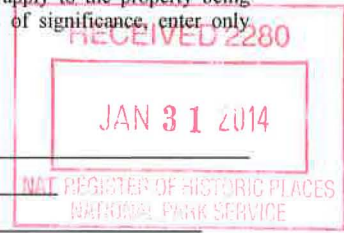


United States Department of the Interior
National Park Service

63

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Highland School (historic name)

Other names/site number: Arthur W. Dalrymple School

Name of related multiple property listing: N/A

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

2. Location

Street & number: 36 Grovers Avenue

City or town: Winthrop State: MA County: Suffolk

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Brona Simon</u>	<u>January 7, 2014</u>
<hr/>	
Signature of certifying official/Title: Brona Simon, SHPO	Date
<hr/>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patrick Andrews
Signature of the Keeper

3/18/2014
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
-

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revival/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK
CONCRETE/CAST STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Highland School, renamed the Arthur W. Dalrymple School in 1973, is located in the Winthrop Highlands neighborhood, which is situated toward the northeast corner of the town of Winthrop, MA (Figures 1, 3). The school is one block west of Winthrop's east shore on Massachusetts Bay. It sits on an irregular lot, approximately L-shaped in plan, located at the northwest corner of Grovers and Crest avenues (Figure 4). Facing east toward the Atlantic Ocean, the building is approximately centered on the lot and sits approximately 30 feet back from Grovers Avenue. Much of the remainder of the lot is paved for parking.

The Highland School is a good example of a 1920s municipal school building that combines a Classical Revival style with Patterned Brick architectural details, which were common during this era. The two-story, red-brick school features brick panels and contrasting cast-stone trim (photos 1, 2, 3). The three nearly identical, bold stone entrance surrounds—at the north (photo 7), east (photo 5), and south (photo 1) elevations—are major character-defining features of the Classical Revival style. In addition, a horizontal emphasis is created by the contrasting watertable, beltcourses, and cornice. Patterned Brick details are subtle and include vertical panels framing the projecting pavilions, a stepped parapet, and panels set in the parapet and on the rear brick chimney. The Highland School retains its architectural integrity, except for the replacement of the original windows and doors.

The school has four parts: the main block, the auditorium, the boiler room, and the north addition, which are all connected and comprise one building (see exterior photo key). The two-story main block (photo 2)

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

is approximately rectangular in plan and contains the classrooms and offices. The one-story auditorium (photos 10, 11) is four bays deep by four bays wide and projects from the south end of the rear (west) elevation. The one-story boiler room, which is attached to the west elevation of the main block and to the north elevation of the auditorium (photo 9), is set almost entirely below grade so that its flat roof is just visible. A round chimney rises from its north elevation. Access to the boiler room is from the basement of the main classroom building. The school, auditorium, and boiler room were constructed in 1921. In 1929, the town expanded the school with a two-story-plus-basement north addition (photos 4, 7, 8), which is one classroom wide and two classrooms deep.

Narrative Description

Neighborhood and Site

The Highland School is at the northern tip of Winthrop Shore Drive, a historic parkway that is listed in the National Register (2004) as part of the Metropolitan Park System of Greater Boston MPS. Winthrop Shore Drive, which runs south from Grovers Avenue approximately 1.2 miles along Winthrop Beach, was designed by noted landscape architect Charles Eliot in 1899, with later work done by the Olmsted Brothers. The Winthrop Center/Metcalf Square Historic District (NR 2010) is approximately one-half mile southwest of the Highland School. The historic district is a municipal and commercial center, and also includes several churches.

The Highland School is set in a neighborhood of wood-frame, single-family, and duplex residences, including some intact examples of late 19th- and early 20th-century styles. The school faces east, with a view of Massachusetts Bay toward the southeast over Winthrop Shore Drive. There are also limited views of the ocean directly to the east between the houses and trees. Although the grade of the site has a relatively gradual slope down from south to north and from west to east, the grade drops dramatically to the east of the lot. Moving east from the east side of Grovers Avenue, the grade of the house lots drops a few yards to a concrete seawall and then to the ocean below.

