, throughout the 19th and much of the 20th century. Among the most significant changes of the post-war period has been its impact on this long-standing landscape, as the farms that had survived were subdivided and suburban landscapes were built around the farmstead cores.



The territory that would become Winchester is at the center of this image, which illustrates the boundaries of the contributing towns of Woburn in the north, Charlestown to the southeast and Medford to the southwest. The location of the Center is indicated with the red arrow.

John G. Hales, 1833. Norman Leventhal Collection.

South Woburn to Winchester, 1835 to 1890

Over this period, the Waterfield area experienced the most sustained growth in its history and emerged as a distinct place and incorporated town. It seems likely that, in addition to the general expansion experienced by Boston area communities at this time, the presence of the Boston & Lowell Railroad was especially influential here. Crossing the community in 1835 and running through the emerging center, even as it was designed to avoid other existing villages, the railroad served local industries as well as an increasing number of commuters. Population growth exceeded 20% in each decade and exceeded 40% in the decades between 1850 and 1860 and 1870 and 1880. The population more than tripled over this time, from 1,353 in 1850 to 4,861 in 1890. Although there was opposition in the three contributing towns, the area was incorporated in 1850, taking its name from a benefactor, Col. William P. Winchester. This pattern of incorporation and philanthropic naming was common among the railroad suburbs and other new communities emerging in this period and seeking to establish their independent character distinct from either the city or more rural communities. The map made of the Town shortly after incorporation illustrates the distinct and enduring character of its various sections, and many of the bounds of these divisions follow those of the neighborhoods used in this report.

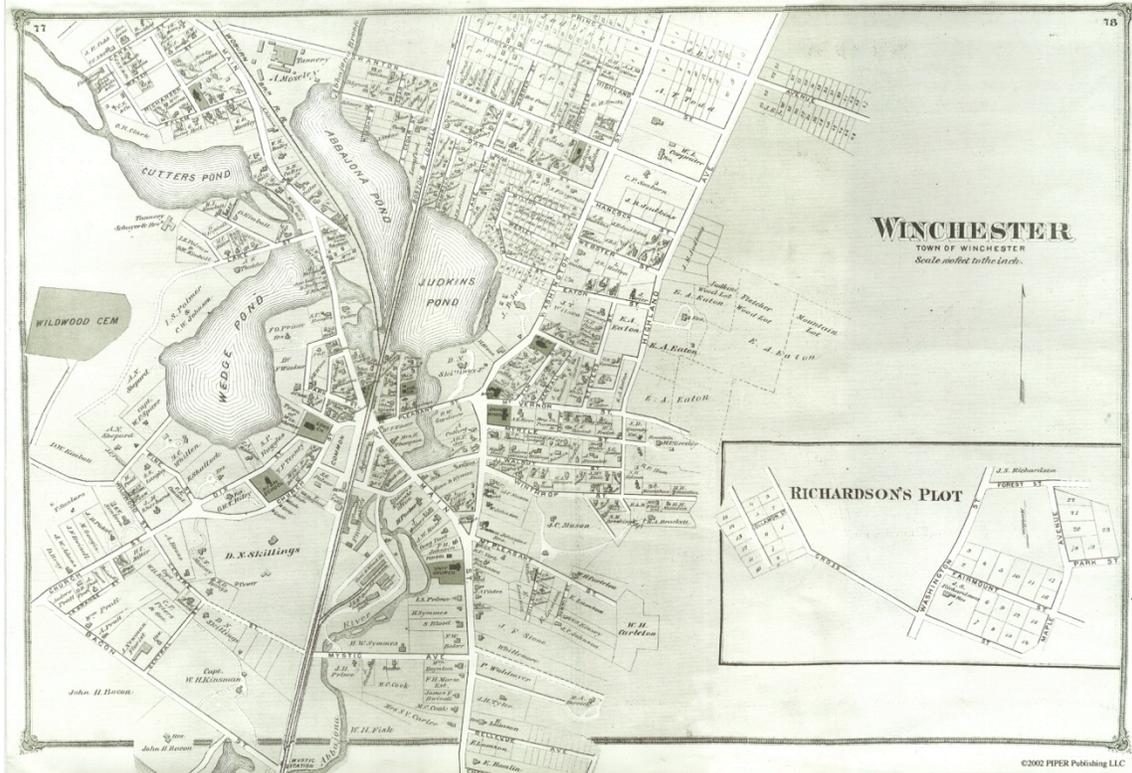
Walling's Map of 1854 illustrates the increased density of the town



and the emergence of the Center and its growth to the east.

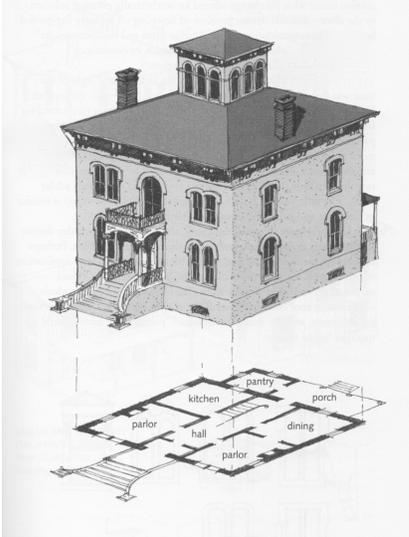
This growth was seen in the increased density across much of the Town, as farmsteads were elaborated and divided among descendants, clearing more of the area's fields and adding to the development along its older roads. Along the Aberjona, the number of mill sites increased at the center, at the Mill Pond where Converse had operated earlier, at Cutter Village on Wedge Pond, and at the former Aberjona Pond below Swanton Street, the Moseley Tannery. Outside the Center, at the south of the Aberjona where it joined the Mystic Lakes, was the Bacon Felt Company, while to the north on the Horn Pond Brook was the Cowdrey Cobb, Nichols & Co. Piano Manufactory and later another tannery further north on the Aberjona at Cross Street. New roads were added, Ridge running north-south in the west, more roads running east west across the north of the town, including part of Johnson, Pond, Cross, and Forest, and Bacon running from Medford in the southwest to High Street extending west from the center. A decade after the Boston & Lowell, the Woburn Loop Railroad provided a connection to Woburn travelling north from the Center parallel to Main Street, followed by its western spur, the Horn Pond Branch Railroad. By 1889, the Town had four train stations, at Mystic, the Center, and the Highlands on the Lowell Line and at the town bound on the Woburn line. As density increased, the number of schools rose accordingly, and in 1875 there were two in the Center and five others spread across the Town and providing neighborhood meeting places at the corner of High and Ridge streets, on Church Street between Cambridge and Bacon, at the south end of Bacon near Symmes Corner, off Swanton Street near Washington Street, and on Cross Street also near Washington. By 1889, there were three in the center, and another on Highland Avenue, in the Richardson subdivision west of North Main Street, while the Swanton school had been moved to the west side of the rail line. While some of these remained small, more ambitious schools of several rooms and several stories, with hip roofs, cupolas, and Italianate trim were popular.

The most important development in the landscape of this period was the increase in both the size and density of the center village. A convergence of factors created villages like this one, including the diversification of the economy and the creation of more employment opportunities, especially with the more intensive use of mill sites at the Center for tanning, woodworking, and machine shops. These businesses attracted first craftsmen, clerks, and professionals, and later operatives and supervisors in factories, while Boston commuters found the new town attractive and convenient. Dwellings increased in number in the Center and a dense web of short streets was added between the spokes of the Town's main roads, while the ponds to the north and west temporarily pushed development to the east along an emerging grid. By 1875, there is evidence of the orderly division of larger lots into residential subdivisions especially to the northeast of the Center. In Winchester, where none of the infrastructure of town operations existed, the addition of public buildings and spaces occurred gradually. Although religion was no longer established, the Congregational Meetinghouse (1839) was among the first elements at the core of development, while the Lyceum (1851) provided meeting space, Wildwood Cemetery was established in 1852, and a Common was carved out in 1867 and improved after 1873. The increased size and diversity of the community is marked at the addition of more churches, including a Baptist Church in 1869, a Unitarian Church in 1870, and St. Mary's Roman Catholic Church in 1876. More ambitious stores followed, including the outstanding Brown & Stanton Building and the White buildings, as well as banks, though they were yet to have purpose-built homes, and other civic landmarks. This wave of improvement was capped by the construction of the Town Hall in 1887. The Center became the largest settlement in Town, a large version of an emblematic New England village surrounding its common and circled by residential neighborhoods that retain legible and well-preserved elements of this critical period.



The Plate for Winchester Center from the Beers Atlas of 1875 illustrates the expanding village.

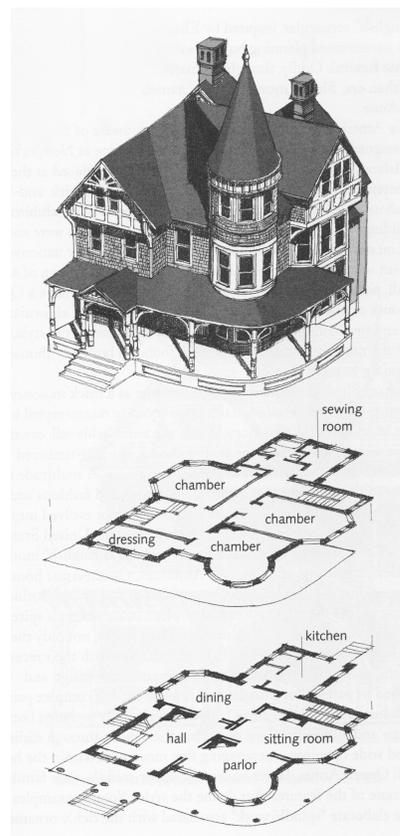
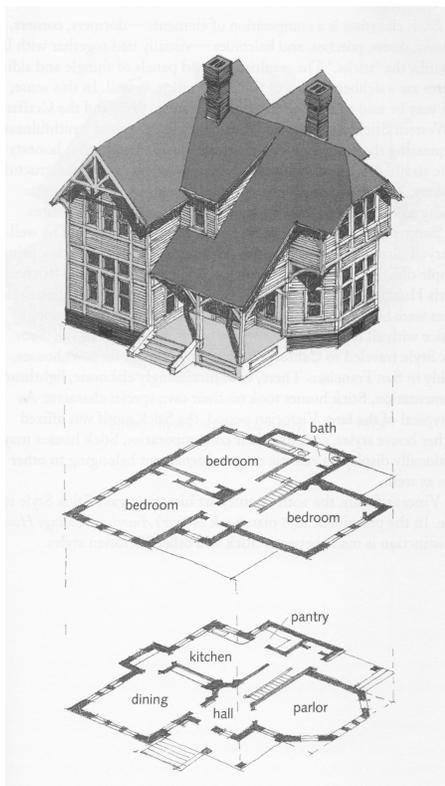
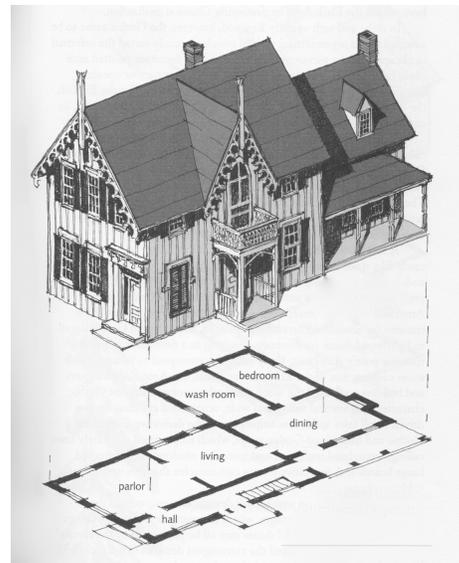
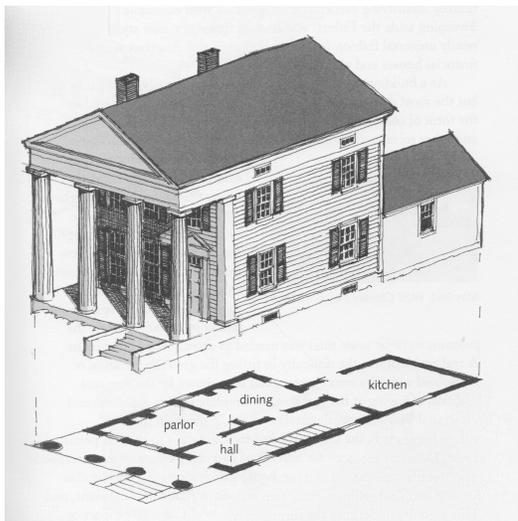
Beginning early in the 19th century, an array of cultural and technological shifts meant that a different set of factors influenced domestic life, bringing new forms and plans, especially for members of the emerging middle class. The adoption of lighter framing techniques and improvements in the fabrication and marketing of lumber and finish allowed more compound building volumes and more various and elaborate surfaces and trim, creating the aesthetic we often call Victorian. In some styles, these houses retained clear rectilinear volumes, but as the taste for the picturesque came to dominate, these houses might be complicated by the addition of projections of various sorts to achieve their vigorous silhouettes – towers, bay windows, and cupolas of the Italianate, more projecting bays, oriels, and dormers of the Queen Anne. As the stove came to replace the fireplace as the primary heating source, large chimney stacks gave way to small stove flues so that their importance to planning and design was reduced. Later, of course, central heating brought additional flexibility and more open plans, and gradually inside bathrooms became more common. In New England, the small lobby gave way to a more generous entry space, with rooms opening off hallways and creating a more cellular arrangement of rooms off circulation corridors. Middle class houses commonly included a formal parlor and an everyday sitting room, while some houses chose a dedicated dining room; kitchens continued to be located toward the rear in most plan options. These houses resemble one another because they were constructed from similar or identical plans, popularized by local builders and influenced by the increasingly available newspapers, magazines, and books that included architectural descriptions and images and domestic planning advice.



An Italianate style version of the center hall double house. Here the hall extends the full depth of the house, though this is not always the case. Kitchens were often pushed out into an ell to free up space in the main block. Foster, *American Houses* (2004)

Some plans proved quite durable and remained popular over time. Center-hall houses provided builders and owners with an effective large plan and it remained popular throughout the nineteenth century, forming the core of houses built in every one of the styles that achieved popularity, however briefly. These houses were able to adapt through the application of different wall covers, trims, and the addition of distinctive decorative features in later and more ambitious examples. The center hall core can sometimes be difficult to discern behind these massing elements and the increasingly complex treatments of wall surfaces. But close examination will reveal this core for moderately-sized houses, where these varied projections added space and variety to the familiar plan. The expanded center-hall plan was also popular among larger houses, with projecting bays, wings, and ells accommodating multiple parlors, often with specialized rooms like libraries and music rooms. Later in the century, central halls might be widened and treated as 'living halls,' where richly ornamented stairs and often fireplaces made the area a social as well as a circulation space on both the first and second story. They also expanded and elaborated service spaces, commonly adding pantries to its kitchen workspace, and often accommodating a bathroom.

For all the convenience of the center-hall plan, the most popular house type of the 19th-century was the **end house**, which became popular in the 1830s and remained so into the early 20th century. This type is most easily recognized by its reorientation, so that by turning the building ninety degrees, the roof ridge shifted from parallel to perpendicular to the front wall and the facade became the tall and flat gable end. Some builders retained the traditional five-bay façade with a center entry, thus changing only the roof on an otherwise center-hall-plan house. But it became far more common to employ a narrow three-bay façade with a side entry, adding further to the alteration of the model house form with the adoption of the side-hall plan. These houses included the primary spaces desired in a middle class home, with a narrow footprint appropriate to small lots in denser villages. Most examples were simple blocks with the common addition of a lower rear ell housing the kitchen. The side hall might extend through the main block or occupy just the front pile, and in the former case, two rooms would open off that hall, while in the latter, two rooms would occupy the rear tier. The end house form is most associated with the Greek Revival style, but it was just as common to find Gothic and Italianate end houses, and Queen Anne examples as well. The type could sustain a broad range in the amount of ornament, ranging from early examples with colossal porticoes to small later examples with simple porch treatments and various shingle wall covers. As with earlier buildings, the choice of roof type could have a significant impact on the appearance of the house as well as on the amount of space beneath it, and mansard roofs were particularly fashionable and spacious. As planning and construction modes shifted toward more complex massing, the basic box was modified through the addition of bay windows, dormers, projecting bays, and porches.



These houses illustrate some of the house types of the mid- and late 19th century. At the upper left is a Greek end house with an iconic portico, while at the upper right another end house employs Gothic flourishes. As a taste for picturesque massing became more popular, new forms like the bent house on the lower left came to the fore, here in the Stick style, while at the lower right, the core of a side-passage plan house was expanded in footprint and silhouette in an ample Queen Anne. Foster, *American Houses* (2004).

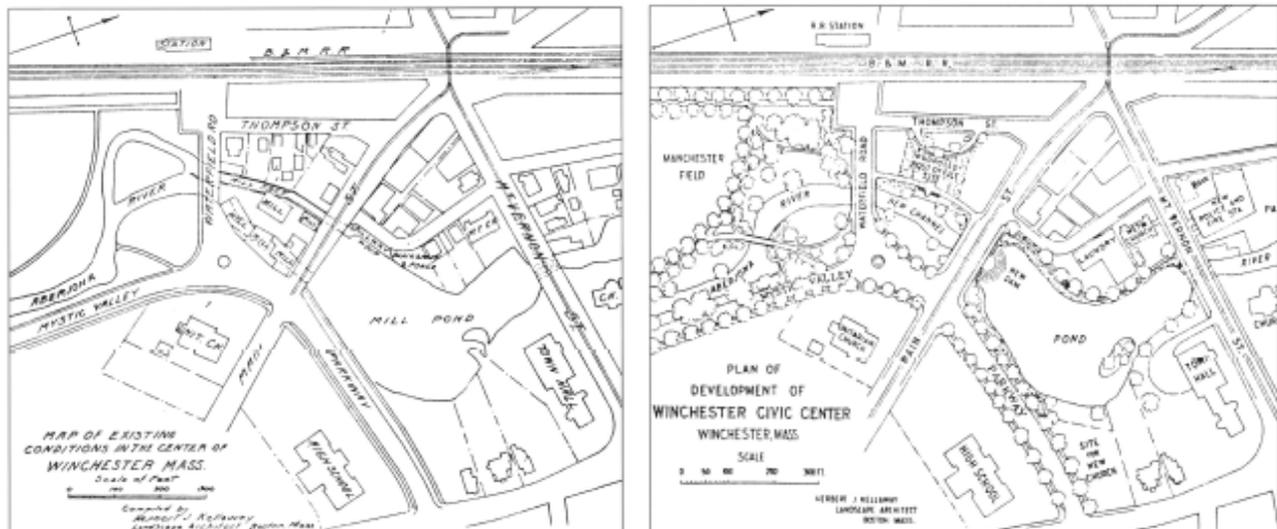
The shift to stoves influenced smaller houses as well, where the loss of the center chimney was often accompanied by a shift to story-and-a-half height, improving the space in the upper story. Very small houses of two-room footprints are least likely to survive and can be obscured by the later additions that likely ensured their survival. More frequently their plans might include a small lobby or a more generous hall, with fully double pile or L- or T-shaped plans. This configuration became popular in the middle of the 19th century, and these houses were most commonly decorated with Greek or Gothic Revival ornament and are colloquially known as **Greek or Gothic cottages**. Other styles of the 19th century could also be found in this form, although their numbers were far smaller. Other small and moderate sized houses employed more complex and asymmetrical shapes in house types that enjoyed popularity in the mid- and late nineteenth century. Two of these employed a T-shape composed of perpendicular gabled volumes sometimes thought of as an upright and a wing section (and not to be confused with an end house with a wing). The **cross-gable house** included entry directly into one of the three primary rooms, while the **bent house** added a center hall, with two rooms in the end-gabled section and the entry and a third room in the side-gabled section. The **parlor-by-pass house** pulled the front door back away from the street in a projecting bay, sometimes into an entry but sometimes directly into one of the public rooms. These houses are in need of closer study to clarify the distinctions among them, though it does appear that they most commonly employ the by-then de rigueur three-room grouping of public spaces.

Another important trend of the nineteenth century was the more common use of types that enclosed more than one dwelling. The most common and earliest multi-family house type is the **duplex** or semi-detached house. In these houses two living units within a single building are usually arranged side-by-side. Most duplexes are composed of two small units, seldom wider than a single room and entry bay, seldom deeper than double pile. In most the entries are paired at the center of a six bay facade, but examples were designed with a shared entry and with separated entries. Another two-unit type, the **back-to-back duplex**, arranges the pair of living units so that the entries are located along the opposite lateral walls rather than side-by-side on the street facing elevation. Both forms appear in nearly every style of the century. Later in the 19th century larger examples included all the rooms deemed necessary in a middle-class house, arranged in units that might be three rooms deep, and sometimes employing the massing complexity and elaborate ornament of the late nineteenth century. At present, no examples are known of row or terraced housing, three or more living units arranged side by side.

This period of growth created a distinctive landscape of Greek, Gothic, and Italianate houses, including the large mansions of the elite and the ubiquitous end houses of the middle- and working-classes. Many of the buildings that survive from this period have been surveyed, including over 600 properties in Winchester's survey on file at the MHC and in the survey files in Winchester described below. Most of these are located in the residential neighborhoods adjacent to the Center, especially extending up the hill immediately to the east along the ladder of streets of the Highlands. But individual examples survive in every part of Town, and Greek and Italianate houses are recognized as the oldest survivals in many neighborhoods.

Winchester was distinctive in the early interest it took in shaping its landscape and its effectiveness in achieving those goals during this period.² It also received generous benefits from the metropolitan park system, as the plans of Charles Elliot and Sylvester Baxter for more open space in the region brought amenities to the Town. The opportunity presented by the Metropolitan Park Commission plans for the Mystic River and Lakes allowed the Town to undertake a significant redevelopment project in the Center that removed unsightly freight yards and manufactories in the 1890s. Clean-up and beautification continued over the next several decades for the waterways of the Center with plans from landscape architect Herbert Kellaway. The Center grew in size, became more focused on service and retail, and was rebuilding in brick and stone. The Town added an ambitious Stable and Town Yard complex in 1904 just outside the Center, and a new Public Safety/Fire and Police Station was built on Mount Vernon in the Center in 1914 and a Library on Main Street in 1931. The Classical Revival U.S. Post Office on Waterfield was built in 1928. More commercial blocks replaced or reused residences there, and several outstanding examples of purpose-built structures included the diminutive tile-roofed Colonial Revival Red Cross Building, the Locatelli Tudor Revival court, the large and decorative Lieberman, Niles, and Woolworth blocks, as well as smaller single-story taxpayer blocks. Three banks were constructed, Winchester Savings (1892), Winchester Trust (1913), and Winchester Cooperative (1931). Outside the Center, the Mystic Valley Parkway followed the Mystic Lakes on the southwest side of Town while the Middlesex Fells Reservation became the green boundary on the east. The Town established a planning board in 1915, tightening its building code in 1919, and with the help of landscape architect Arthur Shurtleff, developed its zoning bylaw in 1924. These rules, designed to segregate land uses within the community, also institutionalized and articulated the distinct character of each neighborhood, and over time, the bylaws were modified to require larger lots in the West Side and general residential, which allowed two-family residences, and semi-residential, business, and industrial areas were reduced in number.

Kellaway's drawings of existing conditions in the Center, left, and his plan for improvements, right,



not all executed.

² The source of the concept of 'perfecting' the suburb is Morgan et al., *Community by Design...* (2013).

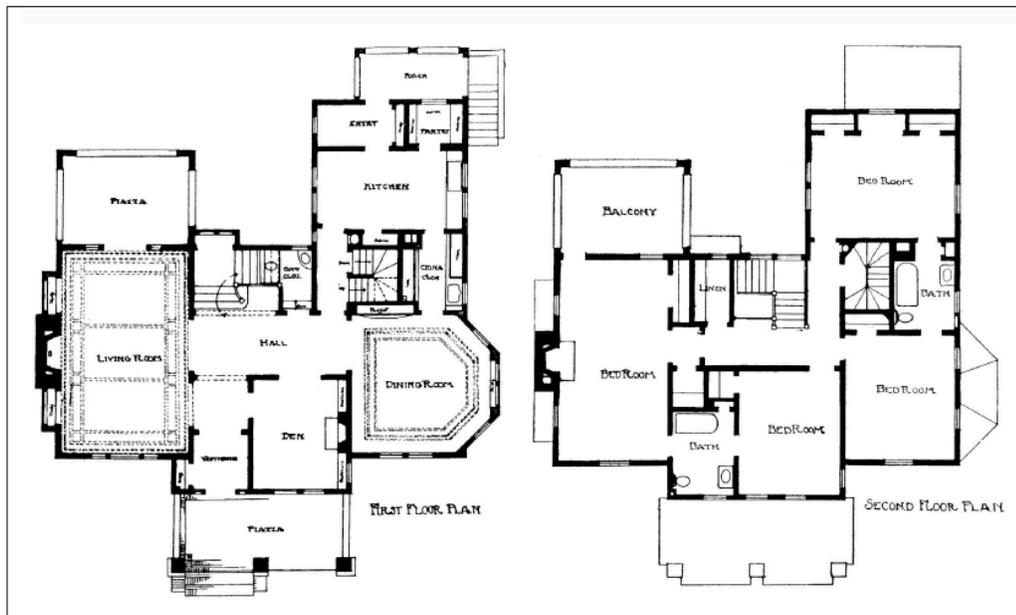
These improvements were complemented by an extension of municipal infrastructure and with a general tendency to rebuild public buildings in masonry. Although one frame school would remain (Highland), there was a systematic rebuilding of most Town schools, beginning with Wadleigh and the High School in the Center (now Lincoln School) in 1900 and 1904 respectively and accelerating in the 1920s with four new brick buildings replacing six of the wood schools after 1925, Mystic at Symmes Corner, Lincoln School on Oak Street west of Washington, Noonan on Hemingway west of North Main, and Wyman on Church Street. Washington School on Highland Avenue was added shortly thereafter and a Middle School (now McCall) was built in 1931, the same year the High School was expanded. In the 1910s the Town began to add dedicated parks and playing fields as well. The addition of churches continued and many rebuilt larger masonry buildings, once again concentrating in the Center and its immediate environs. The Congregationalists and the Baptists redecorated their buildings, then expanded in the former case and rebuilt in the latter case in the 1920s. St Mary's was encased in brick and added a rectory and a school on the former Judkins estate across Washington from the Church. A second Catholic church, also serving Woburn, was added on Sheridan Circle in the North End in 1931. The Unitarians rebuilt after a fire in 1899, and the Episcopalians built a chapel and then Epiphany on Church Street in 1904, when their building was taken over by the Church of Christ, Scientist. The Methodists moved from Mount Vernon to a new building on Church Street in 1926. A second Baptist church, New Hope, served the African American community after 1896, using and then remodeling the former Washington School, while a Second Congregational Church was added nearby in 1886, rebuilding in 1926. The locations of the schools and the churches demonstrates how settlement still primarily encircled the Center, although it was widening and extending out, especially in the North End, the Highlands, and the Old West End.

Shifting industry out of the Center and into the North End led to the creation of a picturesque Center, but also contributed to emergence of more class-segregated neighborhoods in the Town. Its hills attracted the wealthy, who built a handful of estate-scale residences on and near Myopia Hill and along the eastern ridge and Highland Avenue. Recreational facilities included Myopia, the Boat Club, and the Country Club. The Skillings family and Edwin Ginn continued to develop Rangeley west of the Center, and the first larger-scale suburban subdivisions were laid out further to the west, built out with large suburban villas, many designed by architects and ambitious developers. The largest of these was the grid of Wedgemere, north of Church and eventually extending to Wedge Pond, while development just outside the Center was undertaken north of Church Street and south of Wedgemere along Everett Avenue and its neighbors. More moderate-sized houses were added to the existing neighborhoods east of the Center and extending north in the Highlands and south into Symmes Corner, while in the interwar period, subdivisions led to concentrations north of Winter Pond and just to the west of Cambridge Street above Myopia Hill. The North End neighborhood continued to expand and became more distinct as a location of industry and a place that included smaller and multi-family houses of the working classes. The Town's largest employer, Beggs & Cobb tannery, employed about 500 in this period, with other large employers all located in the neighborhood, including Puffer's soda fountain manufactory (employing about 125), Whitten's gelatin facility (about 100), McLatchy's patent leather plant (about 85), Winchester Brick (about 75), and Winn watch hands (about 60). The only commercially zoned areas outside the Center were located at the north end of Cambridge Street and on North Main,

at Swanton, and Washington Street in the North End. Also distinct was the small triangle at the far southwest of the Town, where small and moderate-sized residences grew up on streets extending from Arlington rather than Winchester.