A semicircular drive approaches the school from Grovers Avenue, centered on the Grovers Avenue entrance (Figure 7). There is a paved parking area to the south of the school (photo 1), a large paved area for play, and parking to the north and northwest of the building. A low chain-link fence runs along the sidewalk at Grovers Avenue and Crest Avenue. A sidewalk runs parallel to the building along the west border of the site (photo 11). A concrete walk set approximately ten feet from the building runs parallel to the front of the school (photo 2). A third walk runs from Grovers Avenue along the south elevation, and curves to lead out to Crest Avenue. There is a planted area of grass and trees in front of the school framed by the drive, and another area of grass and trees fills the southeast corner of the site.

Exterior

East (Grovers Avenue) Elevation

The Highland School's brick walls, laid in common bond, rise to a stepped brick parapet, which rims a flat roof. The school sits on a raised basement, and the façade is characterized by projecting and receding planes with window openings set in groups ranging from three to five in a row. The façade's irregular rhythm of bays (3/3/3/3/5/4) is the result of changes made to the building in 1929 (photos 3, 4). Except for the school name carved in the frieze above the east (main) entrance, the three surrounds (south, east, and north) are almost identical.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

The building was originally symmetrical, with the main entrance centered in the façade (figure 8). With the 1929 north addition, the façade is now asymmetrical. Window and door openings have flat arches (photos 2, 8) and during the 1929 renovations, two bays of windows were cut into this elevation (photo 3; bays 13 and 17). Throughout the building, the windows have been replaced with a fiberglass panel and an aluminum hopper lower sash (photos 1-3, 8-11, 18). Original, 6/6, double-hung wood windows remain at the rear of the auditorium and at the rear of the coat rooms (photo 21).

Brick details are subtle, and include vertical panels framing the projecting pavilions of the main building (photo 2), and on the square chimney (photo 10), horizontal panels in the parapet above the entries (photo 13), and two large panels framing the central entry on the north elevation (photo 7). The brick parapet steps up at the center of each of the original pavilions and above the entrances (photos 1-3, 7). It is capped by cast-stone coping. Other contrasting cast-stone trim, characteristic of Patterned Brick detailing, includes a watertable at the basement, a sillcourse at the first story, keystones at the first-story window openings, second-story window sills, a narrow frieze, and cornice above the second-story windows. A strong horizontal emphasis is created by the watertable and first-story sillcourse, and by the cornice. That, along with crisp detailing of the cornice and entrance surrounds, is characteristic of the Classical Revival style.

To save money, a few details were revised in the original drawings and are shown by handwritten notes on the blueprints (figure 8). Two courses of cast stone, one above the watertable (photo 14) and one above the cornice, were replaced with single brick soldier courses. A band of brick with diamond-shaped, cast-stone insets to be installed above the second-story windows was not built. Horizontal cast-stone panels to be installed in the parapet above each pavilion and each entrance were replaced with a panel framed in a flush brick header course (photos 13, 14).

The three cast-stone entrance surrounds have paneled pilasters supporting a frieze and cornice surmounted by a blind balustrade, which spans between two paneled plinths. Above each pilaster, the frieze is ornamented with triglyphs. The matching surrounds frame the center entrances on the north and south elevations, as well as the main Grovers Avenue entrance (east elevation), which is slightly wider than those on the north and south elevations (photo 5). The name "HIGHLAND SCHOOL" is incised into the frieze of the Grovers Avenue entrance surround. Three steps lead up to the Grovers Avenue entrance, which has replacement aluminum-frame, glass-panel doors with a transom (photos 5, 15).

The five-bay south elevation (photo 1) has a central entrance surmounted by a tall segmental-arched window. The entrance has one step and is set at the base of a shallow pavilion (figure 9). The patterned brick-and-cast-stone trim on this elevation match that of the (east) façade. The south elevation of the auditorium, which is set back three bays from the plane of the south elevation of the main block, has two segmental-arched windows and an enclosed brick vestibule with a flat roof and a pent-roofed canopy supported on heavy wood brackets (photos 11, 12). The canopy shelters two entries, which have paired replacement flush metal doors. The simplified cast-stone detail on the auditorium includes a watertable, cornice, and parapet coping.

The west elevation is similar to the east in its fenestration and alternating receding and projecting planes (photos 8-11). However, there are differences. An original, square, brick exterior chimney is located at the ninth bay of the west elevation (photo 10), and the one-story auditorium is attached to bays 12-18. The west elevation of the auditorium has flat-arched window openings framed by cast-stone sills and lintels (photo 11). Three high, centered windows (which light the backstage) are framed by single 9/9 windows.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

In 1929 the north addition was built, with three levels containing two classrooms per floor (figure 11). The north elevation has a center entrance surmounted by a tall, flat-arched, stair hall window (photo 7). The opening has a cast-stone keystone and a metal spandrel panel. This elevation has no other windows, but it does have the cast-stone beltcourses and cornice found on the other elevations. As at the south elevation, the entrance is set at the base of a shallow projecting pavilion, and there are four steps leading up to the entrance. The existing north entrance surround is the original (from 1921), which, according to the Brainerd & Taylor drawings, was reinstalled on the new north elevation. The north elevation of the auditorium has three segmental-arched windows with cast-stone keystones (photo 10).

In 1929, two bays of windows were cut into the east façade on the original north classroom, and one bay of windows was added on the west elevation. These openings are identified by the fact that they have no keystones and they interrupt the panel detailing (photos 3, 4).

Eight brick vent stacks rise above the roof of the main building. Two brick chimneys or vent stacks (photo 11) rise from the auditorium, and one square chimney rises from the west elevation of the school (photo 10). A tall, round, terra-cotta chimney, connected to the north elevation of the below-grade boiler room, was added in 1929 (photo 9).

The original drawings show double-hung windows, the most common being 12/12; smaller openings held 6/6 (figures 8, 9). The large segmental-arched auditorium window openings held 15/15 sash with five-light segmental-arched transoms. The entrances are shown on the original drawings, with paired, multilight doors surmounted by tall three-light transoms. The auditorium entrances had no transoms. Two original exterior windows were found in the auditorium, and one remains in a coatroom. A few original interior doors were located in the basement and in the doorways between the classrooms (photos 18, 19, 24).

Interior

The interior of the school retains its 1929 floor plan and much of its interior trim. Except for the 1929 north addition, which extended the building to the north by the length of one classroom, the original (1921) floor plan has not changed. The first floor is bisected by a wide north-south corridor with a stair hall at either end, leading to the exterior doors (figure 5). The main entrance hall intersects the corridor from the east. The entrance vestibule is framed on the interior by a large wooden doorframe with glazed transom and sidelights (photo 15). The original wood transom remains. The double doors have been removed. Eight steps lead up to the first-floor corridor. A fire partition at the top of the stairs separates the corridor from the entrance hall, and there are original fire partitions installed at the south and north stairs; the south partitions date from 1921, while the partitions at the north stair date from 1929. The north and south stair halls each have a half-turn stair with landings. The south stair is original, and has badly worn terrazzo treads. The north stair was built in 1929. The treads are concrete with metal edges. In both stairs the balusters are metal, the newels are square in plan, and the railings are wood (photos 22, 23).

The corridor floors are wood, the walls and ceilings are plaster and there is a simple wood molding at approximately five feet (photo 20). The floors in the north addition are concrete, and in the north addition classrooms, the concrete is covered with a rubberized cloth. Basement floors are also concrete. Suspended acoustical ceiling tiles have been installed at the ceiling of the 1929 north addition at the second-floor corridor. In general, the classroom doors are recessed in the wall and they originally had transoms, which have been filled with a fire-rated panel. Existing replacement classroom doors are flush and include a vision panel. Doors between the classrooms are wood with five horizontal panels.