The turn of the 19th to the 20th century marked a change in housing patterns, for large houses and small. Many had tired of the over-wrought and cluttered houses of earlier decades and sought to simplify their domestic environment. In part, this was a reaction to excesses of the Gilded Age, though of course some continued to build in the large formal mode of the Beaux Arts. Most householders and designers, however, sought to temper the tastes of the end of the nineteenth century through the simplification of wall covers, massing, silhouettes, and plans. Some argue that houses became generally smaller as infrastructure associated with them, like gas, plumbing, and electricity, increased housing costs; others suggest otherwise, and hard data is hard to come by. But simpler houses prevailed at every scale, with single wall covers, fewer projections yielding more cubical volumes, and simpler ornament deriving from the Craftsman movement or employing order-driven trim long popular in Classical and Renaissance revivals. Smaller housing might employ the same suite of three primary rooms, but central heat made truly open plans more feasible, and as a result, wider cased openings between rooms, increasingly without doors, allowed spaces to flow together. Bathrooms became far more common as well, a single one in small and moderate sized houses, but of course more in larger houses. And large houses adopted these trends as well, albeit at a different scale, and on the exterior, these houses came to resemble a single very large box. Perhaps ironically, these simplifying patterns were joined by a rising interest in revivals of all kinds that offered fussier alternatives: all sorts of American colonials were called out as well as designs originating in traditional European forms, often from Britain but from the Continent as well.

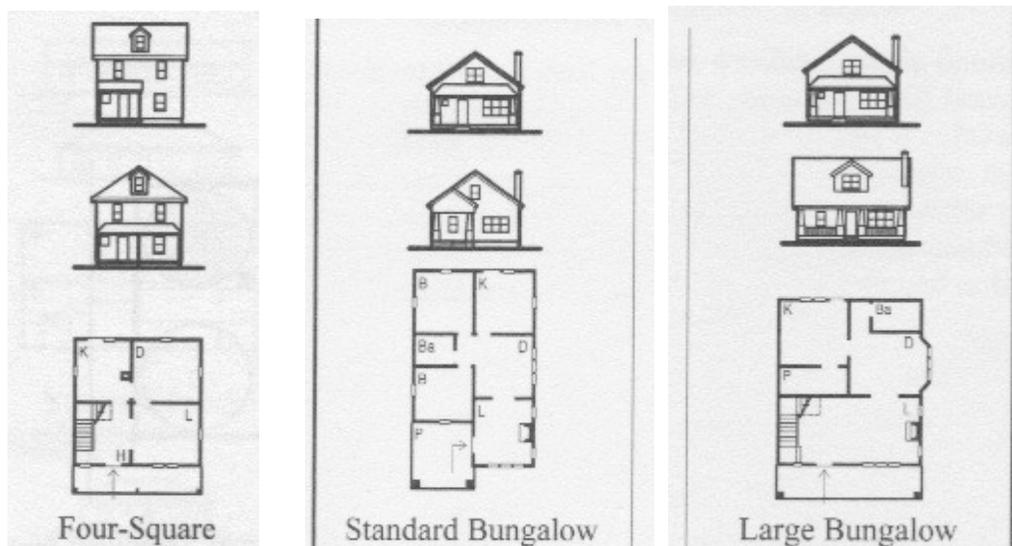
Larger houses of this period, of which Winchester has many, continued to rely on the common center-hall plan during the late nineteenth century, but expanded it with a handful of predictable features. One key method was to simply increase the scale of the building, creating larger, more spacious rooms. Service spaces might be pushed into large ells and wings, providing more commodious service spaces, bedrooms for servants, and leaving more room in the core for added rooms like offices, studies, or libraries, beyond the common suite of parlors and dining room. Attic spaces were commonly quite generous, made more comfortably habitable with gables and dormers improving headroom. Although especially large houses have not been noted in Winchester before the middle of the nineteenth century, from that point on, the Town was home to several estate-scale properties, particularly on the hills at the its edges, at Myopia Hill as well as along Highland Avenue, and including both formal and more rambling designs. More characteristic however were the town's quite large suburban houses, often architect designed, that were constructed at the turn of the century in the growing subdivisions. The largest concentration of houses like this can be found in the Old West Side, especially in the Wedgemere and the Everett/Sheffield areas, but also in the Highlands and at Symmes Corner. These houses could be richly ornamented but exhibited calmer profiles and generally Classical or more specifically Craftsman or Colonial revival ornament. It is these houses, and these neighborhoods, for which the town is probably best known.



3 Sheffield West, *American Architect and Building News*, 1914,
 designed by Robert Coit for Phineas Nickerson.

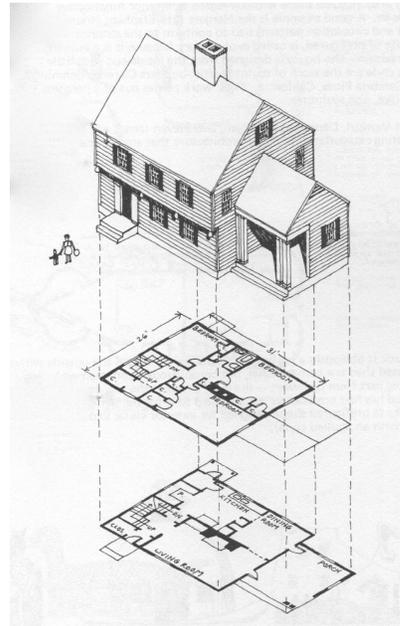
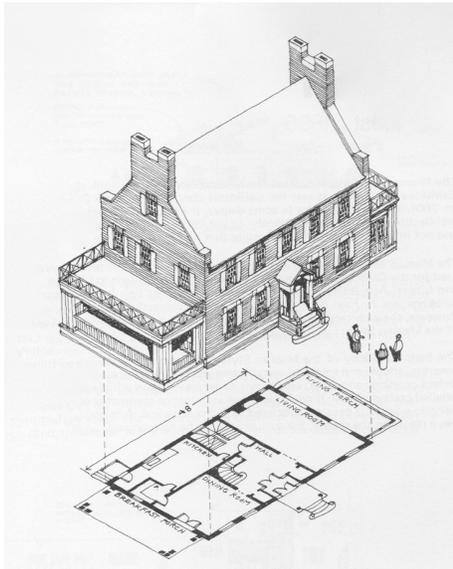
Two new house-types were associated with the movement to simplify and rationalize the home and housekeeping: the small house we know as the bungalow and the somewhat larger, two-story house known as the foursquare. The **foursquare** house employed a variation on the side-passage plan, a four-room configuration that usually lost the rear ell and included within the simple main block a large stair/entry area, a living room, dining room, and kitchen, the first three often open to one another through wide cased openings. Most commonly, these houses were square in shape under a hip or pyramidal roof, and the volume was often expanded through the use of a dormer to light the attic. Other roof choices can be found that employ this

plan, but because of the broad use of the name for the hip-roof examples, houses with gable or gambrel roofs, in a side or a front orientation, are distinguished by their roof and might be called **side-entry houses**. The **bungalow** was limited to a single story or single story with a low dormer-lit attic story, its facade dominated by the broad porch usually formed as an extension of the roof line. Many employed a low version of the foursquare plan, but others adopted a new option known as the Progressive-era plan. These plans are deep and linear, with two rows of rooms front to back, often including a parlor, dining room, and kitchen to one side and bedrooms and bath on the opposite side. Although comparatively rare in Winchester, these houses responded to new ideals of domesticity and to the increased density of many communities, where small or narrow footprints were attractive to homeowners and developers.



Among the most popular houses of the Progressive era, four squares and larger bungalows included three main rooms on the ground floor and bedrooms above, while single-story bungalows employed the deep five-room plan also found in two-families and three-deckers. Hubka, *Houses Without Names* (2013).

Another trend of the turn-of-the-century is the addition of multi-family housing in the form of apartments or flats rather than side-by-side units. The most common of these seems to be the dwellings we in New England call **two-families**, and a range of buildings including two horizontally divided living units fall into this category. The earliest appear to be sub-divided end houses, later commonly adding more space to the plan by widening and/or lengthening the footprint, and often have deep plans resembling the bungalow. They often have front and rear porches and may have projecting bays or bay windows; some examples have sunrooms extending the width of the front pile. Small two-families have low-pitched gable or hip roofs and should be distinguished from larger examples with high gable or gambrel roofs, often with dormers, and therefore often have an attic story of sufficient height to allow another living floor. A related type employing the same deep plan is the **triple decker**, found here in smaller numbers but well known in the region. This three-story building, here under a nearly flat roof, has a front elevation divided between the entry and stair bays to one side and the projecting window bays on the other, and marked by porches at each story. These familiar houses are usually ornamented in the Craftsman, order-driven Classical or Renaissance revival, or Colonial Revival ornament, and most are located in the North End and along Washington Street. Larger numbers of apartments were gathered into larger **apartments blocks**, two, three, or four stories in height and often constructed of brick, found in and around Winchester Center.



On the left, a Georgian Revival version of the center-entry colonial, illustrating the plan of center hall with a large living room to one side and the dining room and kitchen on the other. On the right, a garrison version of the side-entry colonial, with an overhanging second story. Walker, *American Shelter* (1981).

Later interest in historical revivals, and in New England the preference for local, Colonial models, brought the construction of some of the most familiar house types in the inter-war period. Examples were often loosely based on Georgian houses of the 18th century, commonly employing a five-bay, center-entry façade, with hip or more commonly gable roofs, and classical ornament focused at the main entry. The center-hall, double-pile plan had been adjusted to include a single large living room rather than paired parlors, reflecting the modern preference for an open arrangement of larger rooms rather than the cellular configuration of many small rooms that characterized colonial and Victorian planning. These houses are grouped today under the popular rubric of ‘**center-entry colonial**.’ Contemporary with these are houses that share a similar core volume but embrace decorative features that link them to earlier or more regional colonial traditions, including the gambrel roof of the **Dutch colonial** and the overhanging upper story of the **garrison colonial**. Smaller versions of these general forms can also be found with **side-entry plans**. Among small houses, a new type also drew inspiration from the colonial period, described here as the **modern Cape**. Very common in Massachusetts, modern versions of this regional favorite came in many different sizes and configurations. Some were very small, employing the single-story four-room plan of the ‘minimum house’ popularized by the Federal Housing Administration or the slightly larger five-room plan that added a small dining room. Others employed a side-entry plan in the ground floor, with bedrooms in an attic expanded by dormers. Larger houses with multiple masses partook of the regional preference for additive volumes to achieve large sprawling plans. Cape exteriors favored shingle or clapboard walls, with simple ornament usually restricted to the entry.

Although a good proportion of buildings from this period have been surveyed, especially recently in the Center and in Rangeley, and three of the early subdivisions in the Old West Side have been listed on the National Register of Historic Places, the number of surviving buildings

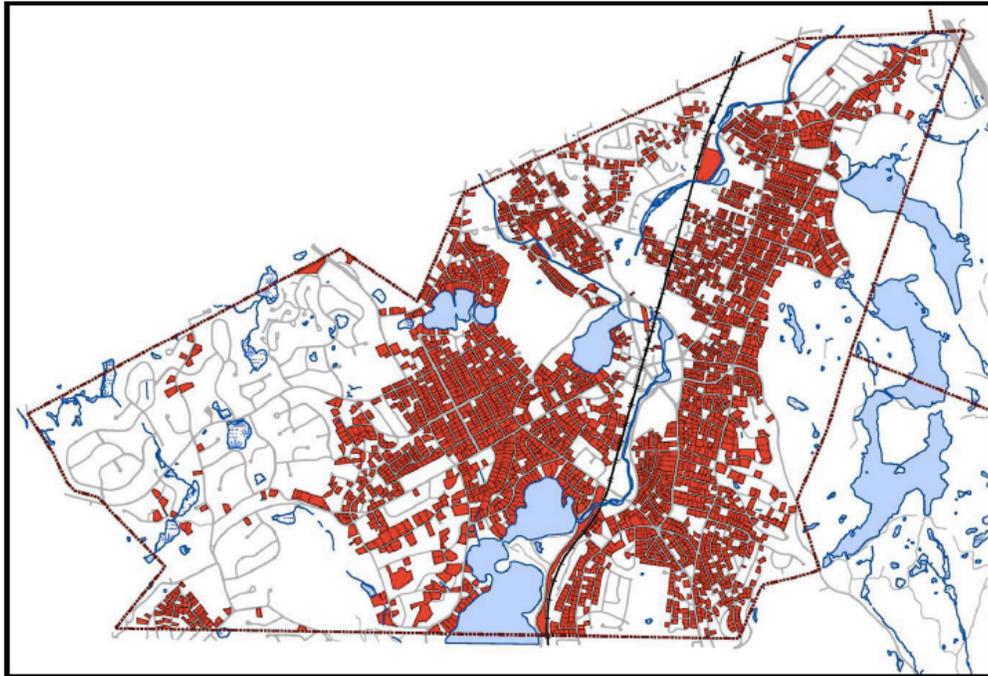
from this period is very large and most have not been recorded. In addition to the Old West Side, the older residential neighborhoods of the Highlands, the North End, and Symmes Corner have significant numbers of buildings from this period, as subdivisions spread to the edges of the Town. Both the estates and many of the large suburban villas of Myopia also date to this period. While earlier in Winchester's history, large, small, and moderate houses might often be found next to one another or within the same neighborhood, that pattern changed with the development of subdivisions whose lot sizes, planning amenities, and deed restrictions created more uniform streetscapes in some areas of the Town. The distribution of the common types was, therefore, different from neighborhood to neighborhood, as each community's residents chose forms that suited their tastes and their pocketbooks. The associated variations in land use and in lot size, as well as the scale and type of the residences, was reflected and reinforced in the Town's zoning code, further differentiating the Town's several neighborhoods over these decades.

Postwar Patterns, 1940 to 2000

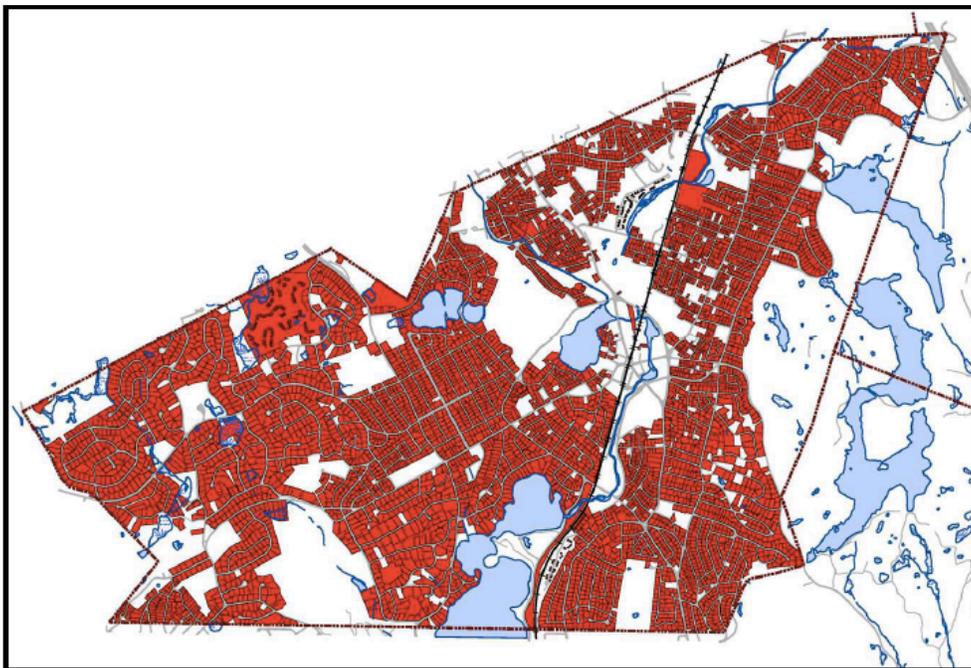
The postwar baby boom would have a significant impact on Winchester's landscape, although the sheer number of residents in the Town was only part of the story. Compared to earlier periods, growth was significantly slower, a pattern common to inner ring suburbs that experienced their greatest growth at the turn of the century and in the interwar years. In Winchester, the 1950s and 1960s saw growth, of about 25% and 15% respectively, with its population expanding from 15,509 in 1950 to 22,269 in 1970 when the Town reached its greatest population total. The Town was adding 100 buildings per year, in some decades approaching or exceeding 200, and assessor's records suggest that nearly 2400 housing units were constructed between 1945 and 1969, mostly single-family dwellings. Most of these houses were constructed in areas where larger lot-size requirements meant that development covered larger expanses more quickly than was the case in earlier decades. Over the decades after the crest of the baby boom, the 1970s and 1980s, the Town actually lost population, though it appears that construction continued, if at a slower pace. In Winchester as in communities nation-wide, interest in town houses and condominiums increased, and these were added to the same growing neighborhoods, but the Town remained committed to the single-family house and to its reputation as an affluent residential suburb.

As has been often noted about Winchester, much of this growth was seen on the West Side, where large open spaces remained in the hilly area where the last farms could be found. Like many suburbs in this period, the Town required large lots in this area, totaling 20,000 sq. ft. and a minimum of 100 ft. frontage and 120 ft. in depth over most of the area west of Cambridge Street, including both Myopia Hill and most of the West Side. Although the stereotype of the period was the large tracts of "little boxes," investors in Winchester's real estate seldom assembled large parcels for immediate development, with most clusters numbering well under a hundred buildings, and most neighborhoods including a variety of individualized houses. And yet, it is these areas developed during the 1940s, 50s, and 60s, that include some of the Town's smaller houses, including ranches, split levels, and split entries as well as the ever-popular traditional Capes and Colonials. This created a suburban landscape less dense than that in the Town's central valley and distinguished by its nearly exclusive use of curved roads forming rings, arcs, and cul-de-sacs, clearly visible on maps of Winchester. As the area was developed, a variety of public buildings were added to serve the growing population there. The Sanborns' Beaux Arts Aigremont became the Roman Catholic Marycliff Academy for girls, with a new high school constructed next

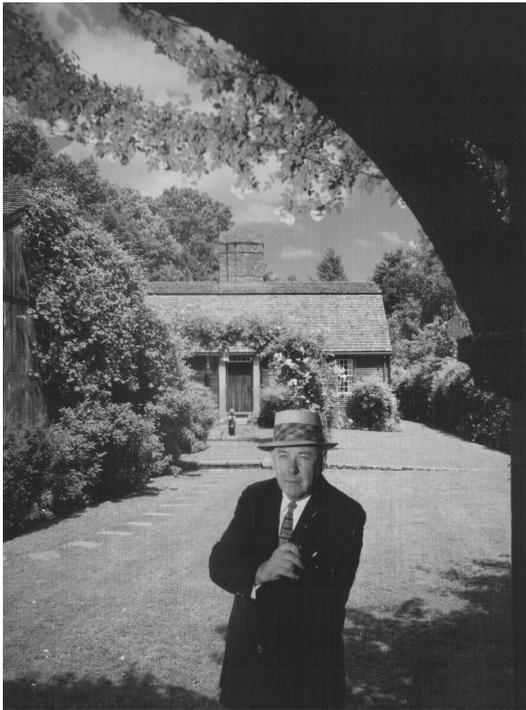
door in 1949, and a new parish was established on the Arlington bound, worshipping at St. Eulalia's Church on Ridge Street after 1966. The Town added Parkhurst School in 1949, the Vinson-Owen School in 1961, and took over the Marycliff building as the Ambrose School in 1969. The Master Plan of 1953 even considered adding a commercial node and shopping center at the corner of Ridge and Lockland roads, but instead added only parks and the West Side Fire Station, dedicated in 1973.



Winchester Residential Housing, 1950 above and 2005 below. Winchester Planning and Engineering.



And period development was not limited to the West Side. The Town maintained its commuter train connection, and after a century of debate and design, the Center was transformed in 1956 by the raising of the train bed to eliminate its problematic level crossing. At the same time, the Town avoided the impact of the new limited access roads crossing its neighborhoods. Postwar infill can be found in older subdivisions, especially those interwar neighborhoods that had often not been completely built out, and especially at the northern and southern edges of the Town in the Highlands, the North End, and Symmes Corner. Development in these areas was on smaller lots and some of the smallest houses surviving in the Town can be found here, among the most vulnerable resources. As the number of children in these young families increased, the Town required new and expanded its other schools. The High School and the Junior High School were remodeled and expanded and their functions exchanged in the 1950s and 60s, until a new High School was constructed at the north edge of the Center in 1972, the original high school becoming Lincoln Elementary School, and the Junior High returning to that role under the name McCall. A second junior high school, Lynch, was added north of the Center in 1961, and a new elementary school, Muraco, was added in the North End in 1967. The Town eventually demolished its last frame school, but several of its 1920s era-school were repurposed for housing in various configurations and thus survive in the Town with new uses, including the Wyman, Noonan, and Washington schools. Other public buildings were expanded, including the Library, the Christian Scientists built a new church in 1958. The Center remained an important retail center, but the industrial landscape continued to shrink as Bacon Felt, Beggs and Cobb, and other plants closed, and generally businesses continued to shift to light and clean industries.

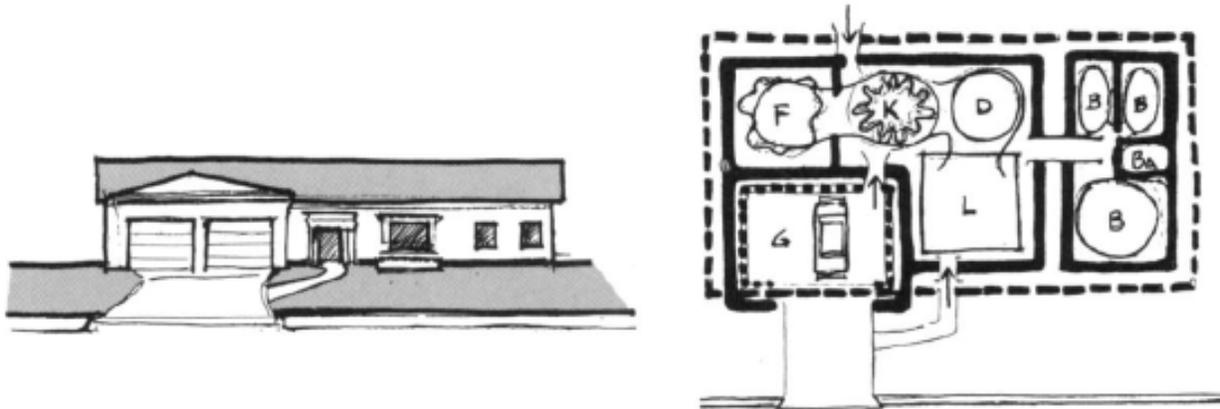


Royal Barry Wills, 1957, in front of his house on Wood Lane on Myopia Hill in Winchester

Single-family suburban houses were dominant over this period, and while the Town has a reputation for large, custom homes, especially during the early years of this period smaller forms were popular and on close examination there is more repetition of forms than many believe. Some homeowners in Winchester, and Massachusetts at large, remained committed to historical revival styles and forms established in the interwar era, though their interiors were often adapted to these new planning preferences. The modern Cape remained popular in the postwar years and large examples are still built in expanded versions. Among the most popular smaller houses of this era was the side-entry garrison colonial. Center-entry colonials remained popular in the later years of the twentieth century, like their cousins the garrison. In some cases these houses were accented by brick and stone veneers. Nationally known figures like Royal Barry Wills and local talent like Jerome Bailey Foster contributed custom designs in this mode, reflecting their deep understanding of regional design.

But the postwar period also brought new house types to the Town, the ranch, the split level, and the split entry form, and the presence of

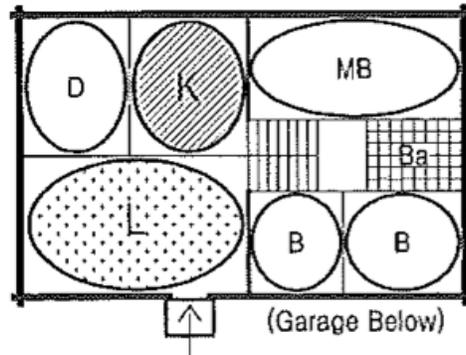
these houses is the clearest indicator of neighborhoods developed during this period. In the west and southwest in the 1930s, low frame and adobe ranch houses were being revived and reinterpreted for modern living. At the same time, the influence on European Modernism and the planning of Frank Lloyd Wright spurred designers to further open their plans and to advocate for living on a single story. **Ranch houses** responded to both of these trends in low, wide forms that emphasized horizontality and informality and took advantage of the larger lots of postwar suburbs. Aesthetically they were often quite simple, eschewing historical details for more Modernist austerity and relying on materials for visual effect; grooved horizontal or vertical siding, panels of masonry and slab chimneys, large banks of casements or picture windows, all these contributed to their distinctive appearance. The interiors of ranch houses were typically carefully zoned, with their long, linear form useful for effectively separating public from private spaces on a single plane. The public area was commonly an open rectangle, including entry into the large living room that was direct or only slightly buffered, an adjoining dining area open to the living room, and an adjacent kitchen. Private bed- and bathrooms were clustered on the opposite side of the house, arrayed on a more traditional hall. While some were quite compact, commonly including six rooms, later ranch houses often included an added family room, three or four bedrooms, multiple bathrooms, and an integral garage, arranged in an L-shaped footprint.



A standard ranch house and its six-room plan.
Hubka, "The American Ranch House" (1995).

At the same time that ranch houses were expanding, a new house type emerged that made it easier to accomplish the desired additions without a significantly larger lot. The **split-level** incorporated many of the planning conventions of the ranch but raised one section of the house to two stories; indeed, it might be described as a single-story house attached to a two-story one, creating three levels of living space. In most cases, the public rooms were positioned on the middle level to one side, and they commonly retained the arrangement of the ranch house. In the two story section, three bedrooms and a bathroom sat above a space commonly occupied by a garage, utility room, and a space known by various names that would eventually be called the family room. Before long, still larger houses became the order of the day, and the desire for a return to distinct and more formal spaces led builders to promote and buyers to choose the new form described here as the **split entry**. This two-story house is distinguished from earlier models by its retention of an entry that was positioned between the two main living levels on either side, each floor just five or six steps away. The expanded lower level added more space for a two-car garage and more of the spaces found in a split-level – an ample family room, utility rooms, storage,

even bedrooms. Larger upper stories might include more separated entries and dining rooms and more bedrooms and bathrooms. Recognizing that this form was unfamiliar to potential buyers, builders came to emphasize the upper over the lower story, by pushing part of the latter underground and cantilevering the upper level out over the lower.



Split levels added a garage or more rooms, while split entries allowed a garage and more rooms.
Tom Hubka, *Houses Without Names* (2013).

While most houses in Town adopted a traditional or “contemporary” aesthetic, some chose designs that were more Modernist in feel. Some are **Deck houses**, employing the company’s distinctive construction method, known as post-and-beam or perhaps more accurately post-and-plank, to open up the plan and allow for high vaulted ceilings. Like the more popular split entry, these houses include most of their primary spaces on their upper levels, with more utility and secondary rooms at the ground floor; this relationship is also reflected in the larger size of the upper story, overhanging the ground floor that reads more like a platform than a full story. Their center entries are recessed and set in between the levels of the two main living floors, and they share deep overhanging roofs and large brick slab chimneys. The gable ends and the entries employ large amounts of glass and/or colored panels, while bands of high rectangular windows light the upper and lower levels.

Two new forms were most characteristic of housing at the turn of the 21st century. Although the single-family house dominated here, apartment blocks, now more commonly condominiums, and groups of duplexes and attached town houses have been added in the North End, in Symmes Corner, and on the West Side, providing some of the Town’s more moderately-

priced housing. As single-family houses increased in size over time, a group of related forms, often high hip-roofed houses with complex footprints and multiple intersecting volumes became common, especially on the West Side but also in the expanding edges of Town. These houses often have multiple and dominant garages, and the largest employ brick and stone to enhance their grandeur. Recently, Virginia McAlester has designated houses like these “millennium mansions.” Just as early house types serve as diagnostic tools for identifying and understanding different periods in Winchester’s history, these more recent additions to the landscape continue to serve as important indicators of community character and values.