According to the original Willard Bacon drawings (figure 5), the main entrance stairs were framed by the principal's room on the north side (with a large interior window overlooking the stairs) and a teachers'

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

room on the south. The auditorium (photo 17) is directly across the corridor from the entrance, with a classroom at each corner of the building. Each classroom had a narrow enclosed corridor or "Ward Robe" at one end (photo 21), which held coat hooks along the walls. Each wardrobe can be entered from the classroom and from the corridor. From the corridor, the wardrobes can be identified because they have no transoms. At the second floor, there is one additional classroom above the space that held the entrance stair, principal's room, and teachers' room below, and a narrow room labeled the "Nurse's Room" on the west side of the corridor. The basement had the Boys' toilet in the southwest corner, the Manual Training Room in the southeast corner, the Girls' toilet in the northeast corner, and the Sewing Room in the northwest corner. One minor difference in the 1929 classrooms: the coats were hung in closets set along one wall within the classroom (photo 19).

Inside the classrooms, the floors are wood or vinyl tile, the walls are plaster with chalkboards, wood chair rails, and picture moldings (photo 18). The windows are recessed in the openings and have no ornamental surrounds.

The auditorium extends west from the west side of the first-floor corridor. The corridor bay between the main entrance and the auditorium is framed by paneled wood pilasters supporting paneled wood beams (photo 16); the auditorium entrance has an architrave supported on pilasters. It has a wood floor, a shallow stage with a wood proscenium arch, and a simple chair rail as seen in the classrooms (photo 17). The oversized windows on the north and south walls have simple wood surrounds. Five steps framed by a wood openwork balustrade lead down from the level of the first floor to the auditorium. The space in the basement below the auditorium was the playroom, presumably for days of bad weather.

Drawings for the basement level of the 1929 north addition moved the sewing room into the new northwest classroom and the manual training room to the northeast classroom. The former sewing room was converted to a janitor's office and storage. No evidence remains of any purpose-built classrooms.

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

EDUCATION

COMMUNITY PLANNING AND DEVELOPMENT

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

Period of Significance

1921 – 1963

Significant Dates

1921— school opens

1929— north addition

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Willard M. Bacon , 1921

Brainerd & Taylor, 1929

Coleman Bros./ Builder, 1921

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Dedicated in March 1921 as the **Highland School**, the building served the town of Winthrop as a public elementary school until it was closed in 2004. An intact and good example of a Classical Revival-style neighborhood elementary school, it possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It meets National Register criteria A and C with a local level of significance. The period of significance extends from its opening in 1921 to 1963, which is the standard 50-year cutoff established by the National Park Service to allow adequate time for the significance of a property to be considered in an objective historical context. At the close of the period of significance, the Highland School was still operating as a neighborhood school serving all elementary grades in the Winthrop Highlands neighborhood. At present, the Highland School is one of three that remain of nine public schools constructed by the town between 1881 and 1924. None of the three is currently being used as a school.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Community Development: The Highland School is an example of a neighborhood public school building that reflects the period of Winthrop's establishment as a primarily residential suburb of Boston. This was the era of Winthrop's change in character from a summer community to a streetcar suburb, and finally, to a 20th-century automobile suburb.

Education: The Highland School exemplifies the period when public schools, especially elementary schools, were distributed around town in the neighborhoods, rather than having the schools centralized, as is often the case today. As one of three remaining schools built by the Town of Winthrop between 1881 and 1924, it is significant for its long association with public primary-school education in Winthrop, and has become a rare representative of Winthrop's educational planning in the late 19th and early 20th centuries.

Architecture: The building is a good example of a Classical Revival-style school with Pattern Brick detailing that was popular in the 1920s. Major character-defining features include the three masonry door surrounds with blind balustrades, the splayed brick lintels with keystones, the stepped parapet, and the paneled brickwork. The building is also architecturally significant as an intact example of the work of Willard M. Bacon, a Boston-based architect and Winthrop resident. He designed most of Winthrop's municipal buildings around the turn of the 20th century, as well as upper-middle-class residential architecture in Winthrop, Boston (Dorchester), Cambridge, and other suburban towns in the Boston area. The school is a modest example of Bacon's work in brick masonry, exemplifying one of several architectural styles employed by Bacon, a testament to his skill and creativity.