Like most communities in eastern Massachusetts and especially those ringing Boston, the accumulated effect of this history of development means that Winchester has a large number of potential historic resources to record. It can be a challenge to surely estimate the number to be considered, but some sense of the scale can come from a general analysis of property in the Town’s assessor’s database. The 2010 Master Plan identified the total proportion of the Town’s acreage dedicated to particular land uses, noting that 65% is dedicated to residences, 20% to open space, town forest, ponds and lakes, 10% to schools, other town buildings, playgrounds, and roads, and 5% to commerce, office, and light industrial uses. This includes 8045 housing units, which in Winchester includes 72% or 5593 single family dwellings, 16% or 1197 condominiums, 5% two-families (393 buildings), 4% apartments (283 rental units), 2% housing authority (123 units), and 1% three families (21 buildings). Among these, the proportion that are old enough to be considered historic, is still significant. The Master Plan estimated that half were built before 1945, or about 4000, but more recent buildings constructed between 1945 and 1970 must also be considered. The assessors estimate of the units built between 1945 and 1970 numbers about 2500, bringing the total number of units to over 6500. If we allow for the fact that about a quarter of the units are within larger buildings, we might drop the very general estimate to about 5000 buildings, still a high figure. Planning for survey must recognize these numbers and chose survey methods that maximize the number of resources that are covered by survey projects.

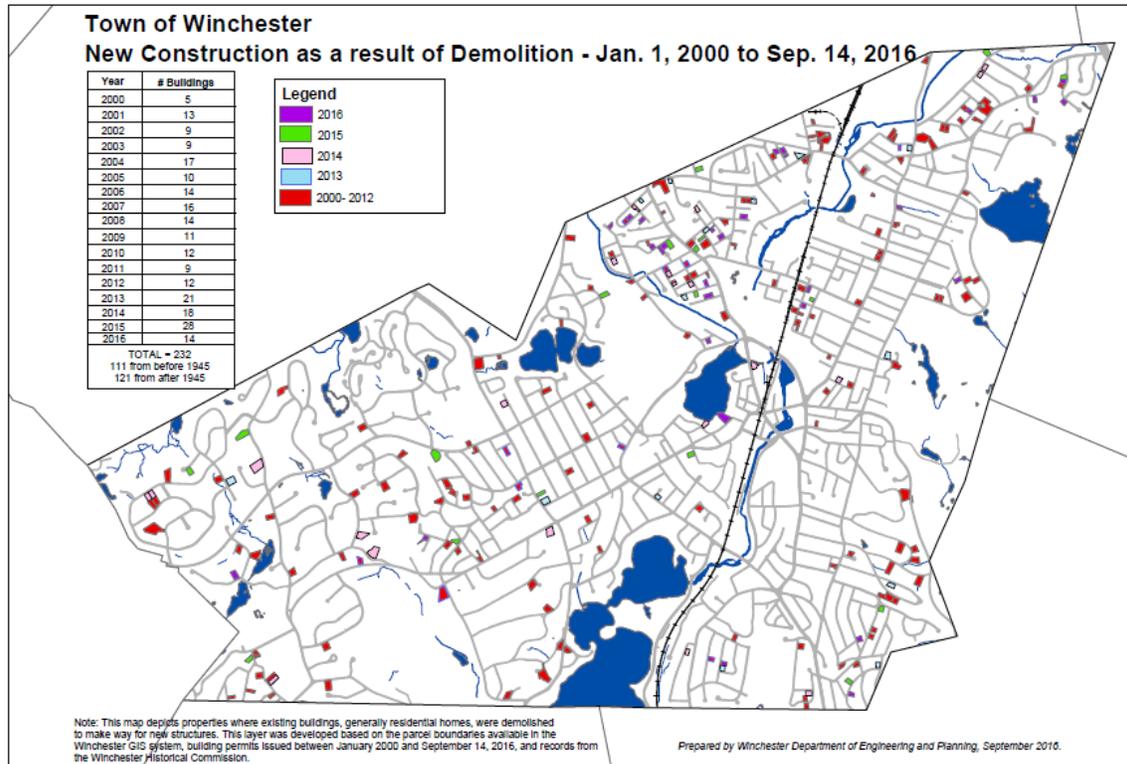
Some issues of the historic landscape particular to Winchester will also influence decision making about survey. First, the Town includes an exceptionally large proportion of architect-designed buildings as well as many buildings by ambitious builders which are themselves exceptional examples of their style, as the writers of Winchester’s MHC Town Report noted back in 1981. While in some communities this fact alone would earn a property a place on a list of high priority properties, the numbers here are sufficient to suggest, at least to those with an eye to the bottom line, that it would be too expensive to cover them in the traditional fashion. In addition, the Town also has few instances where identical or very closely similar buildings repeat in the landscape. House types are clearly identifiable, even among the very large suburban villas, but the amount of replication of the same design is small. This too increases the work ahead, as templates will go only so far to describe and distinguish related examples. A closely related issue is the fact that so many Winchester properties are in excellent condition and most have been sensitively updated. Eliminating buildings because they fail to meet standards of condition and integrity will simply not significantly reduce the work to be accomplished here.

Recent Trends and Threats to the Historic Landscape

Since 2000, growth in Winchester has been slow but steady and in 2010 the Town's population was 21,374. Some of the patterns of the postwar years continued, and the Town continues to attract new residents, especially those with school-age children. But the Town's former agricultural fields and other open spaces have largely been built over with housing, and room for new development is very limited. Particularly in recent years, housing prices have risen rapidly: The average single-family house was valued at \$276,750 in 1989, \$411,00 in 1999, and \$710,00 in 2009; today that figure is \$970,000. While some of this can be accounted to inflation, there is significant concern over the process of "mansionization" here, as new houses have grown in size, older houses expanded, and small houses replaced with large ones. The Town is losing affordable and moderately priced housing as a result of these trends, a concern that will be a challenge to address in the current climate. As the Master Plan of 2010 noted, the Town is essentially built out, and most development that goes forward in the Town will be an effort of rebuilding and will therefore have a significant impact on its historic landscapes.

The Town of Winchester faces many of the same threats to historic resources that trouble other communities in eastern Massachusetts and some that are unique to affluent communities. Many components of the landscape are quite old and of course these have experienced change over their histories. And many of those changes have now become historic in their own right. More recent changes vary in character across the Town and in spite of the general well-manicured character of the Town, individual historic buildings are also at risk. Many chose to make their home in Winchester because of the historic character of its neighborhoods, and many of these owners have made sensitive alterations, focusing additions to the rear and/or complimenting the existing massing and ornament and retaining wooden surfaces. But additions to smaller houses are more obvious than those to larger ones, as modern expectations about room size, service spaces, and interior arrangements provide a greater contrast to houses built without bathrooms or with small and distinct rooms. Single story houses are routinely raised to two or more stories and large additions sometimes overwhelm the original design. These changes are particularly aimed at the mid-19th century houses often built at a story-and-a half height as well as single story Capes, ranches, split levels and split entries of the postwar period.

Those with smaller budgets often choose new and cheaper materials that promise easier maintenance. Synthetic siding sometimes replaces paint, porches and other especially vulnerable features are rebuilt. These changes can be found in all neighborhoods but are probably of greatest concern in the North End. All houses are subject to the desire for better operating and more efficient windows, and those changes are widespread though various. By contrast deferred maintenance is not widespread in the Town, though some examples were observed and the Commission might want to take note of particular properties that are vulnerable in this way. It is a common approach that many Commissions face in demolition-delay hearings that the property owner has postponed work and then argues that a house is beyond saving.



Every neighborhood experienced tear-downs in the years since 2000.
 Half were buildings constructed since 1945.

As noted above, it is tear-downs that are probably the greatest threat to the Town, disrupting many of its cohesive neighborhoods. The loss of individual small and moderate-sized houses and the addition of more and more very large houses has raised a number of concerns, not just to the cause of preservation, as outlined in the Master Plan. Many are located together on new streets or extensions, but many have found their way into existing neighborhoods, and as the attached map illustrates, no neighborhood is immune to this process. The buildings that replace them are various as well. Many of these houses follow variations of the houses designated “millennium mansions” or more colloquially and dismissively as “McMansions,” some very large but others of more moderate size (though still far larger than their neighbors). Others are modern evocations of historic types, ranging from Greek and Queen Anne end houses to sprawling Shingle villas. While many are indeed custom designs, others repeat on a street or in an enclave, just as houses always have. Over time, some neighborhoods have experienced more of this change, and in the North End in particular, some of the older working-class blocks are losing many individual components. Also vulnerable are houses that were built in the immediate postwar years when some of the smallest houses were constructed. As noted above, some of these neighborhoods have experienced intrusions before any survey has even been attempted.

It is also important to note that it is not just dwellings that are at risk in a town that is essentially built out. Although through most of its history the Town could purchase property to accommodate its expansion of services and infrastructure, going forward it is more likely that improved or added facilities will be developed in place or in the place of another resource. This can be seen perhaps most clearly in the case of the Town schools, which constitute the majority of the publicly held property in Town. Winchester schools are experiencing greater increases in

pupils than most Massachusetts communities, as revealed in the recent master plan. During the last reinvestment in the schools in the 1960s and 70s, new parcels were available for development, but this is no longer the case. Although the Town saw a successful campaign to preserve the Lincoln School, the Town's High School of 1903, it recently demolished and replaced two of its more recent schools, Ambrose in 2005 and Vinson-Owen in 2013, and has essentially just rebuilt its High School. Looking forward, both the Lynch and the Muraco schools are scheduled for major expansion or replacement. The Mystic School, currently used by the Recreation Department, is the likely location if the Town adds another elementary school, while the Parkhurst School, used at present for school administration offices, also has an uncertain future. The Town has been a respectful steward of its public buildings, investing in the Town Hall and the Library for example, and appears to be committed to retaining its Town Stable. But this experience with the schools demonstrates the vulnerability of the resources of the recent past, and other resources might also be at risk, including its public housing and its maintenance buildings. Landscape features are also often overlooked in this regard, and the long brick wall at the Town Yard is at risk and other features and fixtures in town parks may also be vulnerable. Efforts in the private sector to improve and replace their properties will face the same challenge.

The first step in addressing these threats to the Town's historic resources is to undertake systematic study of them. Winchester began this effort in the 1970s, and as these threats have mounted, it is important for the Town to renew a commitment to it. A better understanding of this evolving landscape will deepen residents' appreciation of Winchester's past and inform and improve decision making for its future.

CHAPTER TWO: Understanding Historic Resources in Winchester

Winchester, like most Massachusetts communities, has a long-standing interest in its historic buildings and landscapes, dating at least as far back as the formation of its first historical society late in the 19th century. The Town undertook an exceptional planning effort for its Center in the 1890s, was an early adopter of planning and zoning legislation in the subsequent three decades and continued to launch citizen initiatives as the Town evolved in the postwar period. The Winchester Historical Commission has been an active participant in Winchester's planning activities for fifty years. Over those decades, the Commission has undertaken most of the activities that are fundamental to historic preservation and its three critical components, identifying its cultural resources, evaluating them for their historic significance, and preserving that heritage for the edification and enjoyment of future generations. The Commission has contributed to the broad efforts of officials and residents to preserve the Town's best aspects and to work toward improvements consistent with its values. This chapter first describes survey efforts in the Town and the often-associated effort to designate significant properties in the National Register of Historic Places. It will also summarize planning efforts that generate or impact survey and designation work, especially A Plan to Preserve Winchester's Architectural Heritage of 2004. Sources for survey research will be reviewed, the character, quality, and coverage of the existing survey will be described, and finally, methodological issues that will influence the survey process will be reviewed.

Survey and Designation in Winchester

Historic preservation, long an effort of private citizens, emerged as a government-supported and professionalizing field in the years after the formation of the Massachusetts Historical Commission (hereafter MHC) in 1963 and the passing of the Historic Preservation Act of 1966. Federally mandated State Historic Preservation Offices initiated or sustained research and programming in the states, including efforts across the Commonwealth to identify significant properties for the National Register of Historic Places. The MHC developed a survey program with specific forms and processes that were initially undertaken primarily by volunteers. Winchester began its inventory work as early as 1972, although it is not clear that those forms survive. Over the succeeding four decades, work has accumulated for Winchester so that today the Inventory of the Historic and Archaeological Resources of the Commonwealth and its associated database the Massachusetts Cultural Resources Information System (known as MACRIS) notes 32 areas, 973 buildings, 3 cemeteries, 1 object, and 37 structures in the Town. These categories reflect the recording system of the MHC and the forms for recording resources are designed specifically for particular resources, including special forms for groups (Area or A forms), for buildings (B forms), objects (C forms), archaeological sites (D forms), burial grounds (E forms), structures (F forms), and parks and landscapes (H forms); streetscape forms (G forms) are no longer in use.

Winchester's first and most ambitious survey effort was undertaken in the late 1970s. This project was extraordinarily inclusive for its time, recording *all of the buildings* identified on the town's Sanborn Insurance Atlas of 1916 and numbering nearly 2000 properties. At the time

this project began, this meant recording all the buildings over 60 years old, and it would be interesting to learn what other towns might have set so ambitious a goal, at that time or since. The experience of the city of Cambridge is well known for their exceptionally thorough method, recording every one of the city's thousands of buildings, but most communities were far more selective, often choosing only a far smaller group of much earlier and clearly ambitious buildings. This inclusive process has allowed researchers to get a sense of the survival rates of buildings from different periods in the Town's history, as Schuler demonstrated in the preservation plan: A total of 30 buildings survive from the period before 1835, 288 from 1836 to 1875, 337 from 1876 to 1889, 474 from 1890 to 1898, and 770 from 1899 to 1916; the total was 1899 surveyed buildings. The Town might want to consider this legacy as it moves forward with its survey planning.

This survey project was undertaken primarily by local volunteers, but with assistance at various times from the Town's archivist Susan Keats, local architect Allan Hill, paid surveyors Carol Ely and Betina Cooper, and a typist. The challenge of working with volunteers was noted in the project's introductory description of its method, and the variety that characterizes the forms is in all likelihood one of the results. The consulted primary sources were those still in use today, historic maps, local vertical files, directories and street lists. More research was undertaken on properties constructed before 1874 than on later buildings, but all were photographed and dated. Of particular interest to this project were the efforts of one man, Henry Simonds, a long-term resident who created lists of owner/occupants for the properties and a document known locally as "Henry's (or Simond's) List."³ The survey method employed, as far as can be reconstructed at this time, emphasized the recording of buildings one-by-one on B forms, but area and streetscape forms provided information for groups of related buildings. In most cases these area forms did not provide significant information about individual buildings; there are no images of individual buildings nor a data sheet, as was common at that time. On some examples, circled properties on the associated map indicate properties which were covered by individual B forms.

The B forms in use at this time employed most of the familiar components of the front of the form in use today. But the reverse of these forms was different, including at the top spaces to identify the original owner and use and subsequent uses, a checklist of historic themes (18 based in the National Register's comparable query), a large space for text on significance, and a final area for references. Some of the forms are quite austere, with little of the front completed beyond the photograph, address, current owner, and date, the first owner noted only on the back, and little more provided. Several elements were often added to these forms by the local researchers: On the top of the rear of the forms, there is often a numbered list of property owners and years, apparently from Simond's List. Surveyors also often added a neighborhood to the significance space, a term used quite variously to indicate specific streets, clusters of associated properties, the vicinity of a local landmark (St. Mary's), and occasionally subdivisions or other larger groupings. In addition, apparently after the forms were prepared, their relative importance was assessed and indicated on the forms with a stamp that offered four choices: Appropriate for N.R., Above Average Significance, Marginal Significance, or Insignificant.

Not all of these forms were submitted to the MHC, but those that were included properties built before 1865, of outstanding architectural value, and of significance to the town

³ Henry's List is on file in the Archive Center, a typescript document of 74 pages that lists street addresses, with notes on changes to numbering, and occupant names based in one two directories and/or street lists, usually the first in which the address appears. It does not include more recent streets.

and people of Winchester. In addition, properties were reviewed by Hill to determine their significance as part of a district, streetscape, or individually, as well as the categories noted above. The group included twelve area forms, five streetscape forms, and 570 B forms, an impressive accomplishment itself. As a group, the submitted forms were more completely researched than the group as a whole.

In the decade after completing this survey, the Commission moved forward to designate properties as part of the National Register of Historic Places. Six properties were listed individually:

Sanborn House/Aigremont	21 High St.	WNT.8	1981
Capt. Josiah Locke house	195 High St	WNT.10	1979
Winchester Savings Bank	26 Mt. Vernon St.	WNT.147	1979
Winchester Town Hall	71 Mt. Vernon St.	WNT.150	1983
Wright-Locke Farm	78 Ridge St.	WNT.3	1985
U.S Post Office	48 Waterfield Rd.	WNT.579	1987

The first National Register District, Winchester Center, was listed in 1986 and included about 80 properties. In the late 1980s, Winchester was one of several communities that employed the new Multiple Resource Area format to nominate a number of these surveyed resources to the National Register of Historic Places. Because of the method employed at the time, which allowed Massachusetts communities to submit information on properties and districts on MHC forms rather than standard NR nomination forms, this resulted in a significant effort to update and expand inventory forms. All of the forms submitted as part of the MRA were upgraded, and the areas designated as districts were significantly larger than the survey areas had been, providing more properties for the inventory. In addition to these new forms, the nomination included an essay describing the nominated resources and arguing for their significance. The Commission employed Candy Jenkins and Harriet White to undertake this work, and three historic districts and 56 individual properties were nominated and listed as a result of this effort.⁴

Survey efforts underwritten by the Town were rarer over the next two decades, but several efforts to record and designate regional resources covered places within Winchester. Resources associated with multi-community infrastructure improvements that crossed municipal boundaries increased coverage for many communities, especially in Boston’s inner ring suburbs. During phase two of the Massachusetts Bay Transit Authority Survey in 1988 a building and a bridge in Winchester were covered (Carolan, McGinley Hart). The Water Supply System of Metropolitan Boston was listed as Area S; there is no form link on MACRIS. The Metropolitan Park System of Greater Boston (PAL) survey and National Register listing included

⁴ The nomination itself claims five areas, which seems to have included Winchester Center, which had already been listed in 1986, and the Central Street area AD, which was submitted but rejected because too many of the buildings post-dated 1916.

FORM B - BUILDING
MASSACHUSETTS HISTORICAL COMMISSION

NR IND 7/1/84
NR MRA 7/5/84

In Area no. Form no.
326



1. Town Winchester
Address 8 Grove Street
Name Thomas P. Ayer House
Present use residence
Present owner Hawson Ryan

3. Description:
Date c. 1854
Source maps
Style Italianate
Architect unknown
Exterior wall fabric clapboard
Outbuildings (describe) _____
Other features paired Italianate brackets, colonial revival porch
porch removed, Colonial Revival
Altered entrance installed Date c. 1920
Moved _____ Date _____

4. Map. Draw sketch of building location in relation to nearest cross streets and _____



5. Lot size:
One acre or less .80 Over one acre _____
Approximate frontage 240 feet
Approximate distance of building from street 60 feet

6. Recorded by Carol Ely & Bettina Cooper
Organization Winchester Historical Comm.
Date November 1978

1. Thomas P. Ayer 1854-1893
2. Josephine K. & Charles D. Jenkins 1896-1908
3. William H. Forbes 1909-1914
4. Cora J. Marsh, Pasadena, Cal. 1915-1917
5. Edward C. Mason 1918-1951
6. W. Lawrence Usher 1952-1977
7. Original owner (if known) Thomas P. Ayer

Original use residence
Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	<u>x</u>				

9. Historical significance (include explanation of themes checked above)

Neighborhood: Grove Street

This Italianate house was built about 1854 by Thomas Prantiss Ayer, a prominent Winchester citizen. Ayer came to Winchester around 1850 "in the first flush of the suburban era when successful men from the city were seeking out pleasanter homes." (Chapman) During the Civil War T. P. Ayer presided over a town meeting to decide how to raise the town's quota of men. Active in the development of the town, he was on the water supply committee, on the town hall committee; he petitioned to reform the school curriculum to include more English and less geography and math. Ayer was the second president of the Winchester Savings Bank which was chartered in 1871. A selectman 1861, 1862, he was representative to the General Court in 1880, and town moderator. Ayer's brother Albert lived nearby on Brooks Street, in a similar house.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

deeds
Chapman's History
files, Winchester Archival Center

APR 1984 APPROPRIATE FOR N.R.
C ABOVE AVERAGE SIGNIFICANCE
M MARGINAL SIGNIFICANCE
I INSIGNIFICANT

A sample inventory form from the first phase of MHC survey. Note the list of property owners at the top of the form's second page, and the assessment of significance at the bottom. Digital files from MACRIS

FORM B - BUILDING

NR IND 7/5/89
NR NRA 7/5/89

OFFICE COPY
DO NOT REMOVE

AREA _____ FORM NO. 326

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

(Winchester, Mass. M.R.A.)
WINCHESTER

Address 8 Grove Street

Historic Name Thomas Ayer House

Present dwelling

Original dwelling

DATE OF CONSTRUCTION circa 1854

Walling Map of 1854

Style Italianate

Architect unknown

Exterior Wall Fabric clapboard

Outbuildings carriage house/c

Major Alterations (with dates) Full-width open porch removed, later Colonial Revival entrance porch added; date ?

Condition Excellent

Moved no Date _____

Acreage .81 acres 07-0048

Setting Suburban residential along early road to Medford.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or roads.




UTM REFERENCE 19.324210.47 00860

USGS QUADRANGLE LEXINGTON, MASS.

SCALE 1:25,000

The inventory form for the same property updated to the newer MHC form and with added content for submission as part of the Winchester MRA. Note the addition of a building description. Digital files from MACRIS

WNT-326

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Thomas Ayer House is notable as a well-detailed example of an Italianate residence of conservative design, built at the time of the beginning of upper and middle class suburban residential development in Winchester. The Ayer house is also significant as the residence of Albert Ayer, a prominent local citizen during the second half of the nineteenth century. Therefore the Ayer House meets Criteria A and C of the National Register of Historic Places.

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

The Ayer House is a representative example of the type of house built for prosperous Boston businessmen, who settled in Winchester during the first period of suburbanization, just after mid century. Its setting amidst expansive landscaped grounds is typical. The Ayer house is characterized by an overall asymmetry; it is based on a rectangular plan, with five-bay facade organization. The gable roof has a ridge parallel to the street, with gable ends and short gable returns. The eaves are embellished with paired brackets. There are two interior chimneys of brick on the ridge. Fenestration consists of six-over-six moveable sash with projecting lintels and sills. Facade windows on the lower story are full-height.

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

The Thomas Ayer House was built circa 1854 by Thomas Frontis Ayer, who was active in local affairs during the second half of the nineteenth century. Ayer came to Winchester around 1850, during its early period of suburbanization. At the time of the Civil War, Ayer presided over a town meeting concerned with raising the required quota of draftees to the military. Ayer was also involved with a town water supply committee, the town hall building committee, and he petitioned for reform of the school curriculum. Ayer was the second president of the Winchester Savings Bank, which had been chartered in 1871. A member of the Board of Selectmen in 1861-62, he became a Representative to the General Court in 1880. Ayer's brother Albert lived in the house at 8 Brooks Street (#345) (circa 1865), a property contiguous with the Grove Street estate.

1. Thomas P. Ayer, 1854-93
2. Charles Jenkins, 1896-1908
3. William Forbes, 1906-1914
4. Zora Marsh, 1915-1917
5. Edward C. Mason, 1918-1951
6. W. Lawrence Usher, 1952-1977

BIBLIOGRAPHY and/or REFERENCES

Deeds.
History of Winchester, by H. Chapman, 1936, pp.192, 196, 211, 220, 231, 251, 290, 291, 339.
Winchester Archival Center, files.

8/85

Winchester in the Middlesex Fells Reservation Parkways (2002; South Border Road and Hillcrest Parkway) and the Mystic Valley Parkway (2005). The Middlesex Canal, which crossed the western part of the town by 1803, was surveyed in 1999 and listed on the National Register in 2009 (PAL). Individual sites were not incorporated into the inventory at this time, but 22 were identified and an already-surveyed building, the toll house (WNT.538, 3 Middlesex St.), was highlighted. When the Canal's path was listed, 34 contributing sites and 55 non-contributing buildings were included.

During the early 2000s, in association with the preparation of the preservation plan, survey work in the North End neighborhood was undertaken by students in Boston University's Preservation Studies Program, where Schuler taught. This resulted in two groups of forms completed in 2004 and 2005. In the first phase area forms were prepared for the North Main Street corridor (WNT.Z) and for the Richardson Subdivision (WNT.AA), both located in the western section of the neighborhood. These forms represent a significant departure from the work completed earlier, in that their aim was to cover a large number of properties within area forms rather than in a large number of B forms, which would have been more time consuming to prepare. The North Main form included 24 properties along the corridor and the Richardson Subdivision form included about 84 properties and more outbuildings. An additional 18 B forms were prepared for outstanding properties within these areas. The next year another group of students prepared another group of forms, covering six smaller areas and six more B forms. They covered the northern sections of the North Main Street corridor, and included small streets and subdivisions including Hemingway Street/Winchester Park, Upland Road, Glenwood Avenue, the Sheridan Subdivision, the Russell/Main Subdivision, and Clark Street. These were recently submitted to the MHC.

In 2013, the Town's Planning Board funded survey of Winchester Center and employed Boston University Preservation Studies student John Matthew Chalfa to undertake the work. Forty-eight B forms were prepared for properties in the neighborhood, including many properties in the National Register District (WNT.Q) but also properties outside it but within the slightly different bounds of area B. Those properties already designated had retrospective National Register Criteria Statement forms prepared by Schuler; a more traditional approach would have been to annotate the front of the forms, beneath the location boxes, with their designation status and date. Most recently, additional survey work was completed by Claire Dempsey for Rangeley (WNT.H), a portion of which was designated by the Town as a Heritage District in 2015 (see below). Nine B forms were prepared for properties in the District that had not previously been surveyed, and an area form was prepared for the distinctive Central Green section of the enclave (WNT.AG). The area form for Rangeley (WNT.H) was expanded with descriptions and historical narratives prepared to cover the twentieth-century history of the neighborhood which, combined with the earlier resources, now includes 65 properties. Approximately a dozen forms have been submitted individually over the years, including forms for the Immaculate Conception Roman Catholic Church area (AB) and the Kellaway Landscape (WNT.996).

With the exception of some of the North End forms and the Rangeley forms, all of these forms have been incorporated into the MACRIS database, and most of the forms have been scanned as well, greatly improving their accessibility.⁵ One issue for the Winchester MACRIS listings that might be noted is the distinctive way the search criterion variously called place,

⁵ For this project, we have been working with the Winchester MACRIS entries in place in the fall of 2016, so lists and counts may not be current at the time of completion of this report (or thereafter).

village, or neighborhood has been employed. There are a large number of these, 36, many originating in the “neighborhood” designation applied to the early forms, as noted above. These designations were not consistently applied at that time, and it appears that MACRIS processing did not seek to regularize their use by, for example, assigning other properties to established neighborhoods. This task may not be within the purview of MACRIS staff but vetting these assignments might be a useful task to consider during the upcoming survey projects. Accurately and systematically identified places could greatly improve the MACRIS-user’s ability to sort and study buildings by their general location. Some properties are not assigned to any place, and others are not assigned to all the different places that might apply. Systematic application of the new neighborhood designations should be helpful going forward.

For the purpose of this project, MHC provided a detailed MACRIS table that included key information about all of the Town’s MACRIS entries, including name, address, date of construction, date of creation, style, place, numbering, and designation. To this, we added an assignment to one of the seven identified neighborhoods. Those tables, organized by neighborhood, have been provided on a disc.

Preservation and Planning in Winchester

Until fairly recently, all of Winchester’s planning and preservation efforts have been undertaken by volunteers through Town boards and commissions. And that work began early. The decision to improve the appearance of the Center in the 1890s in cooperation with the Metropolitan District Commission demonstrated the will of community leaders, who during the progressive era went on to establish one of the Commonwealth’s first planning boards and were early adopters of building regulations and zoning controls. Work was occasionally complemented by professional advice, notably by Arthur Shurtleff, for zoning in 1924, and later by Allen Benjamin, when a plan for development of the West Side was commissioned in 1953. Thereafter most work involved incremental adjustments to Town zoning, and a history of these activities would be informative for the Board and the Commission and other researchers.

Activities have accelerated in recent years and provide a helpful context in which to undertake this project, as the Town has commissioned documents and sections within larger reports that address issues of historic preservation. Beginning in 2004, Envision Winchester’s Goals identified eight high-priority areas and urged the town to “preserve, protect, and enhance” both “our historic architectural heritage” and “our distinctive landscape.” Three years later, Goody Clancy’s “Winchester 2028” vision statement highlighted “Historic Winchester,” urging the protection of its “rich architectural and landscape heritage” and encouraging “changes that are compatible with its historic character.” Their draft report’s goals included as its first recommendation that the Town “sustain and maintain the physical character of established neighborhoods,” with further goals urging that they “maintain and enhance the town center’s character.”⁶ Both of these goals would be achieved through a range of design and protection efforts that are familiar to preservationists. In 2010 when the Planning Board issued its Winchester Master Plan Phase I Report, these issues remained high priorities, and several

⁶ Goody Clancy prepared a draft Winchester Comprehensive Master Plan in 2007 and describe Envision Winchester’s goals there. These goals are described in their chapter one “Vision, Goals, and Policies,” quotations from pages 2, 4 and 5.

recommendations have particular relevance, not just to protection efforts but to survey planning as well. In particular, among the programs put forward for Winchester neighborhoods, the report recommended the development of neighborhood planning areas with associated advisory guidelines for alterations and new construction and the development of form based zoning for the Town. Both of these efforts would require a clear understanding of the physical character of these primarily historic built environments. Several very recent initiatives resulted from this plan that will help preserve Winchester's historic landscape. Within the zoning code, new sections of site plan review will address the impact of especially large houses and design guidelines for the Center pay particular attention to the historic resources of the National Register district. The Commission will be an important partner as these efforts move forward, to identify the characteristics the Town seeks to preserve and to offer guidelines about how to accomplish measured and effective change.

In addition to these general planning efforts, the Town of Winchester also commissioned A Plan to Preserve Winchester's Architectural Heritage in 2004, completed by preservation consultant Gretchen Schuler. This document provided critical guidance for the Commission, in seven sections that included recommendations for survey, National Register designation, preservation strategies, an enumeration of municipal regulations that impact preservation, and an action plan. Although over a decade old, many of its descriptions of standard programs and approaches to historic preservation remain clear and useful, and a regular review would be helpful, especially for new Commissioners, and might be useful to Winchester residents as well. Some of these recommendations have been acted upon, while others requiring more incremental efforts are still underway, and they will be described in greater detail below. The report also included sections on the Town's historical development and a history of preservation in Winchester, by Ellen Knight, of sufficient detail that they should continue to serve the Commission for some time.

Critical components of A Plan to Preserve were assessments and recommendations on Identification, or survey, and Evaluation, or National Register work, summarized in chapters three and four of the report.

Six survey recommendations were made in this report:

- Complete Survey of properties built after 1916 to the early 1960s.
- Update and complete new forms for the North Main Street Area.
- Update survey of properties in NR districts.
- Update survey of properties in Area Forms.
- Conduct a Municipal Property Survey.
- Conduct Heritage Landscape Inventory.

And four additional recommendations were made for National Register work:

- Update MRA Nomination Period of Significance from 1916 to 1954.
- Review contributing and non-non-contributing status in district nominations.

- Reassess existing inventory for NR eligibility.
- List eligible properties identified in on-going survey work.

The greatest effort toward these goals was the immediate work done on the North Main corridor and adjacent areas and properties completed by BU students, described above. The establishment of design guidelines led to survey in the Center again by a BU student also noted above. The Commission has made important strides based on the larger recommendations of the plan to provide protection for historic resources, especially with two recent planning successes, each having an impact on survey. The Rangeley Heritage District provides protection for one of the Town's most important landscapes, although its "opt in" system distinguishes it from more familiar local historic districts and neighborhood conservation areas. The establishment of that District led to additional survey in that area, described above.

The new demolition delay bylaw (Chapter 14 Preservation of Historically Significant Buildings, 14 November 2016) expands the properties subject to review to all buildings constructed before 1941 and extends that delay to one year. The Town eliminated the "opt out" option of the earlier bylaw, but property owners may request a pre-emptive determination of eligibility that would run with the building. In association with its new demolition delay bylaw, the Commission now has what is likely to be an annual budget of \$5,000 that will underwrite research on the community's most threatened resources. This will release some pressure from the survey program to predict which resources will be most at risk. While it is of course wise for the Commission to be observant of the broad pattern of threats, there will now be a clear and budgeted process for gathering appropriate information about the properties that are most in danger. In any given year, surplus funds could also be directed to individual properties identified by the Commission as of particular importance, to be surveyed outside the round of neighborhood survey.

The Commission has also received funding to support research associated with the demolition delay review process, for the intensive research that can be critical to understanding and advocating effectively for preservation when resources are threatened. This will generate B forms for threatened properties and incrementally add to the inventory in that way.

Since the completion of the survey plan, the Heritage Landscape Program of the Department of Conservation and Recreation has been suspended, but DCR staff is available to assist if the Commission decides to pursue this sort of specialized survey.⁷

⁷ For more information about this program see: <http://www.mass.gov/eea/agencies/dcr/conservation/cultural-resources/heritage-landscape-inventory-reconnaissance-reports.html>

Sources for Survey Research

As can be seen in the bibliography prepared for this project, Winchester is well served by both primary and secondary sources that will be critical to future survey efforts. The efforts of the Town, through the Archive Center and the Library, have done much to ease the researcher's path through Winchester history. The relevant historic maps have been digitized and provide reasonable coverage for survey purposes, with building footprints and owner/occupants shown. Very early and later maps are rare, here as in most communities, and therefore dating buildings of these periods will require consultation with other sources. Town directories and street/poll lists are gathered in the Town's Archive Center and the Library, and a good number of them include sections that arrange individuals in street-address order. Most of the poll lists include age or birthdate and occupation, making them excellent sources for biographical research but also for the sort of "snap-shot" research that can be effective for area forms. The Town's local paper, the *Star*, is available in microfilm from 1881 and digitally from 1901. Photographs and vertical subject files are available at the Archive Center. The initial survey was exceptionally comprehensive, architectural historians have been engaged by the quality of the architecture here for decades, and better than average coverage is available for the Town's key resources. All communities are now better served because of the availability of primary sources for biography that are available on websites geared to genealogical research, and the indexing and search capabilities of these sites have transformed, even overwhelmed, this research process.

Local records are available and well organized, but not all of them will be of equal use for survey planning or for survey projects. Some records are not designed for public access, the plans of the engineering department, for example, and will therefore need to be employed selectively so as not to over-tax staff. The process involves consultation of the card indexes, where cards for individual plans are arranged by street name; each card has the plan's title, date, and codes that link them to digitized images available on town computers. Although these are critical to consider, especially for subdivisions, the titles are general and sometimes there are duplicate plans, so this can be time consuming. Therefore, this source will not be consulted during this project, but should be during survey research.

Another very valuable source that must be used carefully are the Town's building permits, which begin in the 1920s. Permits are excellent sources of initial planning for buildings and are an important source for design attributions; here they seldom include early drawings. But the larger files can sometimes be confusing, as records sometimes have no addresses or outmoded ones, some work was planned but not executed, and the presence of permits for later work, while potentially useful, can be confusing without closer inspection of the building – both exterior and interior. Here again, this is a source that would be important to intensive and B form research but is probably too time-consuming for area form or other extensive sorts of research.

Finally a note on the Middlesex County deed and probate records: Some of the early years of these records are available in digital form, the former through FamilySearch.org and the latter through AmericanAncestors.org. The County has also been digitizing its deeds, available through their website. They have completed more recent records and are working to close the gap on early records. The quality of these scans, made from the original books, far exceeds those made from microfilm, and while there are search tools available for these records, they are not the best available for county records. While it has been a boon to site-specific research to have easy access to these records, it is important to recognize that deed research plays a comparatively

small role in survey research. Research must be targeted, and researchers and users alike must recognize that full title research can be time consuming to prepare in a complete and reliable fashion. One area of deed research that might be more effectively applied in Winchester involves records associated with subdivisions. Careful use of these records can assist in identifying the sub-dividers, the trust documents they employ to manage their investment, the plans that direct the partitioning, and the deeds that incorporate the restrictions so often employed to ensure their plans were executed. Where so much of the Town was built-out in the twentieth century within large subdivisions, this research is critical to an accurate understanding of the historic landscape.

Assessing Winchester's Inventory

Winchester's survey and designation work has resulted in an understanding of the landscape that is, perhaps, better known and recorded locally than it is reported and appreciated in state and national venues. Members of the Commission and members of the community are well versed in its history, and many have an extraordinarily sophisticated understanding of the historic landscape and its components. Other sources in addition to the traditional preservation research products contribute to this understanding and will prove useful for further research. The task for the Town is to organize and systematize this knowledge in a format more accessible and more useful for preservation planning efforts today. The survey products themselves represent various methods that will benefit generally from updating and expansion to meet current expectations, and a description of some of the challenges there are considered below.

As is clear from the description above, survey in Winchester has been completed over most of the decades since the program was instituted, and the evolution of survey method in the Commonwealth can be traced through these forms. Over time, standards have risen in a number of areas, the character of research itself, the nature and evaluation of historical evidence, the level of detail for description and site history, and the administrative and technical requirements of the forms themselves. Some of these developments reflect new scholarship in architectural history, particularly in the area of vernacular and popular architecture, which have brought more types of resources into consideration for survey. Cultural landscape studies have brought closer attention to buildings in context, and to grouping buildings and other resources into consideration as settlement types and meaningful places. Digital tools have transformed workflow and products at every level, from photography to form production, biographical research to historic image reproduction and more. This elaboration of the survey process contributed to the high priority afforded to updating existing survey, representing three of the six recommendations of the preservation plan. While these rising standards improve form clarity and reliability, they also increase the costs associated with inventory projects, which can be daunting and which can extend survey efforts over many years.

These rising standards and costs have been particularly visible in B forms, for Winchester and across the Commonwealth. Forms have become longer and more detailed, as descriptions became more attentive to building form, materials, and change over time, and as owner/occupant research exploded with the ever-increasing volume of digitized and indexed

ADDRESS 17 WINDSOR STREET

DATE 10-47-1948

MAP/ATLAS 1818 1850 1875 1890 1910 1930 1951 1972

ARCHITECT: HAYWARD McDONNELL NEASE

PLAN A B C double row wks-out 2-Fam 3-der tenat apt

STRUCTURAL MATERIAL brick stone iron/steel concrete other

ROOF gambrel side gable hip mansard ridge shed other

ENTRANCE porch/hood canopy bay over column

STYLE Geo Fed Dutch Cape/Garara Bhaus Ranch Shed other

SITE DESCRIPTION

Handwritten notes: FINE FRAMES! BEST OF ORIGINAL... DANGER! THIS IS HOW ORIGINAL ORIGINARY ORIGINARY ORIGINARY...



Illustrated here on the right is an example of the forms used by the Cambridge Historical Commission to record every building in the city.

Below is an MHC B form prepared in 2012 for neighboring Medford; two additional pages were not reproduced.

These are not intended to be legible, but rather to illustrate how the level of research and the expectations for production have changed over time.

Form B - Building. Includes fields for address (220 MORSESBY BOULEVARD), date (1912), and architectural details. Includes a photograph of the building.

Inventory Form B Continuation Sheet. Includes 'Architectural Description' and 'Historical Narrative' sections with detailed text about the building's history and construction.

Inventory Form B Continuation Sheet. Includes 'Historical Narrative' section with detailed text about the building's history and construction.

Inventory Form B Continuation Sheet. Includes 'Historical Narrative' section with detailed text about the building's history and construction.

Inventory Form B Continuation Sheet. Includes 'Historical Narrative' section with detailed text about the building's history and construction.

Inventory Form B Continuation Sheet. Includes 'Historical Narrative' section with detailed text about the building's history and construction.

primary sources. More images are regularly included with forms, which regularly extend to three, four, or five pages. In contrast to this trend in survey work, two features of Winchester's initial survey are no longer common in standard survey methodology, diverging from standard method then as it does today: There is little encouragement for more rudimentary B forms such as those prepared and used in the Town but not submitted to MHC. Nor is there encouragement for the sort of inclusive project that led the survey team to cover every building in the town that was over 60 years in age. There are cases in which such an approach was employed, and the best known such system probably belongs to Cambridge, where simple forms with little text were prepared for every building in the city in the 1960s and 70s. But it appears that MHC has not recommended the use or adaptation of any of these for other projects.⁸

As with B forms, area forms have changed over time, and a review of area forms prepared for Winchester demonstrates the variety of methods employed over time and in contemporary use. Of course older forms can be quite rudimentary, and over time, the administrative and presentation requirements have been elaborated, providing a more consistent level of basic information on the forms and improving their utility with graphic and cross-referencing tools. Those prepared in the 1970s are very brief and include examples that gather together information on properties also covered in B forms, a layering that can be useful to the recording process; other examples record properties only in the area form. Forms prepared for the MRA nomination demonstrate the level of work expected in the 1980s and 90s, also on view in the *Survey Manual*, as forms acquired data sheets, lists of the properties within them and key characteristics about them. One approach embraced by these forms, an approach that remains in use today, is that they do not attempt to either describe or explain every building in the area.⁹ Instead, general characteristics of the area and its buildings are noted and key examples are called out for additional detail and only those buildings are then covered in photographs. In addition, these forms typically do not cover the properties in the same historic depth that has come to be expected in B forms. Often the larger area is introduced but research might focus only on initial owner/occupants; in other cases owner/occupants may be ignored all together.

Forms prepared more recently for Winchester's North End in 2004/5 demonstrate a similar approach, but one that aims at inclusivity, to account for every building in the area if briefly. As in the approach described above, this method entails some reduction in the amount of research undertaken, and it is of course the case that efficiencies can only be accomplished if the documentation work is constrained. But these forms include something on each building, including a photograph, and data sheets that provide more description than a style designation – either a type designation or a brief list of attributes. B forms were used for exceptional buildings within the areas, providing some of the layering that can be helpful to users in distinguishing some buildings and streamlining the area forms themselves. And yet these documents are quite large: The Richardson Subdivision form is 73 pages and includes 15 pages of text, a data sheet that includes columns for form and outbuildings as well as the traditional ones, and over 100 photographs. The North Main form is 21 pages and includes seven pages of text, a chart-style data

⁸ More recently, projects on Nantucket (1989) and in the South End of Boston (1991) employed specially-designed forms that employed check boxes for many building features and demanded little documentary research; neither form has significant text.

⁹ This is the method employed in the surveys undertaken by Broomer and recommended to the consultant by MHC. Another example with relevance to Winchester is Merriam Hill, Lexington (LEX.H), where three generations of this type of form can be seen on MACRIS.

sheet that lists attributes of each building, and 20 photographs.¹⁰ These forms were used for large and various areas, with multiple owners, and a comparatively long period of development, and the resulting narratives can be complex in organization, as there are multiple players and they require negotiation between general chronology and property-by-property discussion. These are the most difficult sorts of areas to process and analyze, and the sort of area forms where critical skills and experience are required of the surveyor.

Street #	Street Name	MHC #	Assessor's Map/parcel #	Historic Name	Date	Outbuildings	Type	Style
10-12	Canal Street	1064	14 65	Haley, William & Mary	1904-1906	1	2-Family	Colonial Revival
11	Canal Street	10125	14 75	Dowd, William	1921-1929	0	End House, Center Entrance	Colonial Revival
15-17	Canal Street	1034	14 406, 14 407	15: Gallagher, 17: Potter	1906-1910	0	duplex	Colonial Revival
18	Canal Street	548	14 64	French, Humphrey M. Cowdrey, Robert House	1854-1875	1	End House	Italianate
19	Canal Street	549	14 79	Bradford, Benjamin House	1854-1875	1	1.5 Story, Hall and Parlor	Italianate
23	Canal Street	1064	14 77		1910-1916	0	four square	n/a
26	Canal Street	1067	14 63	Whalen, Joseph House	1889-1898	0	End House	Queen Anne/Stick
29-31	Canal Street	1068	14 81	Haley, James House	1906-1910	0	2-Family	Colonial Revival
30	Canal Street	1069	14 61	Foley, Patrick House	1898-1904	1	End House	Queen Anne
33	Canal Street	1070	14 82	Burns, George House	1910-1916	1	Four Square	Colonial Revival
40	Canal Street	1071	14 60	Morse, Edward House	1875-1886	1	End House	Italianate
41-43	Canal Street	1072	14 83		1847-1854	0	duplex	n/a
44	Canal Street	550	14 59	Shattuck, Nathan Jr. House	1854-1875	0	End House	Italianate
49	Canal Street	1073	14 84		1847-1854	0	Center Passage	Greek Revival
52-54	Canal Street	1074	14 58	Noonan, Patrick	1898-1904	0	Side Passage	Colonial Revival

A portion of the data sheet for the Richardson Subdivision area (WNT.AA) showing the use of house types in a chart and presented in a landscape orientation.

MHC NUMBER	Assessor NUMBERS	STREET ADDRESS	DESCRIPTION	DATE MHC	PHOTO NUMBER
1054	14 338	844 Main Street	1 part commercial retail building, flat roof, large plate glass windows to left of main entrance, siding is a mix of shingles, vertical wood boards and corrugated metal siding	1929-1939	
526	14 388	846 Main Street	2 story center-entry, side gable turned sideways to Main Street, 1 story shed roof addition on gable end, 1 story wing addition with entrance, Queen Ann front porch with turned posts, stucco siding	1847-1875	
1055	14 20	848-850 Main Street	2 story duplex, two centered entrances with shed roof hood, 2 story shed roof addition on the rear extends beyond main block, aluminum siding	1886-1894	
1056	14 68	854-856 Main Street	2 story side gable 3 family dwelling, two separated entrances on front facade and another on an end gable shed roof dormer on rear, aluminum siding	1889-1894	
1057	14 22	864 Main Street	1 story commercial block, plate glass windows to either side of glass door entrance, gambrel roof, cement block and aluminum siding	1939-1992	
1058	14 48	872-880 Main Street	1 part commercial block, multiple retail stores, large plate glass windows, glass door entrances, stucco siding	1921-1929	

A portion of a data sheet for the North Main Street area (WNT.Z) showing the use of attributes in a chart.

Recent work completed for the Rangeley neighborhood has experimented with some new formats while demonstrating the present standards for research and presentation. The Central Green form (WNT.AG) illustrates an area form that presents current, B-form level research on each of the four properties; it includes six pages of text, ten photographs, a map and data sheet, and three pages of historic plot plans and images. The addition to the Rangeley area (WNT.H) form illustrates an approach to a larger area, with a total of 65 properties. The area's early history had been covered in an area form updated most recently in 1990, and most of the area's earliest buildings were also covered by 13 contemporary B forms. The addition to the existing area form included 15 pages of text, updated maps and data sheets, seven pages of small photographs, and

¹⁰ This method is often employed by Neil Larson, using the attribute-chart style of data sheet. See for example his 2010 forms for Worcester, WOR.EG, EJ, EK, EL, and EN.

five pages of historic maps and images. The addition focused on the remaining buildings, most constructed in the early and mid-twentieth century. Each of those buildings was briefly described within paragraphs and sections organized by house type, and a small photograph included for each (six per page) – a variation from standard method. Although the buildings were dated using Building Department records and street lists, individual owners were not researched and the buildings were not named. Rather, three snapshots of area residents were created using the 1930 census of population and town street/voter lists for 1950 and 1970. This provided a general characterization of the population but eliminated one of the several sections of the form the user would consult to learn about a single building. More extensive research was undertaken on identified architects, but not builders, many of whom were local to Winchester. The form also attempts to use graphic means and cross-referencing in the text to improve its accessibility.

Data Sheet: Rangeley Area H, Winchester MA
 This area also includes the sub area Central Green; see area form WNT.AG.

MHC #	assess. #	name	address	date	style/form
1199	16.73	Linscott house	20 Central Street	1910-1912	Tudor Revival/parlor by-pass
1213	16.74		24 Central Street	1910-1912	Classical four square
1214	16.207		44 Church Street	1921-1929	Colonial Revival center entry
1215	16.208		46 Church Street	1960 bp	Colonial Revival split level
1216	16.209		48 Church Street	1968 bp	Colonial Revival split entry
1217	16.210		50 Church Street	1926 bp	Georgian Revival center entry
1218	16.211		52 Church Street	1959 bp	split-level
1219	16.212		54 Church Street	1936 bp	Colonial Revival Cape
1220	16.198		60 Church Street	1941 bp	Colonial Revival Cape
399	16.30	Ginn Gardener house	22 Ginn Road	1900 bf	Colonial Revival center entry
1200	16.14	Magnussen house	2 Meadowcroft Road	1928 bp	Dutch Colonial side entry
1201	16.33	Jacobs-Churchill house	3 Meadowcroft Road	1932 bp	English Cottage Revival

A portion of the new data sheet for the Rangeley area (WNT.H), employing a house type list with colored entries distinguishing properties covered by B forms, prepared at various times, from properties described only in the area form.

The primary shortcoming of Winchester’s present inventory, apart from these issues of evolving method, is the lesser representation of more recent resources, especially of the twentieth century. More attention was given to resources from before 1865, more research was undertaken on resources before 1875, and resources from the period after 1916 have yet to be considered systematically across the Town. Rectifying this situation was the top recommendation in 2004 and as the highest priority in this report as well. Resources from this more-recent period are located both within older neighborhoods and in larger groupings that have had little consideration to date. They also constitute non-contributing elements within many of its National Register districts. The Town has recently recognized the importance of these resources in the changes it has made to its demolition delay bylaw, which now considers resources dating to 1940 and earlier. But the Commission must also recognize that still-more recent buildings are also of sufficient age to be considered for survey. Buildings constructed after 1967 are all now fifty years old, and MHC’s standard scopes now recommend surveying properties through 1970 in order to stay ahead of the moving cut-off date. Postwar resources have their own specific forms and significance, and the recent past has been the “hot topic” among preservationists for over a decade. Postwar buildings are also critical in Winchester because as a group they represent a significant portion of the smaller and moderate-sized single-family housing in the Town, generally scattered throughout its periphery. Both older and more recent buildings have been subject to

demolition in the Town, and these earlier resources and landscapes are at risk of disappearing or suffering significant alterations and losses before they have had a chance to be recorded.

Methodological Considerations:

As Winchester's experience shows, survey methods have evolved over time, and it is clear to most preservationists that it must continue to change in response to advancing technologies and to rising numbers of eligible buildings as the postwar boom passes the 50-year threshold on age. In many of these areas of improvement, MHC has been a local and national leader, encouraging landscape and geographic approaches to research and designation, and has historically been admirably inclusive in its identification of resources worthy of study and preservation. Unfortunately, the MHC has not updated its *Historic Properties Survey Manual* since 1995, except to describe production and technical requirements, so the cumulative effect of these changes has not been systematized for consideration by commissioners and consultants. Rather, recently prepared forms demonstrate the formats and standards in place today, and the MHC staff has suggested some recent survey projects for review as we consider how to go forward in Winchester.¹¹ Various approaches are available within the general MHC-approved approach, and as noted above, some experimentation with survey method has been ongoing. Choosing from among these approaches will affect the budget, method, and products of Winchester's future survey efforts.

MHC Building forms (B forms) make up the largest proportion of product for most survey projects, and the methodology of proceeding building-by-building and gathering information for each property individually has been the foundation of comprehensive inventory efforts.¹² So fundamental are B forms to the survey process that survey project scales are calculated on a per-B-form basis, although there are, of course, many other products and tasks associated with the work. Currently those estimates call for 90 forms for a \$20,000 project and 135 forms for a \$30,000 project, the two most common budgets for MHC-funded projects; this yields an estimated cost per form of about \$220. While surveyors would argue that this is a reasonable figure, client communities can quickly calculate how costly this work has become. If Winchester's initial survey were mounted today, the products would look very different and the budget for 2000 properties would be \$440,000. Expanding that list to properties constructed before 1950 could bring the total close to \$1 million. Inflation has contributed to increased costs, but so too have changing standards that have emphasized the elaboration of the content and format of inventory forms rather than the development of efficient research methods and products. It is therefore no wonder that survey can seem to be an expensive and endless process.

Far more common than covering *all* historic properties with individual forms, and the method consistently recommended by MHC, is that the surveyor will select a subset of the surviving historic resources to record with B forms. This is one solution for dealing with large numbers of historic resources within constrained budgets. MHC's *Survey Manual* notes a number of criteria that might guide the selection process, including local preservation planning issues, a consideration of the community's patterns of historic development, as well as calling out criteria

¹¹ MHC survey projects completed since 2000 in Newton and Brookline as representative work covering resources of the 20th century, which often demand special consideration because of their number.

¹² As noted earlier, MHC surveys also employ forms for other individual resources that usually make up only a small portion of the inventory. Discussion of area forms will be found below.

emphasizing historical merit, architectural or design merit, relationship to neighboring resources, and integrity, a standard associated with the National Register of Historic Places. Using these criteria, or others developed locally, a portion of properties are selected for research and reporting on MHC forms, while work on others is postponed. The selected properties are said to be representative examples of broader patterns, and they are likely to be especially well-preserved examples from easily recognized groups or categories of building, usually defined as styles and types – so properties are chosen that clearly demonstrate the features associated with the Greek Revival style or the four square house for example. Missing from discussions about the selection process are considerations of how large a proportion of the building stock of the community would be so described.¹³ It appears that typically this results in under-reporting of twentieth century resources, which are often constructed in large numbers in these communities, as blocks of three-deckers and two-families and acres of modern Capes and ranches. This skews our understanding of the historic landscape and belies the best intentions of MHC's broad survey goals.

At least in part, the relative success of this selection process lies in the utility of the subgroups from which the examples have been chosen – how well they demonstrate both the range and the character of the building stock. MHC certainly encourages and indeed requires a broad consideration of community resources, as can be seen in selections from the current survey scope of work. Although it is certainly the case that surveyors make a good-faith effort here, it is not clear that the field in general is sufficiently aware of the sort of biases that can systematically skew these selections. Small buildings will always be more altered than their larger neighbors, else they would not have survived, and familiar forms will more often appear than more unusual buildings whose relative importance and integrity may be more difficult to ascertain. Thus the accuracy of these choices can be difficult for a user to judge unless some sort of record is made of the whole from which the group was selected.¹⁴ Perhaps of more relevance here, it remains unclear how the selected examples work to “represent” the others that were not selected for survey, unless some effort is made to list these related properties. Of practical concern is the fact that the selection process does not serve as a good predictor of which resources will be at risk in the future. As has been observed about the everyday duties of the local historical commission, it can work on survey with all the due diligence it can afford, but none of that will guarantee that the next threatened resource will have been covered by these typical selection methods.

One of the methods that has been employed to address some of these issues of selection and representation is the increased use of area forms in survey projects. Designed to highlight the connections among buildings, area forms can be both very useful and quite efficient in some circumstances. Small groups of buildings with a common owner can be very

¹³ At the level of the community-wide survey it is certainly the case that smaller and more rural communities record far larger proportions of their resources than dense communities within cities and inner ring suburbs, which seems inherently unfair. It might be a useful exercise for communities to consider what a general goal might be: One in ten? A third? Half?

¹⁴ MHC's *Survey Manual* required such an effort, in the “preliminary survey” and in the “historic properties master list,” but this process and product seems to have been honored in the breach in most projects, no doubt because it would have been exceedingly time consuming to complete.

Selections from MHC's standard scope of work:

The Analytical Framework:

.....

The MHC criteria for conducting a community-wide survey are designed to identify the full range of cultural resources. Cultural resources are the physical elements in the landscape that remain from historical patterns of human activity. There are many components of a community's historical development that are associated with the location and type of surviving cultural resources. A community-wide survey should therefore relate cultural resources to historic patterns of architectural development, land use, economic development, social and demographic history, and events that had an impact on the community. The community-wide survey should recognize ethnic and cultural diversity within the community and seek to identify cultural resources associated with the history of the minority social and cultural groups and individuals that may have played a role in the community's history.

.....

The Inventory:

The community-wide survey will consider the full range of cultural resources in terms of period, theme, property type, architectural form and style, and geographic distribution. The survey will consider all periods of architectural and historic development from the period of first colonial European presence to circa 1970. Significant themes of historical and architectural development will be identified, and resources will be related to these themes.

The community survey will identify buildings and structures that are architecturally and historically significant in the history and development of the community. The survey will include both representative and outstanding examples of the building forms, types, and styles present in the community.

Selection Criteria employed in the Broomer survey in Brookline:

General criteria for selecting areas and individual buildings for MHC inventory forms included:

- uniqueness in Brookline;
- good example of a particular building type or architectural style;
- prominence in the landscape;
- good example of historic development patterns (in areas of mixed historic and contemporary [post-1960] development); and/or
- association with important events or personalities (including prominent Boston-area architects and/or builders).

Visual cohesiveness and the common historic associations of their respective buildings distinguished historic areas selected for documentation. Degree of alteration was a factor in selecting areas and individual resources for inventory. Historic areas and buildings retaining a high degree of architectural integrity were a high priority.

effectively recorded in this way: a farmstead, an estate, a campus, a mill complex, a church/convent/ school/ rectory. Research, description, and historic narrative levels can equal those for a typical B form, and efficiencies result because of the single owner.¹⁵ In these cases, an area form makes sense because the properties within it are closely related in some way and would be better understood if considered together. But area forms are currently being used in many very different circumstances and at very different scales, and the amount of research they present on their constituent resources varies significantly from form to form and community to community. These various levels of research can also significantly affect the effort required to create effective forms. Comparatively small areas are clearly easier to manage and understand than larger ones, while twentieth-century subdivisions that include hundreds of buildings present their own challenges of scale. It is useful to reiterate that areas with various resources, by period, type, or scale, are simply more difficult to manage than areas of narrower date or more repetitive building types and styles. These variations can make it difficult to scope projects and assign cost estimates, particularly as comparable project scopes and methods statements to assist with calculating the costs have not been forthcoming from MHC. At present, there are no guidelines from MHC about how much or what type of research is appropriate for each sort of place, and so it is perhaps no surprise that there no guidelines about how to budget for area forms. This makes employing area forms, and determining the character of research presented within them, one of the critical challenges of survey method and the selection process.