History of Winthrop and Winthrop Highlands

The town of Winthrop is an irregularly shaped peninsula that forms the northeastern boundary of Boston Harbor and is the most easterly point of Suffolk County. Bordered primarily by water, it is connected to the city of Revere on the mainland by a narrow neck at its northwest corner. To the west, Belle Isle Inlet separates it from neighboring East Boston, while Boston Harbor forms its remaining west and south borders. The Atlantic Ocean is to the east and Broad Sound is to the north.

In the 18th century, the southern tip of Winthrop was named Pullen Poynte because fisherman had to pull their boats against strong currents off the peninsula's Point Shirley in order to reach the sheltered anchorages of the Boston Harbor side of the point.¹ Eventually the name spread to the entire peninsula. The town of Boston annexed the peninsula in 1632, and through most the 17th century all of the land was held by Boston-based landowners while being farmed by servants and tenant farmers.² As early as the 17th century, the Boston proprietors of the land would sometimes come to spend time in summer on the peninsula, which was cooled by ocean breezes. It continued to be a summer resort for a few wealthy people in the 18th century with, for example, the summer home of Governor John Hancock located there.³

¹ Edward Gordon, "Edward B. Newton School National Register of Historic Places Registration Form," 1997, 8-2.

² William H. Clark, *The History of Winthrop Massachusetts 1630-1952* (Winthrop MA: Winthrop Centennial Committee, 1952), 59; Albert Winslow Cobb, "The Town of Winthrop," in *The New England Magazine*, March-August, 1892, 646, 648.

³ Cobb, "Town of Winthrop," 649.

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

In 1739, the current communities of Chelsea, Revere, and Winthrop withdrew from Boston due to governmental control disputes and became the town of Chelsea. In 1847, Revere and Winthrop separated from Chelsea to become North Chelsea, and in 1852 Winthrop was incorporated as a town in its own right, with a Board of Selectmen and Town Meeting form of government (it moved to a Town Council form of government in 2005). The town was named Winthrop; some sources say the name was for the first Governor of Massachusetts and early Pullen Poynte landowner John Winthrop, and some say for his son Deane Winthrop, an actual resident of the town.⁴

Despite the presence of some industry, Winthrop was primarily a farming town until the late 19th century. Transportation was the factor that began to change its character to a streetcar suburb. The first bridge across Belle Isle Inlet to the East Boston section of Boston had been authorized by the legislature in 1843, and around this time a ferry from Boston to East Boston began to operate. The ferry, together with the bridge, made regular stagecoach/ferry connections to Boston possible. In the 1840s, the wealthy began to buy estates in Winthrop for summer homes in larger numbers, foretelling the changes in the nature of the town that were to come. In the early 1870s a horsecar railroad became the main means of transportation. The improved transport allowed new types of year-round homeowners to commute into Boston each day.⁵ The Winthrop Railroad Company laid tracks for horse-drawn trolleys in the 1870s, and the steam-powered Boston, Winthrop & Shore Railroad also began operations in that decade, with hourly service. These rail services, combined with ferryboats from East Boston, provided easy transportation to Boston.⁶

Prompted by the steam railroads, land companies began to invest in the town. Winthrop's primary business activities in the late 19th century were railroads and real estate. The population was growing dramatically: by 1915 the total population of the town had reached 12,785, nearly 24 times the 1870 number of 540.⁷ In 1895 alone, more than 100 new homes were built, making Winthrop the fastest-growing town in the greater Boston area. The newcomers developed year-round suburban residences, characterized by well-detailed, wood-frame examples of late 19th- and early 20th-century styles. The town also saw summer resort development with small cottages built along Winthrop Beach and hotels to serve summer visitors, most commonly from Boston.⁸