A further challenge posed by area forms is that, when used to cover larger landscapes with numerous resources, these forms can easily become unwieldy, especially when researchers seek to achieve similar levels of research to that found on B forms. As numbers of buildings and discussions of persons and institutions increase, the area form document becomes lengthy, but more important, it requires the reader to look in multiple locations for information on a single resource. These forms can provide a wealth of information, but when a commissioner is seeking information on a single threatened property, they can be cumbersome to employ. In addition, forms that select particular properties for research rather than attending to all of them present the same challenge to commissioners as that posed by the selection process generally: Text and data sheets do not always effectively link highlighted examples to others in the area. How do the highlighted buildings “represent” other properties in the area? Many surveyors avoid these problems of both production and use by distinguishing the character of research presented in these forms, describing and researching these areas more generally and/or more selectively. These area forms are often used to provide more efficient coverage for certain types of resources, providing a different level of detail for survey and, like the more rudimentary B forms, can complement the intensive survey efforts of typical B forms with more a more extensive approach. This might provide an efficient approach especially to large and recent neighborhoods, but the more recent MHC requirement that data sheets be prepared for all area forms adds a time-consuming task to the process.

One approach that can improve the utility of area forms is to layer them with individual forms for exceptional resources. As noted above, some resources have traditionally been

¹⁵ Small settlement types with multiple owners might also be considered in this way if the number of resources is small, as in a hamlet, a small village, a commercial node, or a mill site, although it is not clear that any efficiencies would result from this grouping.

identified as of sufficient importance to require uniform coverage and intensive research. Within any neighborhood, those resources, older buildings, public buildings and workspaces, etcetera, would be handled with individual forms, usually B forms, as well as within the area form covering its immediate context. This approach calls attention to exceptional components of the landscape while lightening the explanatory burden of the area form, by removing some buildings and describing and evaluating them elsewhere. Careful cross-referencing within and among forms can highlight the connections among resources within the area. The goal of each form should be to balance the particular needs of the reader of an individual form and broader goals of the survey effort, emphasizing connections within places while avoiding undue repetition.

As with B forms, further experimentation with area form formats and extensive research may be in order, especially as digital tools transform our work. The consultant and her colleagues have worked on several such possibilities: Zachary Violette has adapted his Buildings Database, developed for his doctoral dissertation, to a mobile application for survey work. This application was tested in a student survey of Medford's large Brooks Estate neighborhood, a multi-staged development of inter- and postwar housing that numbers several hundred dwellings. Although this project was not completed, as there was no institutional support for the endeavor, it clearly demonstrated the "teach-ability" of type-based field research and the research advantages of being able to quickly and easily sort buildings and features along any number of matrices. This format allows a large amount of information to be gathered and analyzed, then selectively printed as reports that could compliment, replicate, or approximate MHC forms. Another more paper-bound experiment, seeking to expand the utility of the data sheet component of area forms, is under testing in Medford. Charts include a row for each building, five to a page, each employing a small photograph and very concise description and research notes. As in a more traditional area form, description and historic narrative sections would provide general overviews of the area, shorter and simpler because they were not attempting to deal with building and owner/occupant particulars. A similar more text-centric solution might simply gather property-specific description and biography text into a separate property-by-property section of the form that would follow the traditional but briefer description and narrative sections.

CHAPTER 3: Survey Recommendations for Winchester

The discussion of the previous two chapters has provided a context for prioritizing research on Winchester's historic landscape. Chapter One identified the circumstances that contributed to the Town's particular configuration and number of resources, while Chapter Two reviewed earlier research on those resources and described some of the methodological issues associated with surveying them. Based on the particular circumstances of the landscape itself and the work that have been done too far to understand it, five principles have been identified to guide the prioritization of survey work ahead for Winchester:

Winchester's survey efforts should proceed neighborhood by neighborhood.

Although there are exceptions that prove the rule (see below re schools), for the most part, survey is undertaken most effectively and efficiently if done on a neighborhood-by-neighborhood basis. Neighborhoods usually share critical elements of their history, whether it be topography or ownership or land use, and that shared experience provides a baseline for research and for the identification of common and distinctive patterns. For daily, weekly, monthly planning efforts, it can be most important to understand not just individual buildings but their neighborhood and historical context, and links to broad patterns of development and history can be particularly effective in advocacy. Research organized in this way takes advantage of the contributions of recent scholarship on vernacular architecture and cultural landscapes and provides important corollaries to traditional emphases on elites and academic design. Research organized in this way also recognizes the critical importance of place in our understanding of the past and in our creation of healthy and productive communities. For Winchester, seven neighborhoods have been identified in the introduction and outlined on the map there, and they are described in the sections below that make up the majority of this chapter.

Winchester's survey effort should focus on adding properties to the inventory.

Winchester has a large number of historic buildings and landscapes, and the Commission has a significant task ahead to command the full variety of these resources and to develop plans for their stewardship. Complementing these high numbers is the fact that Winchester already has a large existing inventory, including nearly 1000 resources in MACRIS, especially if the Commissioners also add the work done in the late 1970s but not submitted to MHC which doubles that total. Much of this work is of course quite old, and it can be tempting to focus on the sort of research that is now much easier to accomplish than in the 1970s and 80s when much of the survey was undertaken. But as the preservation plan noted, these forms have met basic standards for research and planning and do not warrant an extensive overhaul. The survey plan recommended post 1916 resources as its highest priority, and that concern remains today. The number of buildings surviving from this period is quite large, and many of them are now

subject to the Town's demolition delay by law. Winchester has accomplished much in the past, but there is much work ahead, and the Commission should focus its efforts on expanding its survey in the years ahead.

Winchester's survey method should emphasize research on groups of resources reported on area forms.

These same circumstances suggest that going forward, survey should emphasize groups of resources rather than individual properties, to look more broadly at the Winchester landscape. This would be consistent with the Town's tradition of inclusion in its previous survey efforts and appropriate to the distinctive character of Winchester's historic landscape. The large number of historic resources and their density in the landscape can be daunting to comprehend, and breaking up the expanses into smaller, manageable units will facilitate accurate and thorough coverage. Because so much of the town was developed and built out in the decades after 1890, identifying subdivisions and organizing research around them should be a clear priority. Research by areas and places also focuses attention on larger groupings rather than single property owners, helping to emphasize the shared history and resources of the community rather than the property of specific individuals. Surveying in this way should mean that work moves forward quickly and should maximize the coverage of historic resources. Critical properties will still be surveyed individually, as noted below, but a large proportion of each survey project should be dedicated to the creation of area forms to describe Winchester's historic places.

Winchester's survey methods should be customized to Winchester's distinctive landscapes.

As noted above, there is much variation in the research and coverage employed in area forms, and there are many good reasons for these methods to be nearly as various as the resources they describe and evaluate. The Commission will want to attend to developing research on extensive survey methods, especially for the numerous resources of the 20th century. The Commission should welcome experimentation that looks to achieve efficiencies while maintaining accuracy and insight. Scholarship on suburbia and the application of digital technologies to the survey process will be critical in this regard. Efficient methods will be important to accomplishing more general survey goals and to moving quickly through the large expanses deserving of attention.

Winchester's survey should be very selective about identifying resources for intensive research.

The Commission will want to be careful not to dwell too heavily on intensive research on individual sites, which can simply be too expensive and too time-consuming. Certain resources are widely recognized as having exceptional importance to understanding community history and are therefore uniformly recommended for systematic survey as noted below. And threatened buildings will be systematically covered by research with funds secured to the Commission as part of the expansion of its demolition delay bylaw. Otherwise, research will prioritize areas and subdivisions.

Following these principles, this final chapter makes recommendations about how the Commission might approach this work going forward. Beginning with a discussion of budget and schedule, the chapter next outlines the recommended order for surveying the Town's neighborhoods and describes the fundamental research tasks for accomplishing the work in each neighborhood. The core of the chapter is the description and specific recommendations for survey in each of the seven neighborhoods. The chapter and the report conclude with more general recommendations about complementary research efforts and suggestions about how other planning decisions will influence and possibly reorder the present recommendations. This chapter provides a research agenda for the Commission over the next decade.

Schedule and Budgeting for Survey:

Because the numbers are large and the method is under development, it seems unlikely that the recommended survey work on most neighborhoods can be completed within one of the MHC's standard projects. At present, most survey work is completed with MHC survey and planning funds, distributed in projects of \$20,000 to \$30,000. As noted above, these fees and their associated scopes provide general guidelines for projects designed to include primarily B forms and other individual products, but this one will emphasize areas instead. Work has begun to divide the recommended work into units of this scale, but additional input from the MHC will be required to complete this task. The lists provided for each neighborhood have noted high-priority areas, those of especial importance and those that are under-represented in the present survey. The priorities for those areas were developed after a consideration, primarily, of the location and character of the existing survey and the parameters of the new demolition-delay bylaw that covers buildings constructed before 1941. This should not be construed to mean that more recent buildings should be overlooked, and the tear-down pressure on comparatively small buildings makes them a concern in their own right. Choosing where to expend the first efforts and where to postpone is a challenge, but making the decision is unavoidable.

The recommendations below assume that the Commission will seek funding for one project each year from the MHC's Survey & Planning Grant program and will secure its local share of support for each year for ten years. Work will proceed through the neighborhoods one by one for seven years, though the two smaller neighborhoods might be combined with survey in other neighborhoods or addressing thematic needs. It is at this point not certain that the priority areas can all be completed within these standard budget estimates, as research protocols and their associated costs are still under review. It seems likely that some neighborhoods will need a second or even a third round of research, as reflected in the recommendations for survey in later years of the projected decade.

The Commission might also consider whether there are methods available for accelerating the pace of work: MHC might be willing to fund a larger project if local funding were available. Other sources of local or regional funding might also be available. Beyond funding, it is also the case that survey methods will influence both the pace of survey and the level of coverage within each neighborhood, as more efficient approaches to area forms would increase the number of areas that could be surveyed.

The bulk of the survey effort will be undertaken by working systematically through the Town's seven neighborhoods. Below is the recommended order for that work.

- Year One:* Complete Survey of the Old West Side, MHC-funded project for 2017/18.
- Year Two:* Extend Survey of the North End, a long-standing priority for planning and survey.
- Year Three:* Extend survey of Symmes Corner, which includes key early hamlets as well as many 20th century areas.
- Year Four:* Launch comprehensive survey of the West Side, which includes the largest concentration of postwar buildings.
- Year Five:* Extend survey of the Highlands, where a significant amount of survey exists but where 20th century resources are also numerous.
- Year Six:* Complete Survey of the Center, where much of the neighborhood has been designated and is subject to design review. Additional research in other neighborhoods might fill out a standard scope of work here.
- Year Seven:* Extend survey of Myopia Hill, a small area which might also be combined with research on other neighborhoods.
- Years Eight through Ten* Return to selected neighborhoods to complete survey. Several of the neighborhoods will require more work than a standard survey project, and so subsequent survey projects will revisit them to complete additional research.

Procedures for each phase of survey:

In addition to attending to the principals above and the approaches described in Chapter Two, each neighborhood will follow the same general procedures to assure consistent and comparable results across the Town. Many of these procedures are familiar to the Commission and reflect standard MHC survey method; others are more specifically attuned to the issues and resources of Winchester.

Research and review identified areas within the neighborhood.

The neighborhood recommendations below provide a preliminary list and description of areas for survey. Those lists should be reviewed as more research on the neighborhood proceeds. Surveyors should work with the Engineering Department staff to identify subdivision plans within the neighborhood and refine the area boundaries.

Develop a spread sheet or database for information from the other 1970s survey forms.

The forms prepared in the 1970s (pre 1917) should be consulted and that data incorporated into new research. If this was not completed in full as a separate project, this should be done on a neighborhood-by-neighborhood basis.

Develop research protocols for the areas, customized to their size and character.

For small areas with a common owner, the method is comparatively clear and well established and should be adhered to here. But for larger areas, the particular research protocol will vary from area to area. For areas that develop within a comparatively narrow time-period, research should focus first on the original plan, its execution and adaptations, and the identification of its designers and developers. Research would then turn to its residents, focusing on the culmination of its development, when it approached build-out or otherwise experienced a halt or significant slow-down in new construction. This research would likely employ a street index that identifies neighborhood residents at that moment in time, and notes ages and occupations, to provide a general portrait rather than individual biographies. For neighborhoods that are essentially built out within twenty or thirty years, one such snapshot should be sufficient. For areas that cover a comparatively long chronological period, of five or more decades, additional snapshots may be appropriate. Older areas, those that in Winchester include the Center and the inner ring of residences that surrounds it, will require special attention to manage the longer period of development, the variety of forms and styles, and the complexity of the resulting landscape. Layering individual and area forms is an important approach to this challenge.

Review and refine lists of properties identified for intensive survey (B and other forms).

The neighborhood recommendations below provide a preliminary discussion and description of individual resources for intensive survey, and that material should be the basis for a list of individual properties to be surveyed. The MACRIS list should be field checked for previously-surveyed properties that have been demolished or severely altered and further supplemented with other previously-overlooked exceptional properties. Specific categories of resources to be surveyed are listed below.

Survey all public buildings.

Sites where people come together from across the community, including schools, churches, meeting halls, clubhouses, are useful for the study and understanding of communities with the town.

Survey all workplaces.

Another sort of community resource, this category includes stores, shops, restaurants, banks, offices, and storage, as well as manufacturing and processing plants. In Winchester today these resources are for the most part concentrated in two neighborhoods, the Center, where many have recently been resurveyed, and the North End. These sites should be a high priority for individual recording within these neighborhoods.

Survey all early buildings.

The consultant recommends that future survey efforts aim to record all buildings constructed before 1875 in each neighborhood. Estimated to be total of about 325 properties for the entire Town, this is a manageable number of buildings and a group commonly identified as rare and important. The earliest examples are scattered throughout the town but can be found on the early roads including Ridge, Cambridge, Washington, Forest, and Grove. Nineteenth century examples can be found in every neighborhood. In some neighborhoods, it may be appropriate to select a

later cut-off date, to capture isolated early components within a later landscape. By contrast, the number of these buildings in the Highlands may require greater selectivity.

Review, refine, and correct neighborhood boundaries.

Over the course of research, a clearer understanding of neighborhood development may suggest refinements to the proposed boundaries. At the end of each survey project, the surveyor should note these recommendations and how they will affect the survey of other neighborhoods or future survey within the subject neighborhood.

Review and refine priorities and estimates for area survey.

Over the course of research, a clearer understanding of neighborhood development may suggest refinements to the proposed boundaries of areas within them. At the end of each survey project, the surveyor should review the recommendations for the remaining survey areas, their estimates of resource numbers, and their relative importance for future survey work.

Surveying Winchester's Neighborhoods:

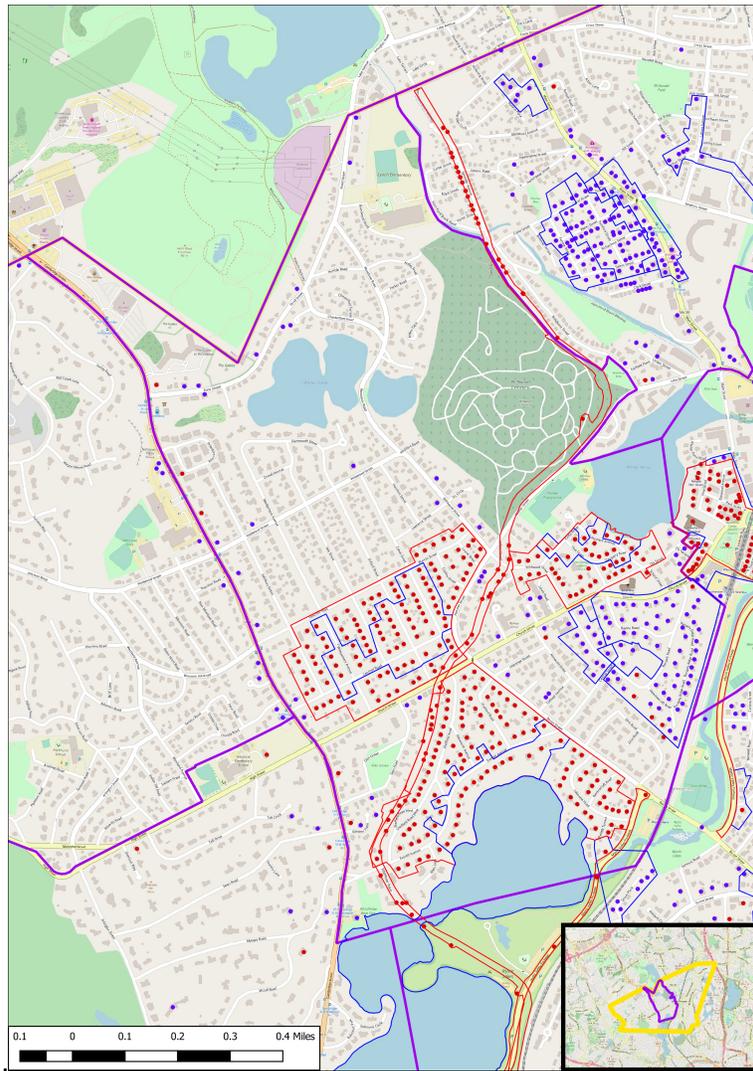
In the sections that follow, the neighborhoods will be presented in the order proposed for survey. Each section begins with a general description of the neighborhood and its boundaries, and a map of each neighborhood is included as well. These maps also show the existing survey and National Register listings for each neighborhood, to assist readers in understanding what has been accomplished and what work lies ahead. A brief overview describes the neighborhood's development as well as a general characterization of previous survey work. This is followed by recommendations for survey products. Individual resources for intensive survey are listed first, and in most cases these are comparatively small in number. These are followed by an enumeration of the smaller areas that will organize most of the survey work.

For each neighborhood, this survey plan has identified a number of smaller areas within that should provide the research units for future survey, employing at smaller scales many of the circumstances used to identify neighborhoods. These areas have been defined based on historic sources, in particular period maps, and previous research undertaken on the town, seeking to identify areas that were developed at about the same time and which were in some instances aimed at particular audiences. In some cases, the boundaries have been defined by inference based on experience and field observation, rather than from specific evidence from plot plans, deeds, or other building records, which as noted above, could not be undertaken at this time. Here, as with the neighborhood definitions, some of the divisions are more practical than perhaps historical, in order to facilitate research in reasonable and manageable units. These areas vary greatly in their size, ranging from a small handful of buildings to those approaching 200 properties. In addition, they are not all cohesive in their architectural character, as some neighborhoods took longer to develop and/or have experienced different rates of remodeling and rebuilding in the recent past. As with the neighborhoods, further research will in all likelihood refine and revise their bounds. But every effort has been made to identify places and areas that accurately reflect historical patterns and as much as possible to define them in ways that would have been recognizable to their residents in the past.

Where the areas have familiar names they are noted; otherwise they are named for the major streets within them. They are arranged generally in geographical order, though in some

cases chronological order seemed appropriate. Each area is generally characterized and an estimate provided of the number of properties within each of them. The neighborhoods vary in size and in the number of buildings within them that were constructed before 1970, so the number of areas and the total number of buildings there varies significantly from neighborhood. The Center and Myopia Hill, for example, have only an estimated 120 and 150 properties respectively, while other neighborhoods have 600 to 800 identified historic properties within them, and the Highlands alone includes an estimated 1100 properties recommended for survey. It is important to reiterate that the total numbers are quite large, and it will likely take quite a while to develop a truly comprehensive survey. The lists provided for each neighborhood have noted high-priority areas, those of especial importance and those that are under-represented in the present survey; these areas are identified on the lists with asterisks and bold type. The priorities for those areas were developed after a consideration, primarily, of the location and character of the existing survey and the parameters of the new demolition-delay bylaw that covers buildings constructed before 1941.

The Old West Side



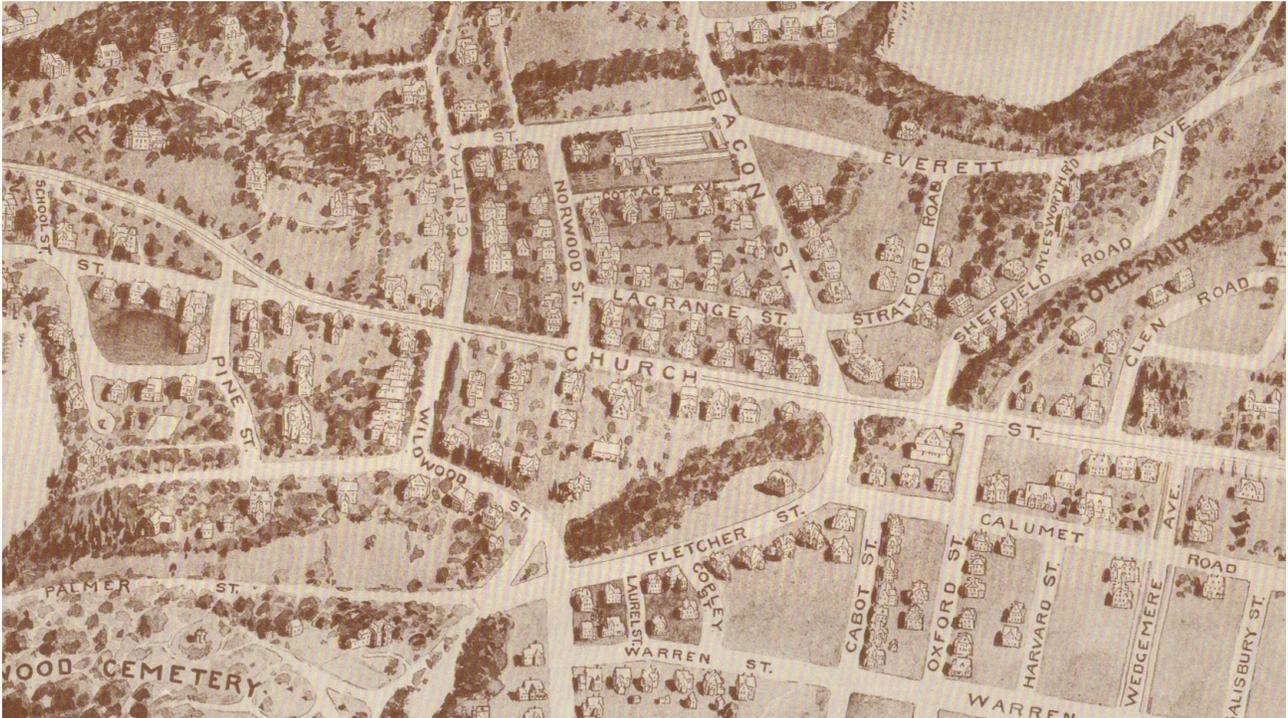
Neighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

This large neighborhood, also commonly known as “The Flats” but identified here by its historic name, is located west of the Center, Wedge Pond, and Wildwood Cemetery, south of the Horn Pond Hill/Woburn ‘triangle,’ east of Cambridge Street, and north of the Mystic Lakes. The neighborhood includes large areas developed at the turn of the 19th to the 20th century with sprawling suburban villas on generous lots.

The Old West Side is among the best studied in the Town, and for many its character is emblematic of Winchester. Unlike other neighborhoods, the subdivisions here are fairly well known and defined, marking its development over the late nineteenth century. The easternmost section was initially known as Rangeley (H), an estate developed in the 1870s by David Skillings and controlled by him as an enclave of large late Victorian houses in a park-like setting. At the

turn of the century a handful of large houses were added, and in the pre- and postwar periods about 50 smaller houses filled out the subdivision. Nearby, the streets below Rangeley, including Central Street (D), as well as Norwood, LeGrange, Cottage and Harrington constitute another early, slowly developing residential area. Across Church Street, William Firth's development (M/O, NR district) was constructed in a single campaign at the turn-of-the-century, characterized by large single-family houses built on speculation for lease to Boston commuters.

Detail of Robbins and Enrich bird's eye view of 1898



showing the Old West Side in its early stages of development.

The largest subdivision was Wedgemere (A, part in NR district), a large square grid extending from Wildwood to Cambridge Street. The beginning of the subdivision process is captured on the 1889 commercial atlas of town, when some sections were still held by landowners along Cambridge Street and other streets had already been laid out, focusing on a park that would have been located at its center. Lots were shown to the east of Oxford Street and south of the planned but unexecuted Lawrence Street, as well as between Lawrence and Warren and between Appleton (now Calumet Road) and Church Street. A larger plan was made in 1891, and with the exception of the eastern-most section, the subdivision included parallel and perpendicular roads and relatively uniform lots of about 10,000 to 15,000 sq. ft. Foxcroft and Wedgemere were wider than the other streets, and though some changes were made to this plan over the decades of its development, like the removal of Lawrence Street, the general plan went forward as planned. On the other side of Church, Everett, Sheffield, and Stratford (G/N, NR district) were developed at the same time, here in a more curvilinear arrangement of streets and lots. Both of these areas include remarkable collections of large, elaborate suburban villas in a level landscape known locally as the Flats. The areas include many architect-designed examples represented by Robert Coit and F. Patterson Smith and were largely developed by a retired sea captain turned real estate investor, Phineas Nickerson, and local carpenter/contractor Dexter Blaikie. South of Church Street and to the east of Cambridge Street, Glen Road was a related

development of somewhat smaller houses, a distinctive green space as its focus. These streets were laid out by 1889 and houses constructed over the next two decades.

Slightly later development occurred north and south of Winter Pond, a mixture of pre- and postwar housing, some of distinctive design and most moderate in scale. This large area is one of several sections at the outer edges of the Town that were developed in the middle of the 20th century and have yet to be surveyed. Tiny Lantern Lane is a group of modern Capes with a communal central green developed by Loring Gleason in 1930-31. Later development can be found in the neighborhood on the north side of Wedgemere and in the subdivision that replaced the estate of Edwin Ginn Estate (1896-98, designed by architect Ernest Flagg).

This section of the Town was well sampled by earlier survey efforts for pre-1917 properties and large portions were included in NR districts. Recent survey was undertaken in Rangeley, portions of which are now protected as a Heritage District, and the area has been recommended for NR listing; the Church of the Epiphany was surveyed in 2012. The map of demolition in the Town suggests that about 21 properties have been lost since 2000. The clear subdivisions and cohesive groupings suggest the area would be easily divided into coherent areas. But difficult discussions lie ahead about the level of research and recording that is feasible for this area. Further decisions will also be required about updating or expanding the NR districts and how those plans might influence the survey process.

Survey recommendations:

Individual Properties:

Public buildings and workplaces:

- Wyman School, Church Street
- Lynch School, 10 Brantwood Road
- Crawford Memorial United Methodist Church, 34 Dix Street
- First Church of Christ Scientist, 114 Church Street.
- Winchester Boat Club, 65 Cambridge Street
- Davis Shoe Shop, 259 Pond Street

Early houses:

- Capt. John Bradford house, 89 Bacon Street
- Emerson house, 117 Cambridge Street
- Fisher-Marsh house, 161 Cambridge Street
- William Wyman house, 143-145 Cambridge Street
- George R. Brine house, 5 Central Street
- House, 7 Central Street
- Bradbury-Underwood house, 9 Central Street
- Boone-Gage house, 10 Central Street
- Wm. B. Kinsman house, 15 Central Street
- Wm. B. Kinsman house, 17 Central Street
- Ambrose D. Cobb house, 76 Church Street
- Nathaniel B. Maxwell house, 85-87 Church Street
- Thomas P. Tenney house, 10 Dix Street

Nathaniel Davis house, 5 Inverness Road
Breedon-Barstow house, 26 Pond Street
Eaton-Moore house, 34 Pond Street
Pierce-Hurlburt house, 84 Pond Street
Thomas Tisdale house, 111 Pond Street
Round-Caldwell house, 136 Pond Street
S. Davis house, 227-229 Pond Street
Dana Fay house, 37-39 Pond Street
Samuel W. Twombly house, 93 Wildwood Street

Other key buildings:

Lewis Road Apartments, 1-9 Lewis Road

Areas for Survey:

****Central/Norwood/ Bacon****. This is an expansion of a district proposed for the MRA and includes a number of buildings constructed before 1875. A comparatively early development, including both arms of Central and the roads between Central and Bacon, including LaGrange, Harrington, and Cottage. About 65 properties.

****Wedgemere: Foxcroft to Wildwood****: This is part of the same subdivision as the section to the south that was listed on the National Register as part of the MRA nomination. This section is bounded on the west by Cambridge, on the south by Foxcroft Road and Warren Street, on the north by Wildwood Street, and on the east by Wildwood and Fletcher Street. The area to be surveyed at this stage includes about 165 properties.

****Glen Road and Green****: This area of slightly smaller “comfortable” houses was constructed near the turn of the century surrounding a wooded open space, planned and developed by the architecture firm of Edwin K. and William Blaikie, brothers of Dexter Blaikie. The area includes about 45 properties.

Upper Wedgemere: The area to the north of Wildwood and south of Winter Pond was laid out with streets early in the 20th century, first those to the west and center between 1929 and 1936 and those to the east after 1950 and before 1980. The streets in the subdivision to the south were extended into the area, but dead-ended or turned to avoid the pond to the north. The area includes about 75 properties.

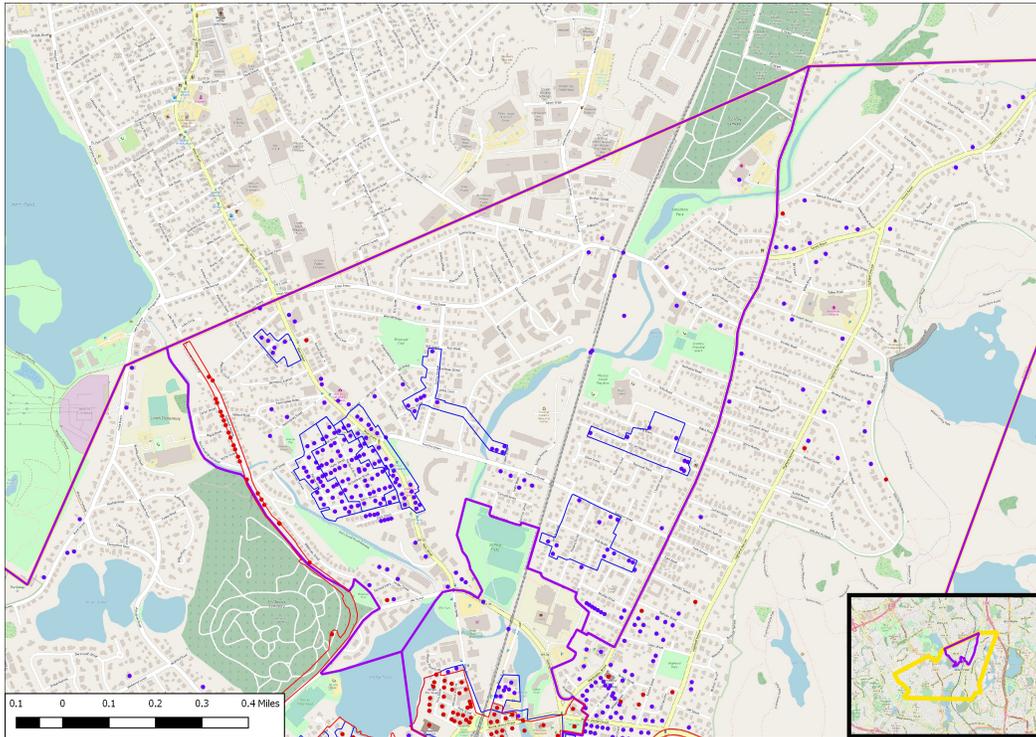
Winter Pond: This area north of the Pond is generally triangular and bounded by Pond Street on the west and the Lynch School grounds and Wildwood Cemetery on the east. Pond Street is a comparatively early road that skirted the base of Horn Pond Mountain, while Woodside, for a time the northern extension of Wildwood, seems to have been laid out in the 1910s. The other roads, curved along the Pond and the Cemetery and off the central spine of Woodbine, were laid out between 1921 and 29. There are about 150 properties here, and only a handful on Pond have been surveyed.

Ginn Road: A post-war cluster on the site of the Ginn estate developed by William Cusack with ranch-style houses during the early 1950s. About 34 properties.

Lantern Lane: An unusual development of six architect-designed Cape Cod houses with a communal central green and a rear service alley that loops around the outside of the development. Designed by architect Edward Sears Read, 1930-31, and built by Loring Gleason.

Gores adjacent to National Register districts: Small sections of the neighborhood have been left un-surveyed that might belong with adjacent subdivisions or should be surveyed in their own right, including properties along Church, Fletcher, Palmer, Pine, Grassmere, and Dix.

The North End



Neighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

This large neighborhood is located north of the Center, generally triangular in shape and straddling the path of the Aberjona and the railroad. The neighborhood is bounded on the northwest by the Woburn line, on the southwest along the course of Horn Brook and Wildwood Cemetery, and on the east side by Washington Street. Main Street is a commercial corridor, and two primary roads cross east-west, Cross in the north and Swanton in the south. The North End has historically been home to much of Winchester's working class, and the well-preserved though rapidly changing area provides a contrast to other parts of Town. The neighborhood is sometimes divided to include an area known as the Plains on its east side (between the Aberjona and Washington Street).

The North End was developed over a long period, and most of its subsections are various in character. The earliest development was at the south, as the residential rings around the Center expanded. Two are clearly visible by 1875: To the west of Main Street the Richardson estate grid was laid out in 1847 and adjacent streets were added thereafter, including the Winchester/Hemingway loop. On the southeast, between the railroad right-of-way on the west and along Washington Street, the Skillings and Judkins estates fronted Aberjona Pond, with subdivisions to the north including one by Judkins and Holton with 81 lots and the surrounding area said to have been developed by Patrick Holland. Many of these areas have associations with the Town's Irish population. On its east side, the northern part of the area remained dispersed.

garrison colonials from about 1950. More recent development is found north of Cross Street, including a group of about 50 duplexes (there may be some other types) along George, Bradford, and Charles. The neighborhood also includes the distinctive crescent-shaped high-rise Parkview Apartments on the site of the Beggs and Cobb tannery. The North End also includes small sections laid out later in the 20th century, including the new streets Fairfield (near Sylvester), Arbor, Cobblestone, Newton, and Williams Circle. Large scale recent developments include Lowell Street warehouses (1965), Conant Road condominiums (70 units, 1999/2000), and 171 Swanton condominiums (80 units 1985).

The North End has experienced an exceptional amount of loss due to demolition and rebuilding. Although tear-downs can be found across the Town, there is little doubt that the replacements are more distinctive within this landscape, likely because of the smaller scale of the buildings that surround them. Houses of similar form and massing are found in most sections of the neighborhood, and many are found in groups of three or more. At least six surveyed properties have been lost, listed below, and the map of demolition in the Town suggests that about 83 properties have been lost since 2000, by far the largest number of any neighborhood in Town.

- Blanchard and Kendall Wood Company Mill, 921 Main Street
- J.F. Winn Fuel Company Office Building, 955 Main Street
- Blanchard and Kendall Wood Company Warehouse, 955 Main Street
- Albert A. Hutchinson Leather Machine Factory, 1021 Main Street
- John Callahan house, 33 Spruce Street
- Eugene Sullivan house, 34 Spruce Street

The MACRIS Maps screenshot demonstrates the difference between earlier scattered sites and the intensive survey of 2004 along North Main Street, including the North Main area (Z), the Richardson Subdivision (AA), and the Immaculate Conception area (AB). Still more blue dots will appear when other B forms and the six other area forms in this vicinity have been added. Three areas were identified in the early survey, associated with the Suburban Land Improvement Survey Company (K), Swanton Street (I), and Harvard and Irving streets (J). These areas will need to be expanded and/or other areas added to adequately cover the neighborhood, and this will be a challenging area to survey because of the number of areas and the diversity of resources within them. Very little has been designated in this area, two individual properties with the MRA and more recently properties associated with the Middlesex Canal. A number of properties on Sylvester and Middlesex are listed within that district, but the buildings are non-contributing and not researched. Because so little has been designated here, there are a significant number of individual properties and areas to record.

Survey Recommendations:

Individual properties:

Public buildings:

- Muraco (formerly Tufts) School, 33 Bates Road
- Washington Schoolhouse, 12 Cross Street
- Kimball Canal Toll House, 3 Middlesex Street

Workplaces:

Middlesex Japanning Company, 50 Cross Street
John Maxwell Tannery, 134 Cross Street
Leonard W. Marion Carriage Factory, 724 Main Street
George G. Bean Petticoat Factory, 959 Main Street
Chapman Gravity Spindle Factory, 1021 Main Street
Black Horse Tavern Barn, 250R Washington Street

Early houses:

John Lynch house, 10 Cedar Street.
Thomas Lynch house, 12 Cedar Street
Stillman Fletcher house, 161 Cross Street
McCarlon house, 174 Cross Street
Lemuel Horton house, 312 Cross Street
William Warren house, 87-89 Cross Street
Shepherd-Brewer house, 53 Lake Street
Francis S. Richardson house, 15 Linden Street
Isaac Kendall house, 15 Linden Street
Andrew Cutter house, 735-737 Main Street
Stillman Nichols house, 940-942 Main Street
Francis H. Johnson house, 68-70 Nelson Street
Michael Young house, 30 Oak Street
John W. Fitzgerald house, 21 Shepard Court
Joseph Larevie house, 10 Skillings Road
John W. Taylor house 4-6 Skillings Road
Martin Callahan house, 38 Spruce Street
Patrick Holland house, 86 Swanton Street
William Hennesey house, 124 Swanton Street
Hannah Carroll house, 58-60 Swanton Street
Stone-Winn house, 296 Washington Street
Felix O'Connor house, 48 White Street

Other key buildings:

Parkview Apartments, 200 Swanton Street.

Areas for survey:

West of Main Street:

****Sylvester Avenue area****: Probably developed by Ersilia and Ralph Sylvester in the early 20th century, with additions in subsequent decades. Also including Sylvester Court, Carter, Royal, and Porter. About 50 properties.

****Middlesex Street****: Said to have been first developed by Blank Brothers tannery that stood nearby; May also include later Horn Pond Brook Road and extend south to Lake and Linden near DPW yard. About 70 properties.

East of Main Street (to railroad right-of-way (west to east):

Sand Hill area: Developed over a long period, including Hill (not extending to Main), Rock, White, Fitzgerald, and Shepard. About 25 properties.

****Suburban Land Improvement Company****: A section of the larger but non-contiguous development that extended east to the Aberjona and beyond. Earlier at the east side than the west. This section runs along the north-south Loring Avenue and the east-west Wendell Street and as well angled Arthur and the short streets that extended off Loring, including Kirk, Lochwan, and Loring Court. About 75 properties.

George/Bradford/Charles: North of Cross Street and including this section of Cross. A distinctive group of duplexes (brick veneered) and garrison duplexes (asbestos) dating to 1962 and 1986. About 60 buildings.

Cross/East/Holton: Initially developed by Cooper and the Holtons shown in plot plan of 1874 in archives collection. Also on Verplast, Pine Grove, Highland View, and Adams off Cross and Baldwin off Holton. A mix with some light industrial and most postwar. About 60 buildings.

Cedar/Chapin: Between the Aberjona and the railroad straddling Swanton, near former factory of United Shoe (and others) and today the transfer station. Small group of Italianate cottages on Chapin. Including also Tremont, Summer, and Winter south of Swanton and Chapin Court and McKay to the north. About 45 properties.

The Plains: East of the railroad right-of-way (south to north):

[Lower Washington and streets to east to be surveyed with adjacent area in the Highlands neighborhood.]

****Judkins-Holton subdivision****: East of Washington Street, along Nelson (formerly Summer) and Westly; may including Dunham. Surrounds housing authority units (Doherty, 1976). Said to be part of the area developed by Holland et al. About 60 (will require review with adjacent neighborhood below).

****Oak, Spruce (Shamrock), Holland (Lake)****: An ell-shaped area surrounding the subdivision above, said to have been developed by Patrick Holland with Thomas Quigley, Dennis O'Connell, and Patrick Callaghan. About 60 properties.

Florence/Chester: North of Swanton and west of Washington, as well as Emerson Court, Raymond Court, Columbus, and Olive. A mix of turn-of-the century and later. About 65 properties.

****Washington Park****: On Irving and Harvard Street, promoted by brochure (nd) and more cohesive than some other areas in the neighborhood. Home to African Americans in the early 20th century. Initially just the two parallel streets of small lots, but cross streets added by 1906. About 80 properties.

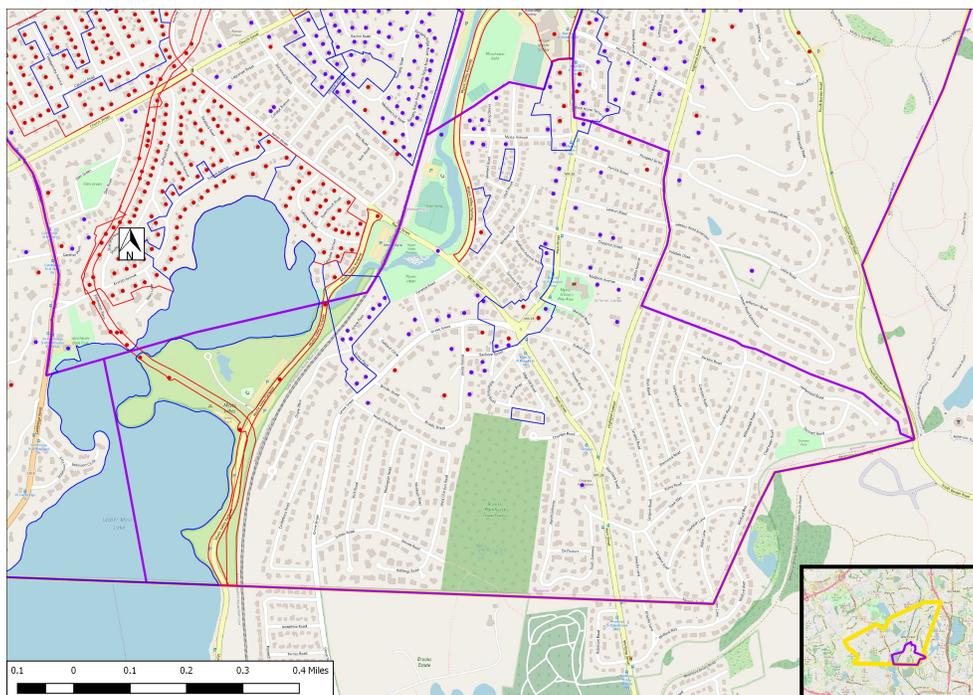
Nathaniel/Tufts/Bates: Most 1950s and a significant cluster of small garrison colonials. About 50 properties.

****Aberjona Bend****:_A Richardson family development of 1893 north of Cross and west of Washington along the extension of Forest and on Brookside, Garfield, and Clematis. Plot plan in archives and properties are both interwar and postwar. About 75 properties. May also include Cardinal and Marion (about 20 more).

Swanton commercial corridor: Taxpayers and possible light industrial, with nodes at Washington and Holland. About 10 properties and may be multiple areas.

River Street, one house, VFW, light industrial.

Symmes Corner

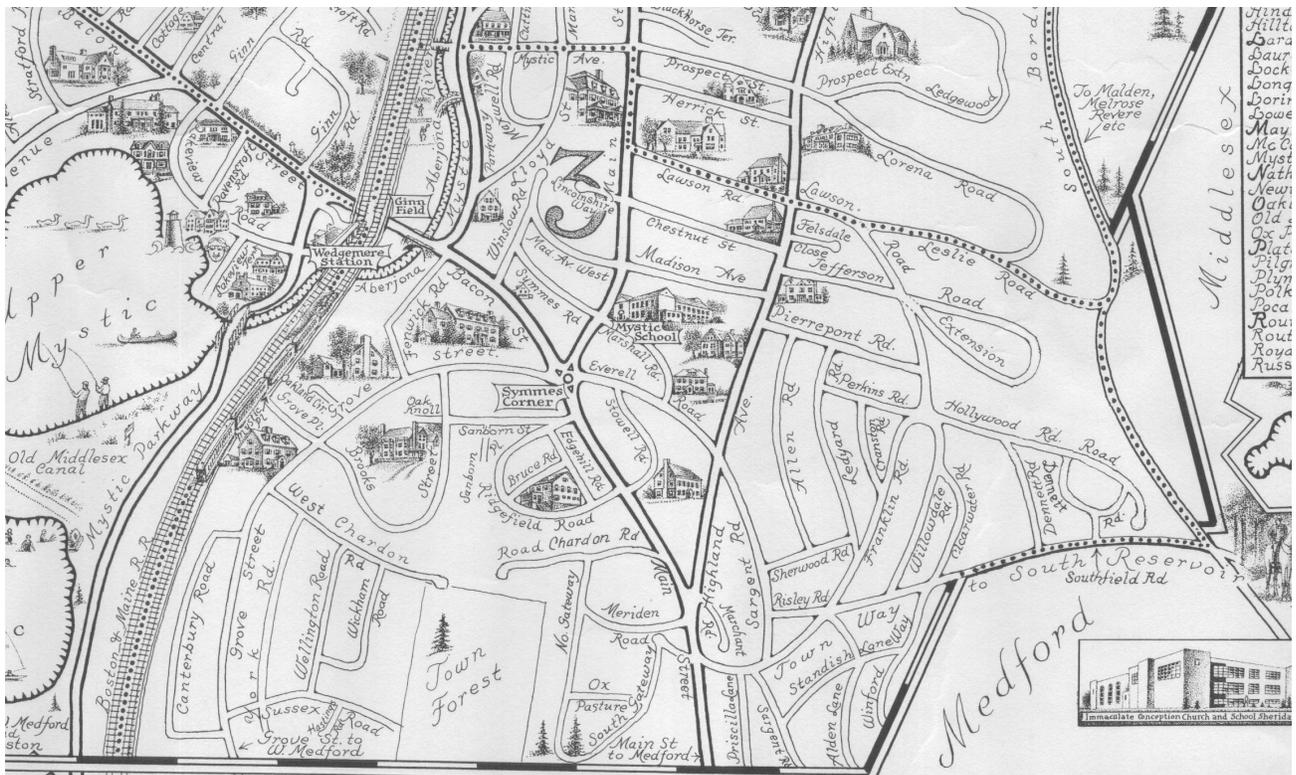


Neighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

This neighborhood in the southeast corner of the Town is bound by Medford on the south and the east, the railroad right-of-way on the west, and extends north to abut the Highlands neighborhood. Because there is no hard bound there, like a natural feature or a major road, these neighborhoods merge into one another on the north end. At present that bound follows the parcels of Manchester Field and McCall Middle School on the west, drops down Main Street, includes both sides of Prospect Street, drops down Highland, follows the path of Pierpont itself, and includes parcels on both sides of Hollywood; alternative divisions may be revealed through further research. The area is very densely developed, much of it after 1916, and most of the buildings date well before 1970. This neighborhood will take a significant effort to cover.

Originally part of the adjacent town of Medford, this neighborhood is named after the intersection of the present roads Grove, Bacon, and Main, where early houses of the Symmes family clustered and several of their houses survive. The neighborhood also includes portions of Baconville, including several houses built by that family in the mid- and late 19th century near their felt manufactory on Mystic Lake. At the turn of the century more intensive development came to the neighborhood, first extending south from the Center and the earliest section of the Highlands, between the Mystic Valley Parkway and Main Street and between Main Street and Highland Avenue. To the south, the Oak Knoll estate rose at the top of the hill above the intersection, and on Ridgefield and Edgehill, a unified development built by Winchester developer Charles Osgood.

Development in the neighborhood accelerated later in the 20th century, when the formerly open areas to the south and east of Symmes Corner were subdivided and built over with single-family houses, mostly of moderate size. The first of these were east of Main Street, a large development extended south of Pierrepont, a mixture of pre- and postwar housing on a small scale, highly unified in terms of its period, style, scale, and street pattern. Postwar neighborhoods are located on either side of Grove Street, including the loop Canterbury Road, to the west, and the larger area to the east accessed from West Chardon on the north and Sussex on the south. The moderate sized houses in these neighborhoods, more traditional forms on Canterbury than in the West Chardon area, have been attributed to prolific developer Alfred Elliot. Another post war group is located south of Town Way, and on the added triangle along Hollywood and Dennett. More recently, a group of condominiums have been added on the lowland adjacent to the railroad line on an extension of Bacon Place. The map of demolition in the Town suggests that about nineteen properties have been lost since 2000.



Ernest Dudley Chase's Map of Winchester, detail of the Symmes Corner neighborhood, shows that most of the streets had been laid out by 1964.

The MACRIS Map of this neighborhood well illustrates the emphasis of existing survey on the eighteenth and nineteenth century resources, and attention to twentieth century resources is long overdue. Forms for the earlier properties will require updating and later infill along the earlier roadways should be recorded as well. Much of the new survey to be undertaken here will cover the subdivisions at the Town's edges.

Survey Recommendations:

Individual properties:

Public buildings:

Mystic School, Main Street.
Old Mystic School, 10 Bacon Street

Early houses:

Buildings associated with the Symmes and Bacon families might be gathered into small and intensively researched areas.

Theodore Symmes house, 6 Bacon Street
Cutting worker housing, 9-11 Cutting Street
John H. Coates house ell, 15 Fenwick Road
Bacon Felt worker housing, 29 Grove Place
Josea Dunbar house, 11 Grove Street
Coates-Chapman house, 19 Grove Street
Charles N. Bacon house, 31 Grove Street
James W. Russell house, 86 Main Street
S.G. Grafton House, 326 Main Street
Aaron D. Weld house, 336 Main Street
Hayward-Dwinnell house, 346 Main Street
Plummer-Lawson house, 366 Main Street
Arthur F. Whitney house, 5 Mystic Avenue
Symmes-Redfern house, 20 Mystic Avenue
Symmes-Wiggins house, 30 Mystic Avenue
Cutting worker housing, 27-29 Mystic Avenue
Cutting worker housing, 31-33 Mystic Avenue
Philemon W. Symmes house, 34-36 Mystic Avenue

Survey areas:

Further research will determine which of these areas includes portions of the main thoroughfares of Main and Grove streets.

****Symmes Subdivisions**:** Although most of the Symmes houses have been surveyed, and several are listed on the National Register, a modern area form noting the long history of the immediate area would be useful. Its precise boundaries may include sections to the north of Bacon and Main, where development began on Symmes and lower Winslow by 1906 and continued over the next three decades. Streets include Symmes, Winslow, Madison West, and Lincolnshire west of Main, about 45 properties, and Marshall, Everell, and Stowell east of Main, including about another 40.

Baconville: Here too, many of the landmarks along Grove Street and Grove Place have been surveyed and listed, but the longer development history has not been studied. The neighborhood should extend at least as far south as 33 Grove and the boundary of the Canterbury Road subdivision and north to the edge of Symmes Corner, including Grove Place, Oakland Circle, and perhaps Fenwick. About 40 properties.

Prospect to Madison between Main and Highland: This area showed development as early as 1889, with gradual infill thereafter. The four blocks include also Herrick, Lawson, and Chestnut and about 75 properties.

Mystic Valley Parkway/Lloyd: Development on Lloyd by 1906 and on the Mystic Valley Parkway and the remaining streets, Maxwell, Cutting, and Manchester, over the next two decades. Apparently including housing for employees of the Cutting lumber yard. About 65 properties.

Ridgefield/ Edgehill: A unified development built by Winchester developer and one-time selectman Charles Osgood between 1911 and 1914. The houses exhibit a distinctive interpretation of the Craftsman Style and include as well properties on upper Brooks, Sanborn, and Bruce. About 30 properties.

Canterbury: A very uniform group of colonials and capes built in the 1940s and early 50s. About 35 properties, may also include Grove along this block.

West Chardon: This ell-shaped road wraps around an area extending south to Sussex and along York, Wellington, and Wickham. Mix of colonials and ranches with some splits, many from the 1950s. About 90 properties may also include Grove.

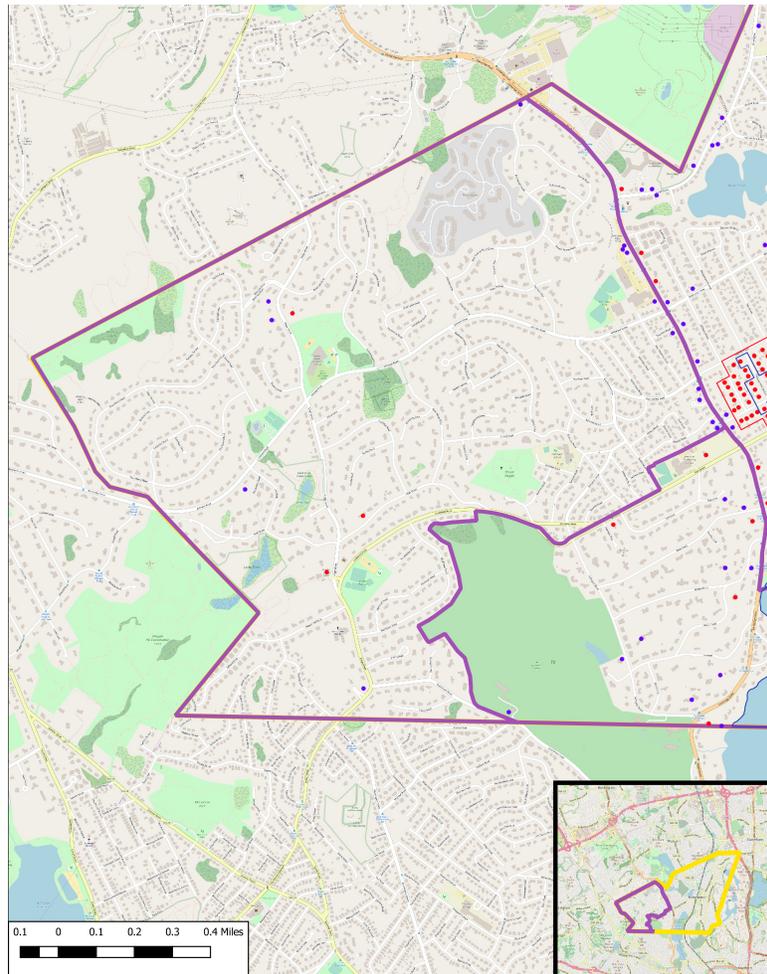
Gateway: North and South Gateway form a loop, with a handful of other houses on Ox Pasture, on the rise on the west side of Main. About 50 properties, many ranches, most dating to the 1940s and 50s.

Pierrepont/ Highland: Roadways in this area were laid out between 1921 and 1929, and many of the lots were developed over that decade and the next. Other streets include the east-west Perkins, Sherwood, and Risley, while the curved and parallel north-south roads include Sargent, Allen, Ledyard, Cranston, Franklin, and Marchant, a spur off Highland. Although Sargent appears to extend to Town Way, it does not. The area includes many colonials, of various subtypes, and capes, with some ranches and bungalows. There is some later infill and evidence of redevelopment and new construction in recent years. About 160 properties.

Hollywood/Dennett: These streets extend into the triangle added from Medford in 1956. Constructed mostly in the 1960s, with colonials and split entries, about 35 properties.

Town Way south to Medford bound: Including Priscilla, lower Sargent, Standish, Alden, Winford, Willowdale, and Clearwater. A significant cluster of Capes, colonials, as well as later forms including ranches. About 100 properties.