History of Winthrop Highlands and the Highland School Site

A large tract of Winthrop Highlands, from Summit Avenue at the crest of Floyd's Hill to Grover's Cliff on the northeast coast of Winthrop, had been purchased by the City of Boston in 1866 for the purpose of building a hospital for the mentally ill; the land was referred to as City Farm (Map 1). After some consideration, city authorities later decided the location close to the ocean was a poor one for such a facility, and the hospital was never built. For nearly 20 years the land was undeveloped and was treated by the local people as public land and as a popular area for bird hunting. In 1882, William Rice, who was developing other land in Winthrop, purchased the property, had it surveyed for building lots, and started developing the area. The purchase of City Farm, which included almost all of present-day Winthrop Highlands, made him the largest landowner in town. The engineering firm of Whitman and Breck, which had also laid out the streets in the Cottage Hill neighborhood of Winthrop, was hired to lay out the streets and house lots for this land and to sell the lots.⁹

⁴ Cobb, "Town of Winthrop," 651; Clark, *History of Winthrop*, 3, 47.

⁵ Clark, *History of Winthrop*, 183-87.

⁶ Clark, *History of Winthrop*, 185-190.

⁷ Massachusetts Historical Commission. *Reconnaissance Survey*, 7; Gordon, "Edward B. Newton School," 8-3.

⁸ Cobb, "Town of Winthrop," 656.

⁹ Clark, *History of Winthrop*, 169.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

As the town's population grew, Winthrop Highlands matured into a year-round suburban community. After the turn of the 20th century, the Highlands developed with many simple, Craftsman-inspired, single-family houses and cottages.¹⁰ It was laid out with larger house lots than in other parts of town, for middle class homes. William Clark, in his *History of Winthrop, Massachusetts, 1630-1952*, wrote that the Highlands

“are the relatively open section of the town. Where house lots at Thornton and the Center, for example, might run about 5,000 square feet; at Court Park, at about 6,000 feet; and at Cottage Park up to perhaps 10,000 feet; in the Highlands, particularly on the outer two hills, a 15,000 foot lot is not uncommon, although some of them in recent years have been subdivided.”¹¹

Although Clark claims that the Winthrop Highlands lots were large, by 1914, the lots in the vicinity of Grovers and Crest avenues were typically in the range of 4,500 to 6,500 square feet. It was in this suburban neighborhood that the Highland School on Grovers Avenue was built.

On the 1896 Bromley atlas, the current site of the Highland School contained a hotel (the Leighton House) at the corner, a house on Grovers Avenue to the north owned by W. N. Chamberlain (later #60 Grovers Avenue), and an undeveloped house lot on Crest Avenue to the west. The Leighton House was a large Shingle Style structure, which had a north wing that had been added when it was converted from a house to a hotel. It was sited close to both Crest and Grovers avenues, and stood out as one of the largest buildings on the former City Farm property, although many of the neighborhood lots were not yet developed. Mentioned by William Gardner in a magazine article in 1895, the wood-frame hotel was owned by Harriet W. Leighton.¹² The site, on a steep rise just above Winthrop Beach, was ideally suited to catch breezes off the water and provide ocean views to the east. Another advantage for a hotel was the Boston, Revere Beach, & Lynn Railroad, which ran along Winthrop Beach, turning west at the north end of the Chamberlain property, with the Highland Station not far away.

The 1914 Bromley atlas shows the Leighton House still owned by Harriet W. Leighton; Harry N. Squire owned the house to the north with its barn, and the 90 Crest Avenue lot had a small house owned by A. B. Moore. All three properties were acquired to build the Highland School.

Willard N. Chamberlain was a beef wholesaler in Boston, and by 1896, the house at 60 Grovers Avenue was his summer house. It is likely that Chamberlain Avenue, just west of his property, was named for him. Alice B. Moore and her husband George R., a manager in Wareham, lived at 90 Crest Avenue in 1916. Harriet Leighton, owner of Leighton House, and her husband George E., a building contractor, lived in Roxbury in the 1890s through 1900, and had their summer residence listed as Grovers Avenue from 1892 to 1900. Leighton's business address was in Boston, and George E. Ricker was listed as the proprietor of Leighton House. The 1910 census shows the Leightons living at 26 Grovers Avenue, the Leighton House. The 1914 Bromley Atlas shows Leighton House (Map 2), but it appears that George and Harriet Leighton later separated as they lived at different addresses in Brookline in 1916. George Leighton later partnered with George E. Mitchell, a Winthrop resident, in the contracting firm of Leighton-Mitchell.¹³

¹⁰ Massachusetts Historical Commission, *Reconnaissance Survey*, 8.