The West Side

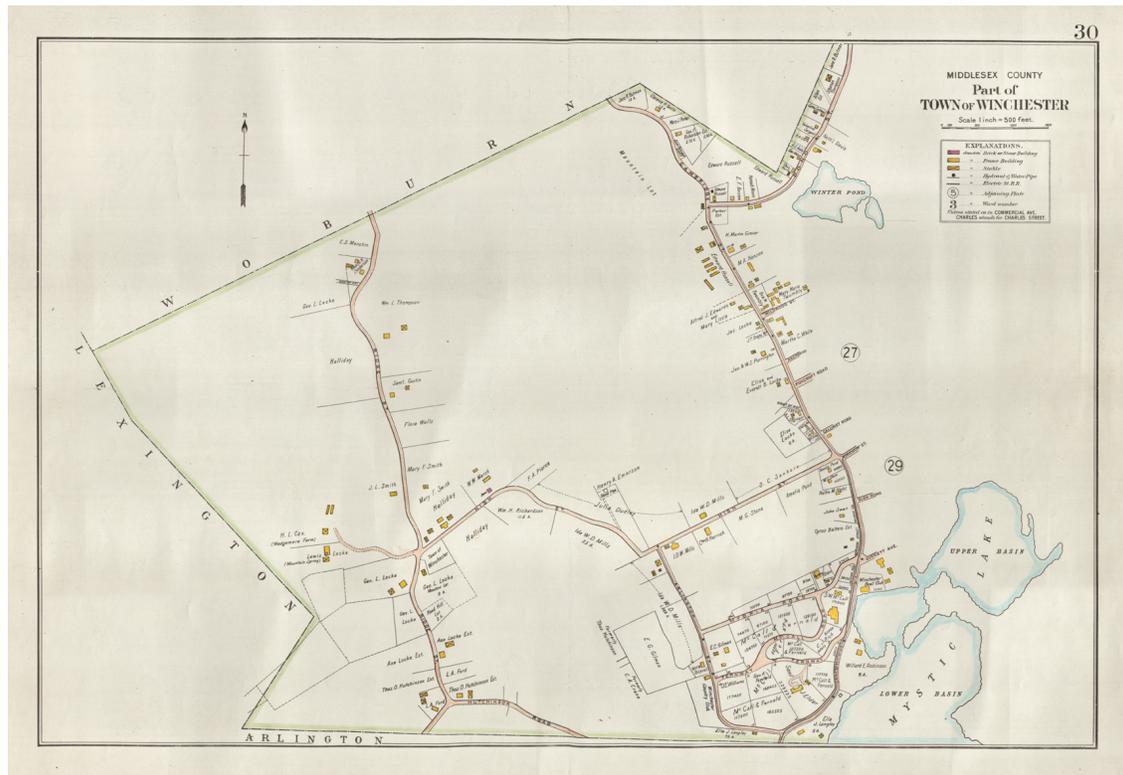


Neighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

This large neighborhood is located to the west of Cambridge Street, one of Winchester's primary north-south corridors, and extends to the Woburn line on the north, the Lexington line on the west, and the Arlington line on the south. Because of the size of the area, it is useful to note the major roadways that cross the neighborhood, Ridge Street, running north south at the west, and two east-west roads, Johnson Road to the north and the path of High Street and Lockland Road to the south. These roads divide the neighborhood into subsections that are helpful to the descriptions that follow.

Until the postwar era, most of Winchester's West Side retained its agricultural landscape of scattered farmsteads lining the small number of roads that crossed the upland area. In 1854, only three roads crossed the area, the short loop of Hutchinson Road on the south, High Street running east-west across the center, and Ridge Road running north-south. Very little had changed by 1906, and it was not until the 1920s that streets were laid out in the south eastern section of the neighborhood that may have been known as Indian Hill. This cohesive area is characterized

by moderately-scaled pre-war single-family houses on streets named after Native American groups, places, and leaders. Another related area to the north is called Blossom Hill. A very distinctive area developed in this period along Dunster, Henry, James and Edward, whose development is closely related to the adjacent Arlington neighborhood. The area is also distinct for its zoning code, general residential, which it shares with much of the North End rather than the rest of the West Side.



The 1906 Walker Atlas above shows how rural the neighborhood was at the turn of the century.

The majority of the neighborhood is a uniform area of postwar subdivisions characterized by many cul-de-sacs developed on former farmland. Development in the period from 1945 to 1970 is focused in three areas. Perhaps the largest area of development lies to the west of Ridge and north of Johnson on Thornberry, Squire, and the roads nearby. One section was apparently to be called Wincrest, including the Squire loop, in 1955. The western area was known as Winchester Estates when it was first approved by the Town in 1957, while later sections were known as Crestview in 1962 and 65; the buildings date to the late 1950s and 60s. The area to the south of Lockland and east of Ridge, including Pocahontas, Plymouth, Mayflower, and Hutchinson forms a second area, and small areas off central Johnson Road form a third, on Longfellow and Hawthorne to the north, and Pilgrim Drive and adjacent roads to the south. These areas contain a mixture of period forms including split levels, split entries, ranches, and center-entry colonials in various modes, mostly in the Colonial Revival style but intermixed with many Modern and “contemporary” examples.



Wincrest was one of the larger developments in Town; note north is down. This section, located west of Ridge and north of Johnson, includes portions of Thornberry and the loop of Squire.

The West Side is the only neighborhood in Winchester with significant numbers and clusters of buildings built after 1970, and building is ongoing here today. Large complexes of townhouses were constructed, on Edwards Drive in the southwest corner of the neighborhood in the 1970s and at the Ledges in the northeast corner during the early 1980s. Most of the section of the neighborhood north of Johnson Road and east of Ridge Road was built in 1970s and 80s. This includes one cluster to the east including Wainwright, Surrey, Red Coach, Wagon Wheel, and Rocky Ledge where buildings were constructed primarily in the 1980s. An area at the center known as “the philosophers” includes some houses built in the 1960s on Aristotle and Plato, but the larger area, including about 60 properties on St Thomas More, Aquinas, Socrates, and St Augustine, is mostly later in date. Another cluster, likely a subdivision at the west end, includes Buckman, with houses built in the late 1960s and early 1970s, and Amberwood, Simonds, and Fieldstone (across Ridge) where houses were built in the 1980s. Similarly, the area south of Johnson Road and north of Lockland on either side of Ridge, at the western side of the neighborhood, includes primarily more recent buildings. South of High and west of Ridge, Pepper Hill Drive and Edward Drive properties were built mostly in the 1970s, though a handful of earlier buildings are located on Skyline Drive. To the north, Tania is very recent and to the south Viking and Fox Hunt Lane houses were built in the late 1970s and 80s. The center of the neighborhood includes a large cluster of more recent development on Aricia Lane, Azalea Road, Coolidge Road, Dawes Avenue, Girard Road, Olde Village Drive, Tanglewood Lane, Thoreau Circle, and Windsong Lane.

Little survey has been undertaken in this neighborhood primarily because of the 1917 cut-off date. The earlier inter-war subsections are likely to be of higher priority because of the 1940 demo-delay date. But the tear-down threat is significant here, because of the number of smaller postwar houses, and numbers about 51 since 2000 including two surveyed buildings, the J.D.

Carleton squash house and Reed-Russell tenant house, both at 228 Cambridge Street. This suggests survey should be undertaken in the 1940s and 50s subareas. Among the recommendations below are postwar streets that were fully developed before 1970/80, presenting a coherent and very legible landscape. Survey has been postponed for more mixed areas.

Survey Recommendations:

Individual Properties:

Public buildings and workplaces:

Parkhurst School
West Side Fire House
St Eulalia's Roman Catholic Church Parish campus, Ridge Road .
Mahoney's Rocky Ledge, 242 Cambridge Street.

Early houses:

The group at 228 Cambridge might be better suited to an area form.

John Ayers house, 122 Cambridge Street
Varnum Locke house, 134 Cambridge Street
Marshall Wyman house, 158 Cambridge Street
Reed-Russell house, 228 Cambridge Street
John T. Drake house, 416 Cambridge Street
Locke ell/Cox farmworker house, 114 Johnson Road
Dodge-Hutchinson house, 18 Ridge Street
Ezekial Johnson house, 202 Ridge Street
Loring Emerson house, 1 Stonefield Circle

Survey Areas:

Prewar areas:

****Dunster/James****: A triangle formed by these streets and the boundary with Arlington, including also Dotham, Henry, Locke, and Wright, was laid out by 1936. About 85 properties from the pre- and postwar period.

****"Indian Hill"****: Most streets laid out between 1921 and 29. Earliest houses of the 20s and 30s are on Oneida Road and Circle, Penn, Seneca, and Sachem, among about 50 properties. Postwar building to the west with a mix on Indian Hill and Agawam, and mostly 40s and 50s on Andrews, Samoset, and Squanto, among about another 50 properties.

Blossom Hill: Streets run between this street and Johnson Road, including Roberts, upper Emerson, Worthen, Birch, Atherton, upper Westland, Robin Hood, Albamont, New Meadows, and Thornton. About 80 properties, constructed beginning in the 1930s and particularly in 1950s.

Postwar areas:

Hawthorne/Olde Lyme/Longfellow: Small group of about 27 properties, most constructed between in the 1950s and early 60s, located north of Johnson Road.

****Thornberry Road****: A large loop road at the far west side of the neighborhood plus the smaller adjacent roads part of the same subdivision including Capri, Nassau, Berkshire, Partridge. The area includes about 90 properties on Thornberry and another 55 properties on the adjacent roads and the plot plans include lots through 154 (though there may be some overlap with the Squire area.

Squire Road: A loop at the northwest corner of the neighborhood plus the adjacent roads including Carriage and Fairlane for a total of about 60 buildings. Most built in the late 1950s.

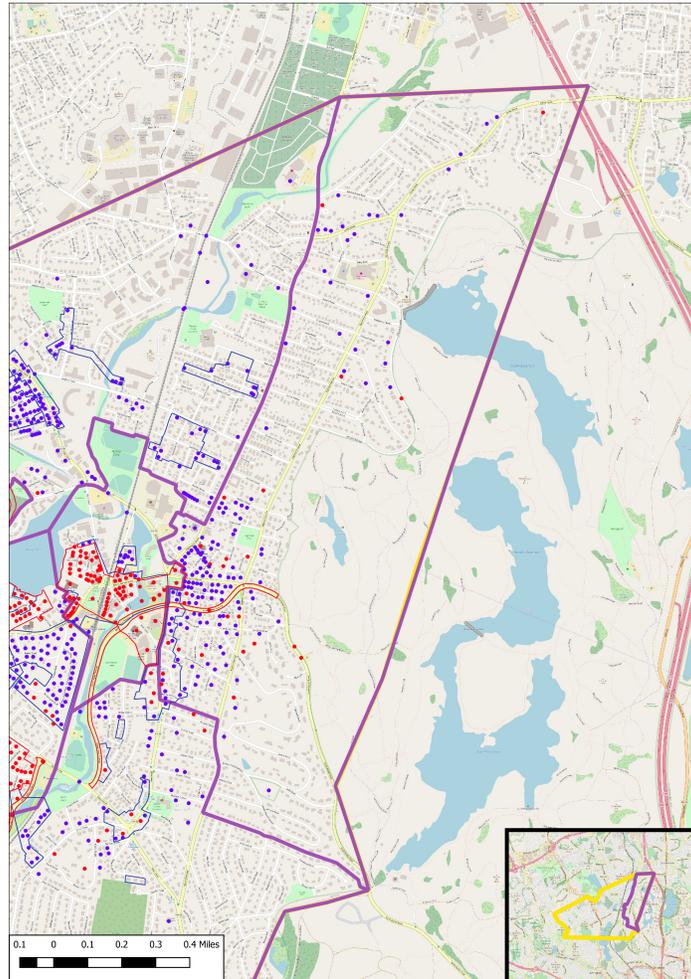
Cox/Valleywood: about 20 buildings constructed in the 1950s and 60s.

****Plymouth area****: Including Lockeland and adjacent Mayflower and Pocahontas. About 65 properties, most late 1950s, early 60s. The streets have somewhat distinctive characters, and the area is divided into two so that neither Plymouth nor Mayflower are as represented on maps.

Hutchinson Road: About 20 postwar buildings, plus 10 on Trinity.

Pilgrim Drive, with adjacent roads Bigelow, Hilltop, Westgate, Russett, Westgate, about 60 properties, most 1960s.

Winchester Highlands

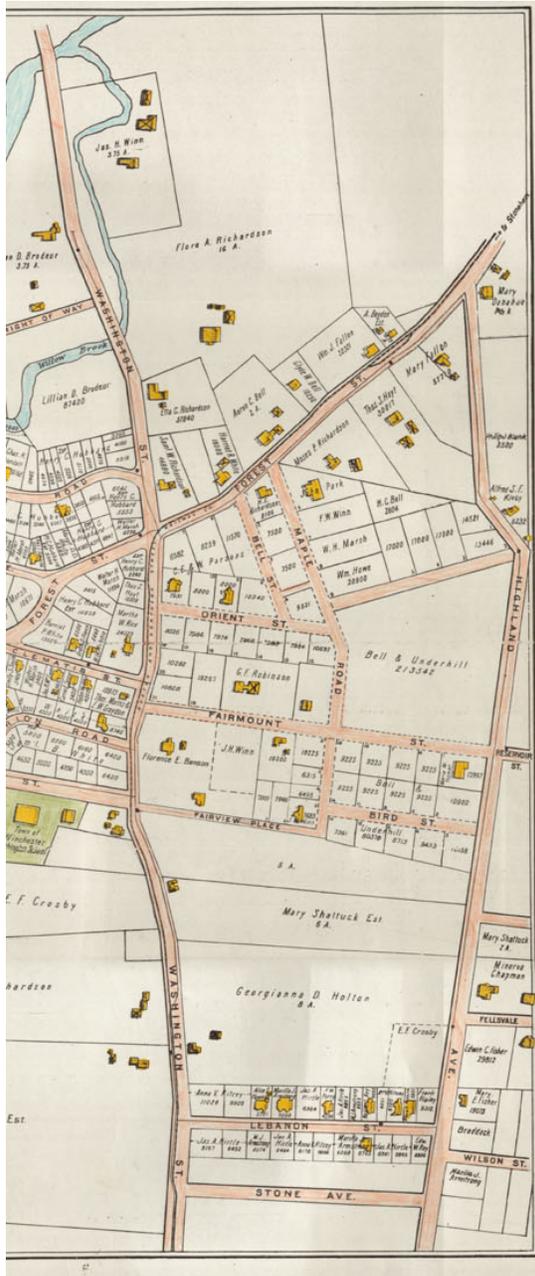


Nighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

This long, narrow neighborhood extends along the east bound of the Town and the Middlesex Fells Reservation. It is bounded on the north by the Stoneham line, on the west by Washington Street, and extends south to the Symmes Corner neighborhood. Because there is no hard bound there, like a natural feature or a major road, these neighborhoods merge into one another at the south end. At present that bound follows the rear parcel lines of Prospect Street, drops down Highland, follows the path of Pierpont itself, and then follows the rear parcel lines of Hollywood; alternative divisions may be revealed through further research. The area is very densely developed with resources from the mid-19th century through 1970, and it includes very large numbers of high-priority properties. This neighborhood will take a significant effort to cover.

Much of the area remained dispersed through the middle of the 19th century, and once-isolated farmsteads are to be found on the old roads known today as Washington and Forest. But the section just to the east of the Center was developed by several east-west roads extending out of the village by 1854, and important clusters of mid-century housing survives there. There are a

number of well-preserved examples of each of the emblematic forms and styles of the 19th century. Much of the earlier survey was focused here, and there should be a careful review of how much of this work should be repeated. The section of the neighborhood to the south of the Center was developed at the turn of the century with ample houses in a dense configuration.



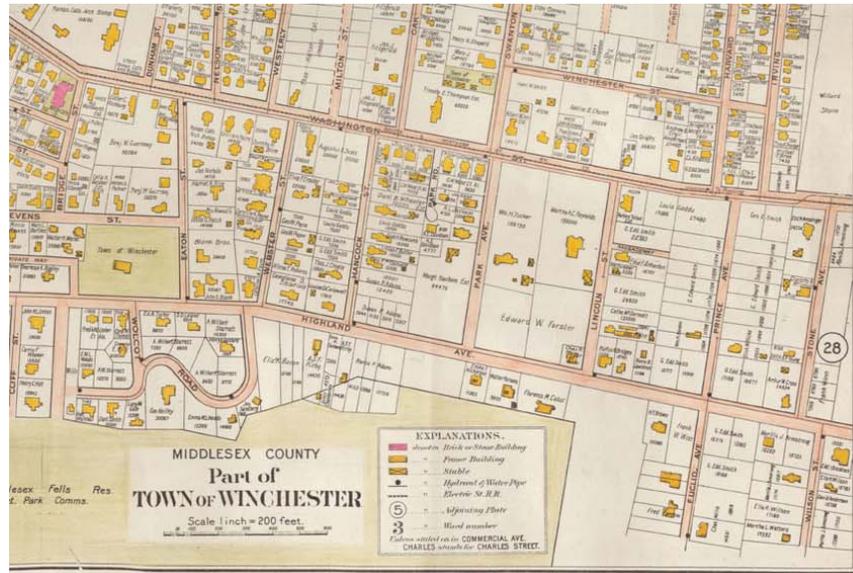
Walker Atlas of 1906 showing the north section of the neighborhood, north is up.

A handful of ambitious estates were built in the hills later in the 19th century, and while it may not have equaled Myopia Hill in ambition, very large and important houses survive here along Highland Avenue overlooking the Center and the valley and on some of the roads extending into the Fells. Large houses with mansard roofs, complex Queen Anne houses, and sprawling Colonial Revival mansions can all be found here. An exceptional plan for the east side of Highland was planned by Arthur T. Wyman for an area that would be called Hillcrest in the 1890s, with curving streets to be extended into the Fells in a design by Charles D. Elliot. While this plan was not executed, a distinctive landscape emerged here within a loop called North Boarder Road but later Hillcrest Parkway. Another distinctive set of curved street are found at the south of the neighborhood on Lorena and Ledgewood. Because of the Middlesex Fells Reservation, the development to the east of Highland was restricted, especially in the center of the neighborhood.

This area was eventually built out on a long ladder of streets running between Washington and Highland streets, though this proceeded slowly as some property owners held onto large parcels. These streets north of Eaton are quite various one to another as a result, with some late 19th and turn-of-the-century buildings surrounded by the early 20th century majority. Although primarily single family, this area includes some two-families as well in the streets immediately adjacent to the North End. The interwar development extended northwest on the south side of Forest Street. This has resulted

in much greater variety of scale, form and style here as opposed to the similarly laid-out blocks south of the Mystic Valley Parkway. There is also greater variety from block to block, some of which are highly consistent in character and others that are mixed. Some blocks, such as Park and Englewood, are almost completely consistent (Park with two-families and Englewood with early 20th-century single-families). Other blocks, such as Governors, Grayson and

Kenwin, developed much more slowly and therefore have a broader variety in terms of period, scale and style. The area on the north side of Forest was largely developed in the postwar period, and the hills overlooking Highland Avenue have been in-filled with large houses in recent years. Modern development has occurred on Davey Lane, Alice Lane, Eugene Drive, Keenen Drive, Dean Street, Andrea Circle, Churchill Circle, and Magnolia Way.



Walker Atlas of 1906 showing the central part of the neighborhood. North to the right.

The Highlands neighborhood has also experienced significant demolition, including about 46 properties on the map of demolitions since 2000 and the following surveyed properties:

- Richardson-Matten house, 6-8 Bridge St
- G. Robinson barn, 10 Fairmount St (house extant)
- Francis S. Richardson house, 128 Forest St
- Dike- Orne house, 257 Forest St
- Francis Chisholm house, 2 Highland Ave
- Calvin Richardson, Jr. house/barn, 149 Washington St
- Richardson-Parker house, 465-467 Washington St

The neighborhood was well covered by the initial survey, primarily by B forms in the early survey and MACRIS properties in this neighborhood number nearly 300. And, as the MACRIS map demonstrates, much of the earlier survey effort was focused on the oldest part of the neighborhood at its southern tip east of the center. In addition, of that 300, the number of houses constructed before 1875, listed below, far exceeds any other neighborhood, at well over 100. The Commission might determine that these numbers suggest a modified approach to early buildings, at least in this neighborhood. The area just to the east of the Center is a complex neighborhood with a long period of development and will be more difficult to successfully complete, though some other sections are narrower in date. Historically consistent streetscapes on the ladder of streets to the north may lend themselves to documentation in area forms, while the surviving estates on the east side of Highland worthy of documentation can be recorded individually. This neighborhood will be one of the Town’s most challenging.

Survey Recommendations:

Individual properties:

Public buildings and workplaces:

George Washington School, Highland, between Reservoir and Appalachian roads.
Winchester Hospital, Highland, between Valley, Maple, and Fairmount.
Old Winchester Hospital, 15 Lincoln St
Winchester Home for the Aged, 110 Mount Vernon St.
Brackett, Edward Fish Hatchery, 566 South Border Rd
Second Congregational Church, 485 Washington Street

Early houses:

Thomas Michael O'Laughlin, house, 7-9 Bridge St.
Richardson-Rogers house, 10-12 Bridge St
Isaac Knapp house, 8 Chestnut St
Sylvanus Elliot house, 12 Chestnut St
Josephus Johnson house, 25 Crescent Rd
Josephus Johnson house, 26 Crescent Rd
F. H. Rice house, 20 Eaton St
Horace A. Hatch house, 26 Eaton St
Joseph W. Guernsey tenant housing, 27-31 Eaton St
William H. Langley house 25 Elm St
Langley-Callahan barn/house, 26 Elm St
Symmes Store, 4 Fairview Terrace
Samuel Richardson barn, 118 Forest St
George L. White house 120 Forest St
Moses Pearson Richardson house, 131 Forest St
Calvin L. Parker house, 142 Forest St
Ashel Boyden house, 146 Forest St
George Lawrence house, 193 Forest St
Patrick McKenna house, 200 Forest St
Jason Richardson house, 224 Forest St
William Richardson house, 230 Forest St
Joseph Howe Tyler house, 7 Herrick St
Simonds-Budge house, 269 Highland Ave
Luthera Teele house, 287 Highland Ave
Moses Herrick house, 305 Highland Ave
John C. Mason house, 10 Hillside Ave
Charles E. Redfern house, 14 Hillside Ave
Joseph S. Shattuck house, 7 Kendall St
Edward Sullivan house, 9 Kendall St
Joseph Shattuck house, 10 Kendall St
Moses Herrick Barn 11 Leslie Rd
Prince-Metcalf house. 9 Madison Ave
Louis Goddu house, 13 Madison Ave
Hervy Wilbur house 379 Main St

Vinton-Putnam house, 409 Main St
Henry W. York house, 9 Mount Pleasant St
Clarimond Pierce house, 19 Mount Pleasant St
Carleton-Kemp house, 30 Mount Pleasant St
Alonzo E. Rowe house, 107 Mount Vernon St
Charles E. Sanderson house, 110 Mount Vernon St
Patch-Symmes house, 123 Mount Vernon St
T. T. Law house, 137 Mount Vernon St
Samuel B. White, Jr. house, 144 Mount Vernon St
Charles Pressey house, 145 Mount Vernon St
Charles Pressey house, 153 Mount Vernon St
Cephas Church house, 161 Mount Vernon St
Salem Wilder house, 158-160 Mount Vernon St
Charles Harrison Dunham house, 1 Myrtle St
John H. Dodge house, 11 Myrtle St
A. B. Potter house, 19 Myrtle St
Robert Crawford house, 13-15 Myrtle St
Conant-Stinson house, 16-18 Myrtle St
S. D. Quimby house, 34 Myrtle Terrace (NOT demolished)
Parker house, 180 Mystic Valley Pkwy
Alfred W. Quimby house, 185 Mystic Valley Pkwy
Warren-Billings house, 188 Mystic Valley Pkwy
Bowker- Barstow house, 189 Mystic Valley Pkwy
Skillings-Corse house, 174-176 Mystic Valley Pkwy
Hawes-Webb house, 7 Stevens St
Samuel B. White, Jr. house, 8 Stevens St
Pressey-Eustis house, 14 Stevens St
Zachariah Richardson house, 7 Sunset Rd
Joel Whitney house, 77 Walnut St
C. F. Stark house, 79 Walnut St
Abijah Thompson house, 81 Walnut St
George D. Moore house, 85 Walnut St
Jacob Stanton house, 21 Washington St
Warren Johnson house, 35 Washington St
Johnson-Bishop-Weatherbee house, 43 Washington St
Joy-Cushing house, 83 Washington St
Stillings-Davidson barn/house, 125 Washington St
George P. Brown house, 135 Washington St
Grammar-Stone house, 136 Washington St
Charles H. Dupee house, 145 Washington St
Calvin Richardson Jr. house, 151 Washington St
Jerome B. Judkins house, 162 Washington St
Stone-Eldridge house, 165 Washington St
John T. Wilson house, 189 Washington St
George R. Brine house, 219 Washington St
Samuel S. Holton house, 423 Washington St
Samuel Richardson house, 569 Washington St
Zachariah Richardson house, 597 Washington St

George P. Brown house, 49-51 Washington St
William M. Rand house, 12 Winthrop St
Cushman-Plummer house, 21 Winthrop St
Cushman-Boutwell house, 30 Winthrop St
Mary E. White house, 35 Winthrop St Ext

Areas for Survey:

Forest Street and vicinity:

****“Richardson Row”**:** The corridor along Forest Street from Washington to the Stoneham border includes an important group of early buildings as well as later infill. Difficult to estimate as some properties may be more appropriately considered with adjacent subdivisions. Perhaps 50 properties.

North of Forest: A large area developed largely in the 1950s, some in the 1960s as well as more recent infill. Includes Sawmill Brook Rd, Sunset Rd, Royalston Av, Hinds Rd, Grant Rd, Laurel Ln, Churchill. About 120 properties.

Bellevue: This small area is located south of Forest Street and is part of a loop with Eugene that was not fully built out until recently. Though some are new, most on Bellevue are postwar colonials. About 20 properties.

Forest Circle/Polk: Another small area south of Forest, this one including both pre and postwar dwellings, about 20 properties.

Chisolm/North Border: Also including Dana and Ware. Some prewar, most postwar. About 45 properties.

North of Center to Forest:

Eaton Street north to Park Avenue: Located between Washington and Highland, the three-block area includes Webster and Hancock. Subdivided and developed late in the 19th century, the area includes about 75 properties.

Park Avenue north to Lebanon Street: Turn of the century and early 20th century development with two-families as well as single family houses. Running between Washington and Highland and including Park Road, Governors Avenue, Lincoln Street, Prince Avenue, Stone Avenue, Lebanon Street. About 120 properties.

Englewood/Bonad/Grayson: Subdivided later but still developed mostly in interwar period. This was divided in some ways like a superblock, with a central loop. About 90 properties.

Fairmount/Maple Road: Subdivided by 1906 and developed in next several decades, this six-block area surrounds the Washington School. Including also Kenwin (Fairview), Orient, Valley, Highland Terrace, and parts of Highland Avenue. About 100 properties.

Hillcrest: Loop of Hillcrest from Highland curving east then north and terminating back at Highland as Reservoir Street. Also including Euclid Ave (a boulevard), Kenilworth, Wilson St, Fells Rd, and Ainsworth. A broad variety of both large and moderate-sized housing from the 1890s through the 1920s and 30s. About 100 properties.

East of the Center and south:

Mount Vernon: The earliest of the eastern extensions of residential development out of the Center by the mid-19th century. Located east of Main Street, the area includes parallel streets to the south including Myrtle, Mystic Valley Parkway, and Winthrop. About 70 properties.

St Mary Roman Catholic Parish Church Complex: Church on Washington and multiple buildings on former Judkins property across the street. About 5 properties.

Lower Washington: Located at the base of Washington and including properties on both sides of that street, north of Mount Vernon and including Elm, Kendall, Ash, Stevens, Bridge, Old Oak to Eaton. Like Mount Vernon an early area surrounding St Mary's Parish complex and perhaps extending to the west side of Washington. About 60 properties.

Mount Pleasant: South of the Center, the area extends south from Winthrop (south side) to Prospect between Main and Highland. It is crossed by Hillside and includes a number of arcs and cul-de-sacs including Summit, Fairview, Black Horse, Francis Circuit, Crescent, lower Mason. Largely turn-of-the-century houses with some important earlier and later examples. About 90 properties.

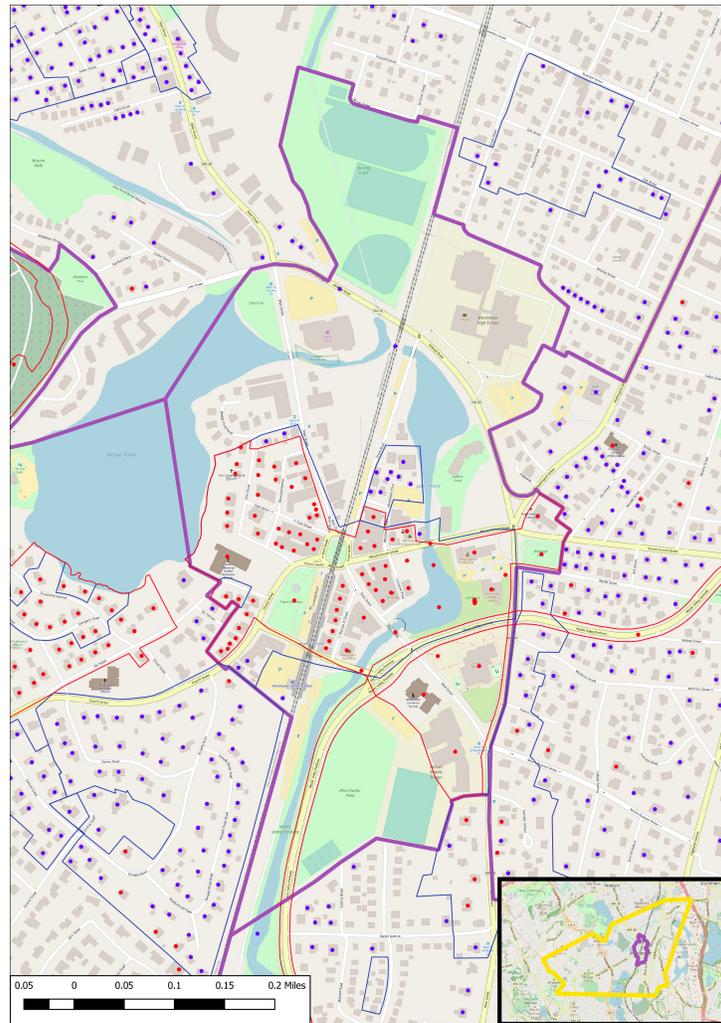
Wolcott/Cliff: Short streets east of Highland. Similar in character to Mount Pleasant, with large late 19th century examples. About 40 properties.

Myrtle Terrace: Turn-of-the-century properties and including upper Winthrop east of Highland. About 40 properties.

Ledgewood/Lorena: Some large turn-of-the-century properties and later infill. Including Mason and parts of Leslie and South Border Road. About 70 properties.

Felsdale: Including Jefferson and probably parts of Lawson and Leslie, development was begun in 1920, planned and designed by Edward Riggs Wait. Later houses represent a collection of quality design and construction from the post-war era. With a curvilinear street pattern and larger lots, the area has a distinctly sylvan feel. Recent infill of mostly very large houses. About 35 properties.

Winchester Center

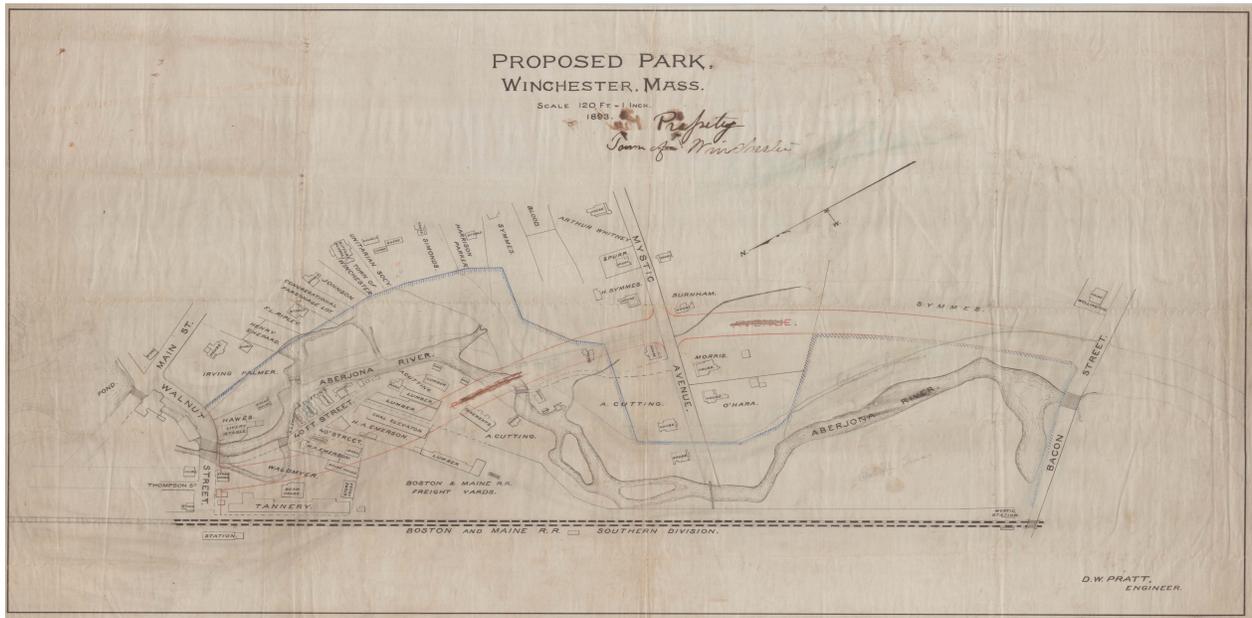


Neighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

The small neighborhood designated Winchester Center employs boundaries that focus attention on the public and commercial buildings that cluster there, and for the most part excludes the residential development that took place at its edges. Those bounds are therefore quite irregular, and a general description follows: The neighborhood extends from the Winchester High School and its fields on the north above Skillings Road and runs south to McCall Middle School and Manchester Field. The boundary on the west includes Wedge Pond and a line that jogs across the neighborhood to the railroad right-of-way where it turns south to follow that path. The boundary in the east follows the property line of the High School, crosses Washington Street to capture the Baptist Church and the park, then follows Washington Street south past the Middle School. The neighborhood is crossed by the Aberjona River and the railroad line, key features in the rise of this village, and by two important and long-standing regional routes that diverge, Main

Street to the northeast and Washington Street to the north. The center of the Center today is a small rotary around the elevated railroad bed, from which six roads extend like spokes of a wheel.

Although it only emerged as a real village in the nineteenth century, a number of activities aggregated in this area early on, with a bridge, early regional roadways, and small mills and associated dwellings. As is commonly the case at a river crossing, transportation routes focused there, gradually creating more spokes around that hub. Another distinctive aspect of the village related to its location on the Aberjona River was the development of mill privileges there, with dams for waterpower and large ponds stretching behind them. The river and this string of ponds shaped development in this vicinity, and though two of these ponds are gone, development responded to them and developed away from them, explaining some of the street patterns that can be difficult to understand today. Development in the village accelerated with the coming of the railroad and the rise of civic infrastructure after incorporation. Public buildings were needed, at first including the First Church, Lyceum, and schools, and as municipal services and population increased, so did their numbers here. Commercial buildings were equally important and eventually more numerous. Perhaps the Center's most distinctive development was the turn-of-the-century clearing of much of its industrial landscape and the subsequent managing and improving of the Aberjona. After years of planning, the level crossing here was eliminated in 1956 with the construction of the new station and raised tracks. While the area historically included a significant number of residences, today many of these are adapted to commercial use or are more recent blocks of apartments. The Center includes a great majority of the town's public buildings as well as its most ambitious commercial buildings.



Plan for the reorganization of the Center, 1893.

Winchester Center was well covered by the 1978 survey and most of it is within a historic district listed in the National Register of Historic Places in 1986. The neighborhood includes about 70 surveyed buildings, ten structures, and nine landscapes, most covered in individual forms rather than in area forms. In 2013, 48 properties were resurveyed, so this small area represents one of the best-studied neighborhoods in the Town. It is also now protected by the zoning code. Only one building has been reported demolished since 2000.

The survey effort should continue, to cover the remainder of the area as defined above, which brings the estimated total in the area to about 100 properties. The additional buildings are located on streets that extend primarily to the north of the area and district boundaries, on Wedge Pond Road, Main Street, Shore Road, and picks up a handful of other overlooked properties. Individual resources to be surveyed include examples of important town owned and other public buildings. Although generally National Register-listed properties have not been recommended for re-survey at this time, these buildings are of sufficient importance to warrant this attention and including them would continue the method established for survey in this neighborhood in 2013. Survey here should also include an area form for the Center itself, which would allow for consideration of properties not researched in earlier efforts but included in MACRIS as part of the NR district, as well as fleshing out the edges of the newly defined area. In the process of preparing that form, additional properties appropriate for individual survey or resurvey may be identified. In the longer term, the Commission should consider updating the existing NR nomination and reviewing its boundaries. One small sub area has been identified for separate coverage in an area form, the houses on Wedge Pond Road. The effort to undertake survey and designations in this small neighborhood will be considerably less than in the other six neighborhoods, and as noted earlier, might be combined with another survey effort to achieve a full survey budget.

Survey Recommendations:

individual properties:

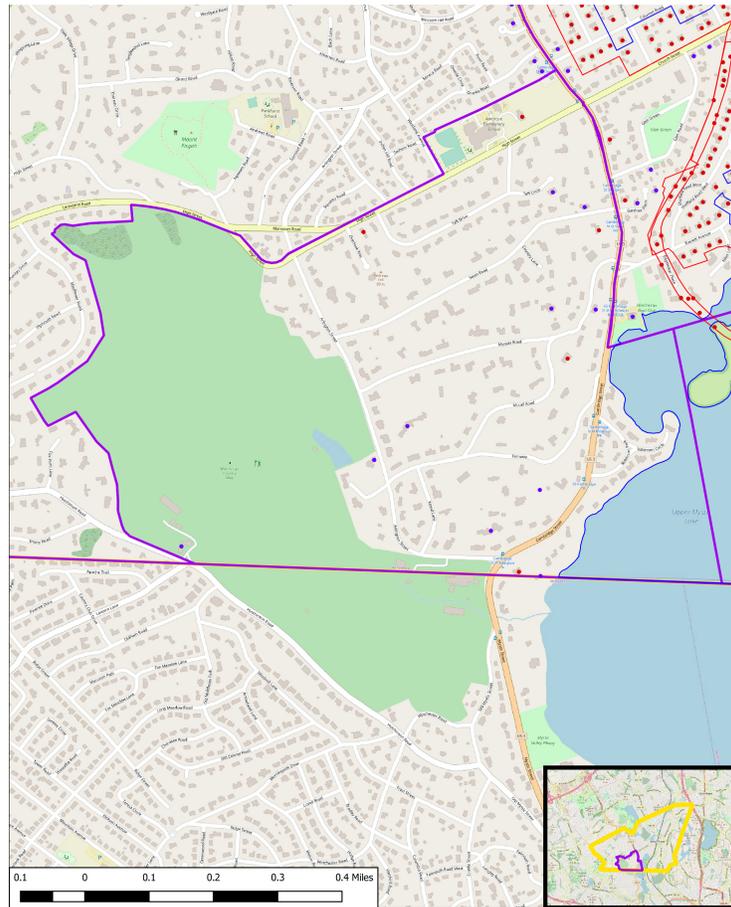
Winchester Town Common, Church Street
McCall Junior High School, 458 Main Street
Winchester Unitarian Church, 478 Main Street
Ripley Block, 527-535 Main Street
First Baptist Church, 90 Mount Vernon Street
Winchester High School/ Lincoln School, 161 Mystic Avenue
Hersey apartment house, 45-49 Vine Street
Winchester Public Library, 80 Washington Street
Kelley Hawes Storage Company, 8 Winchester Place

Survey areas:

Center area: Most of the neighborhood should be covered in this area form that will include about 100 properties; well more than half of these would also be covered by individual (mostly B) forms.

Wedge Pond Road area: A small development on a point extending into Wedge Pond, this area includes eight houses built between about 1900 and 1950.

Myopia Hill

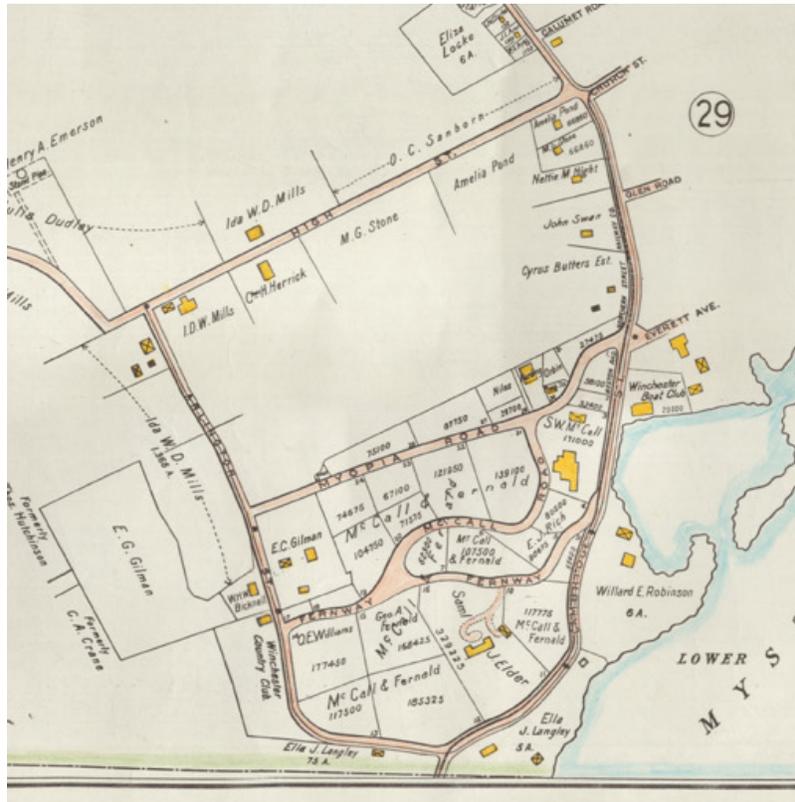


Neighborhood outlined in purple
blue dots and lines indicate surveyed properties;
red dots and lines indicate National Register listed properties
Map prepared by MHC GIS.

This small neighborhood at the south edge of the town is bound by High Street on the north, the bounds of the Winchester Country Club on the west, the Arlington town line on the south, and Cambridge Street to the east. The neighborhood also includes the smaller group of properties between Cambridge Street and the Mystic Lake. The total number of properties in the neighborhood is only about 200, which might have led some to conclude it should be handled as part of another adjacent neighborhood. It is, however, consistently identified as a distinct neighborhood with its own planning concerns.

Like much of the Old West Side, this neighborhood remained undeveloped until the turn of the twentieth century. Also called Andrews Hill, its more familiar name is derived from the first location of the Myopia Hunt Club. The area was initially one of large estates, many extant, including very large houses, associated support buildings, and often gardens, highlighted by those of Schrafft, Downes, McCall, Sanborn, and Remick. Many of the surviving, winding private lanes that access the area were designed by the Olmsted firm; the core of the estate area is along on Myopia, McCall, and Fernway. There is later suburban infill dating from the pre- and postwar eras, including houses along Arlington, significant Tudor Revival houses along Swan (laid out between

1906 and 1916), postwar houses by architect Royal Barry Wills on Wood Lane, and more modern types on Overlook and Taft. Much of the infill is on a scale that is harmonious with the earlier development and it retains much of its heavily-wooded, private feeling. Across Cambridge, Robinson Park is a distinct development of the 1920s, likely by Charles Osgood, in a variety of period styles including Colonial Revival and Tudor, some architect-designed.



Not covered by Sanborn Fire Insurance atlases, the Walker Atlas of 1906 shows the Myopia Hill neighborhood as it was developing as an estate district.

Considering the character of the area, it is interesting that there is not more survey and designation there; apparently some property owners were unwilling to cooperate. Fifteen properties have been surveyed, and five of these were individually listed in the National Register as part of the MRA effort. It is also worth noting that the map of demolition in the Town suggests that about eight properties have been lost since 2000.

Revisiting the area for more inclusive survey and perhaps additional designation will require a moderate effort as it is comparatively small and less dense than other neighborhoods. Three early buildings are found on the older roads edging the neighborhood, but one was listed and one surveyed in 2011. The Commission might want to survey or resurvey estate-scale buildings constructed before 1940 with B forms, but for the time being, only area forms have been recommended. It might be appropriate to combine this area with a portion of another neighborhood, for survey phasing purposes.

Survey Recommendations:

Individual properties:

There are no public buildings or workplaces in this area.
Samuel Wells house, 4 Arlington Street, is recommended for survey.

Survey Areas:

****McCall & Fernald Area****: The estate area, planned by Adams with the Olmsted Bros in 1902; with overlays of pre- and postwar suburban development. About 60 properties.

****Swan Road****: Primarily prewar, large suburban houses. About 30 properties.

****Wood Lane****: Small area of eight properties of the 1950s including Royal Barry Wills home and other works.

Overlook Way: Small area of six properties from 1935 to 1948.

Taft Drive and Circle: About 25 properties from the late 1950s and early 60s.

Country Lane: Four properties, 1966 to 72.

Robinson Circle and Park is a mix, most postwar, about a third later, about 15.

Arlington Street: About fifty properties and very mixed throughout the 20th century and into the 21st. Should review in association with adjacent areas noted above to see if some development is associated, then make a plan.

General Recommendations for Research on Winchester's Historic Landscape

While the work to survey Winchester neighborhoods proceeds, other research projects may be appropriate, depending on changing circumstances and available funding. The Commission will want to consider research projects to address broader town-wide themes and to complement and support other planning efforts by the Commission and other town boards. Planning for Town schools, for example, suggests that research on Lynch and Muraco might go forward before their neighborhoods are undertaken, and similar threats may suggest similar work elsewhere as circumstances change over the decade of planned work. The Commission might decide to launch a parallel effort at increasing its National Register-listed properties and areas, which would generate new survey needs. Funding opportunities may also present themselves that would suggest thematic work. Cooperative efforts with the Planning Board, for example, which has funded survey work in the past, might present additional opportunities for research. Should the Commission develop a method for generally characterizing areas and neighborhoods, some concerns about pace might also be allayed.

Survey all town-owned resources.

This was a recommendation of the preservation plan and helps the Commission act as responsible stewards for Town resources. Much of this has been undertaken as part of the recent survey of the Center, and more will be accomplished during the survey of that neighborhood. In general, the consultant suggests that the remainder of this work be done on a neighborhood-by-neighborhood basis, while emergencies be dealt with incrementally with the Commission's annual budget. At least one exception is the survey of the Town's schools. It would be more efficient and more informative if the schools were surveyed as part of a thematic survey. The records of the school committee in town annual reports are voluminous, regularly the largest substantive material in them. It would be advisable for these records to be reviewed once in a comprehensive fashion, and for the research undertaken to then be included in both individual B forms and a thematic essay that addresses the changes in educational goals over time.

Develop a spread sheet or database for information from the other 1970s survey forms.

There is good information there, but it is difficult to access in its current form. This work might be done by volunteers.

Identify other themes for comprehensive town-wide research.

These projects might include planning and zoning history, critical developers, or specific time-periods. For example, the Town's Annual Reports list every building constructed in the 1920s and 30s, and this town-wide data might be of greatest assistance if analyzed at once.

Develop methods for describing the character of neighborhoods and areas.

Winchester's planning goals for its neighborhoods, including advisory guidelines for new construction and additions, will greatly benefit from the sort of information that emerges from survey efforts. But current MHC survey process is not specifically oriented to that goal, and it would be useful for the Commission to develop a particular approach to this community need. That research would emphasize visual analysis over historical research and should not require the time and effort associated with the survey itself. A succinct descriptive summary and the enumeration of critical features would form the core of such a document. If the MHC cannot endorse such an approach or product, or if the community would like this information on a quicker

timeline, the Commission and the Planning Board should investigate alternative funding sources for this work.

Other planning recommendations are important to overall preservation planning in the Town and moving forward with them could impact the survey plans outlined here.

Identify Local Historic Districts(s) and Neighborhood Conservation Areas.

These designations improve protection for historic resources and establishing at least one is a critical step for the Commission to work toward CLG status, which in turn would improve access to funding for survey and designation. Once areas have been selected for this treatment, priorities for the order of neighborhood survey might shift, as would the character of survey undertaken there, likely to include more intensive coverage with B forms.

Update and expand National Register listings:

Although designation provides little protection, the associated research and determination of significance can be helpful to protection efforts like demolition delay and the establishment of preservation districts. The current nominations are for the most part very rudimentary and the MRA cut-off of 1916 ignores many significant resources in Town. Consideration of this work should be part of survey planning for the Center, the Old West Side, and the Highlands. Here as well, moving forward on this could shift survey priorities and later methods.

Work Toward Certified Local Government Status.

Winchester's Commission meets many of the requirements for this status but for a preservation ordinance and establishing at least one local historic district is the critical step the Commission has yet to achieve. Among several advantages the program would offer to Winchester, CLG status would improve access to funding for future survey and National Register designation efforts.

Bibliography

Primary Sources:

AmericanAncesters.org.

Ancestry.com.

Middlesex County Registry of Deeds.

Winchester Archival Center Collections.

Winchester Town Records:

Assessors records: The town's GIS assessors maps can be a challenge to locate through the town website; the link is: <http://host.cdmsmithgis.com/WinchesterMA/>. Valuations occasionally printed in Town Report, and manuscript records survive for 1860-1890.

Current property database appears to include accurate dating of postwar buildings and probably for buildings after about 1930 as well.

Building Department records: Permits from mid-1920s, few older plans, current records complete.

Engineering Department records: Scanned plot

Winchester *Star*, 1901 to 1972 available on Library website; from 1881 on microfilm.

Winchester Town Reports: annual since 1850.

Winchester Directories: *Blue book and house guide of Winchester: containing lists of the residents, societies, churches, etc., street directory and map of Winchester*. Title and content varies. 1895, 1905, 1912, 1914, 1816, 1918, 1919, 1922, 1924. [should be checked against shelf in library and archives].

Winchester Voting/Poll Lists: 1896 (name only), 1904 (name and occupation only), 1906-1919, 1921-1925, 1928-1929, 1931, 1933-1939, 1941 to present. [should be checked against shelf in library and archives].

Woburn Directories (including Winchester): 1874, 1881, 1889, 1893, 1895, 1897, 1899, 1901, 1903, 1905, 1908-09, 1911, 1913, 1915, 1920. [[should be checked against shelf in library and archives].

Maps and Atlases (chronological order):

John G. Hales. Map of Boston and Its vicinity from actual survey, 1833.

H.F. Walling, *Map of Winchester*, 1854.

J.B. Beers, *Atlas of Middlesex County*, 1875.

A.F. Poole Co., [Bird's Eye View], 1886.

George H. Walker, *Atlas of Middlesex County*, 1889.

Robbins & Enrich, [Bird's Eye View], 1898.

George H. Walker, *Atlas of Middlesex County*, 1906

Sanborn Fire Insurance Atlases, 1916, 1921, 1929, 1929/50.

Winchester Town Maps 1936, 1975.

Ernest Dudley Chase's illustrated maps of Winchester, 1941, 1952, 1957, 1964,

Major Planning Documents (chronological order):

- Allen Benjamin and Associates, Town Planners, Master Plan Study, 1953.
Gretchen Schuler, A Plan to Preserve Winchester's Architectural Heritage, 2004.
Goody Clancy, Draft Comprehensive Master Plan, 2007 (chapters 1, 2, 3, 5, and 6).
Winchester Planning Board, Master Plan Steering Committee, Master Plan, Phase One Report on Housing, Neighborhoods, Town Center, Economic Development, 2010.

Histories of Winchester and Its Architecture:

- Chapman, Henry Smith. *A History of Winchester. Volume One*. Winchester: Town of Winchester, 1936/1975.
July 4th, 1890: 250th anniversary of the first white settlement within the territory of Winchester: Charlestown, 1633, Waterfield 1638, Charlestown Village, 1640, Woburn, 1642, Winchester 1850. [Boston: Barta Press, 1890]. 32p.
Meister, Maureen. *Architecture and the Arts and Crafts Movement in Boston: Harvard's H. Langford Warren*. 2003. Hanover, N.H.: University Press of New England, 2003.
_____, "George Rand's Winchester," series of articles in the *Winchester Star*, 23 May through 10 October 1991.
_____, and Richard Joslin, "Patterson Smith's Winchester," series in the *Winchester Star*, 12 May through 8 September 1994.
Simonds, Henry E. *Winchester Then and Now*. Woburn: *Woburn Daily Times and Chronicle*, 1982.
Stone, Bruce Winchester. *A History of Winchester. Volume Two*. Winchester: Town of Winchester, 1975.
Wadleigh, Edwin A., "Winchester," *History of Middlesex County....*, ed. Samuel Adams Drake. 1879-1880.
<https://books.google.com/books?id=hNaAnwRMedUC&pg=PA506&dq=History+of+Middlesex+County,+Massachusetts#v=onepage&q=History%20of%20Middlesex%20County%2C%20Massachusetts&f=false>
Wilson, Theodore P. *Pictorial History of Winchester*. Theo P. Wilson, 1914.
_____. *Winchester, fifty years a town, published to commemorate the fiftieth anniversary of the town of Winchester, Massachusetts*. [Winchester, Mass.] : The Winchester Star, [1900]. 80 p.
Winchester Historical Society. *Winchester, Massachusetts: The Architectural Heritage of a Victorian Town*. Winchester: Winchester Historical Society, 1988.
_____, *Architects of Winchester:*
 "Herbert Dudley Hale, French Method, Health Laws, and Progressive Views on Education contribute to a New Winchester High School," by James Owens Ross.
 "Alexander Esty, A Romanesque Church Design: Image and Meaning" by Nina Harkrader.
 "Theodore Voelckers, A Picturesque Public Hall for a New Town" by Roger G. Reed.
 "Herbert J. Kellaway, Linking Water, Parks and Parkways in the Olmsted Tradition," by Julie Khuen.
 "Hill & James, Beaux Arts Splendor in a Suburban Setting," by Roger G. Reed.
 "Frost and Raymond, Suburbia and the Single-Family House of the 1920's," by Nancy Gruskin.
 "John Kutts: Rare Drawings and Records for an 1830 House," by Roger G. Reed.

“Robert Coit: Houses and Public Buildings in an Age of Suburban Growth,” by Ellen Spencer.
Winchester the Beautiful. Winchester Mass.: Winchester National Bank, 194- .
Withington, William A. *The Impact of Residential Growth on Land Use in a Suburb, 1930 to 1950, Winchester, Massachusetts.* PhD Dissertation, Northwestern University, 1955.

Other thematic histories and histories of the Middlesex Canal and of Woburn can be found at:

<http://www.winpublib.org/reference-and-research/local-history/historical-documents/select-bibliography-of-published-resources-for-the-history-of-winchester>

General Secondary Sources:

- Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*. National Register Bulletin, National Park Service, 2002.
- Clark, Clifford Edward, Jr. *The American Family Home, 1800-1960*. Chapel Hill: University of North Carolina Press, 1986.
- Cromley, Elizabeth Collins. *The Food Axis: Cooking, Eating, and the Architecture of American Houses*. Charlottesville: The University of Virginia Press, 2010.
- Eisenstadt, Sandy. *The Modern American House, Spaciousness and Middle Class Identity* (Cambridge: Cambridge University Press, 2006),
- Fogelson, Robert M. *Bourgeois Nightmares: Suburbia, 1870-1930* (New Haven: Yale University Press, 2005).
- Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home*. Boston: Houghton Mifflin Company, 2004.
- Garvin, James. *A Building History of Northern New England*. Hanover: university Press of New England, 2001.
- Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge: The MIT Press, 1986.
- Harris, Dianne. *Little White Houses: How the Postwar Home Constructed Race in America*. Minneapolis: University of Minnesota Press, 2013.
- Harris, Richard, “Tulips in Winter: A Sales Job for the Tract House,” *Buildings & Landscapes*, 15 (2008), pp. 1-10.
- Hayden, Dolores. *Building Suburbia: Green Fields and Urban Growth, 1820-2000*. New York: Pantheon Books, 2003.
- Hewitt, Mark Alan. *The Architect & the American Country House*. New Haven: Yale University Press, 1990.
- Hubka, Thomas C., “The American Ranch House: Traditional Design Method in Modern Popular Culture,” *Traditional Dwellings and Settlements Review*, Vol. 7 (1995), pp. 33-39.
- _____. *Big House, Little House, Back House, Barn: The Connected Farm Buildings of New England*. Hanover: The University Press of New England, 1984.
- _____. *Houses Without Names: Architectural Nomenclature and the Classification of America’s Common Houses*. Knoxville: University of Tennessee Press, 2013.
- Hunter, Christine. *Ranches, Rowhouses & Railroad Flats; American Homes: How They Shape Our Landscapes and Neighborhoods*. New York: W.W. Norton & Company, 1999.

- Jacobs, James Andrew. *Detached America: Building Houses in Postwar Suburbia*. Charlottesville: University of Virginia Press, 2015.
- Landscape Research, *Northwest Arlington, Massachusetts: An Architectural and Historical Study*. Arlington Historical Commission, 1980.
- Lane, Barbara Miller. *Houses for a New World: Builders and Buyers in American Suburbs, 1945-1965*. Princeton: Princeton University Press, 2015.
- McAlester, Virginia Savage. *A Field Guide to American Houses* (revised and expanded). New York: Alfred A. Knopf, 2013.
- Morgan, Keith N, Elizabeth Hope Cushing, and Roger G. Reed. *Community By Design: The Olmstead Firm and the Development of Brookline, Massachusetts*. Amherst: University of Massachusetts Press, 2013.
- Muir, Diana. *Reflections in Bullough's Pond: Economy and Ecosystem in New England*. Hanover: University Press of New England, 2000.
- O'Connell, James C. *The Hub's Metropolis: Greater Boston's Development from Railroad Suburbs to Smart Growth*. Cambridge: MIT Press, 2013.
- Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American Home*. Woodstock, NY: The Overlook Press, 1981.
- Weiss, Marc A. *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning*. New York: Columbia University Press, 1987.
- Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: MIT Press, 1981.