¹¹ Clark, *History of Winthrop*, 226-27.

¹² Gardner, “The Town of Winthrop,” 587; *Atlas of the City of Chelsea and the Towns of Revere and Winthrop from Actual Surveys and Official Plans* (Geo. W. Bromley & Co., 1896), 1914. *Atlas of the Towns of Revere and Winthrop, Suffolk County, Massachusetts*. (Boston: Whitman & Howard, 1906.)

¹³ 1900 and 1910 U. S. Census; Boston, Brookline, and Winthrop City Directories, www.ancestry.com.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

Early History of Public Education in Winthrop

By 1739 there was a school at Pullen Poynte in Winthrop. In 1805, John S. Tewksbury offered a plot of land in the center of town, and a small schoolhouse was built.¹⁴ In 1852 Winthrop became a separate town, and in 1856 the School Committee established a school at Point Shirley. By 1867, 137 pupils attended primary and grammar schools in the town center and the single school at Point Shirley.¹⁵

In 1870, the school in the town center met in the town hall. An 1871 report announced, "We practically have a high school," as seven courses not usually taught in grammar school were being offered. During the 1870s, Winthrop's schools were influenced by requirements for students entering the City of Boston's higher schools.¹⁶ While the townspeople began to be concerned about overcrowding in the schools, they were reluctant to spend the money for more schoolrooms. Finally in 1881, in response to growth in the town's population, which had almost doubled in the previous twenty years, a new grammar school was built at 45 Pauline Street in the town center to alleviate severe overcrowding in the existing town center school.¹⁷ This was the first of several wood-frame school buildings built in Winthrop in the 1880s and 1890s.

These wood-frame school buildings tended to be two or three stories in height with hipped roofs, often with cupolas. Most are no longer extant, although one, the 1892 Shirley Street School, has been adapted and reused as a multifamily residence. The schools in the town center were fairly large, while those in the neighborhoods such as Winthrop Highlands resembled large Victorian residences. The first Highland School, also known as the Almont Street School, built in 1888 in Winthrop Highlands, was destroyed by fire in 1920. Willard M. Bacon, designer of the second Highland (now Dalrymple) School, also designed the 1896 Center School (not extant), which was constructed next to the Pauline Street School. The Center School was originally built as a high school, only later becoming a grammar school.¹⁸

Over the 1870s and early 1880s the population of Winthrop increased 118%, making it necessary to expand school facilities. In 1885, the school committee addressed the question of whether to expand by building district schoolhouses in different parts of the town, or by adding to the space in the town center. The committee was opposed to district schools because it would result in smaller schools, where separation of the pupils into grades would become difficult due to their small size. The citizens of the town disagreed, however, and voted in town meeting to build in the north part of town. A site was found for a two-room wooden school on Almont Street in Winthrop Highlands, and this became the first of the neighborhood schools of Winthrop.¹⁹ Some pupils were assigned to the newly built Almont Street Highland School, and others were taught in a hall in another public building. The Pauline Street School in the town center was doubled in size, and a clocktower added.²⁰

The 1890s were a time of rapid growth in the school system, which began to put a strain on facilities by the end of the decade. By 1890, the town had eleven schoolrooms meeting in three buildings with twelve

¹⁴ Clark, *History of Winthrop*, 111.

¹⁵ Clark, *History of Winthrop*, 151, 155.

¹⁶ Clark, *History of Winthrop*, 275.

¹⁷ Clark, *History of Winthrop*, 158, 164.

¹⁸ Photo files, Winthrop Public Library; Clark, *History of Winthrop*, 277.

¹⁹ *Annual Report of the Officers of the Town of Winthrop, Massachusetts, 1885*, 98; *Winthrop Annual Report 1886*, 91-2.

²⁰ Clark, *History of Winthrop*, 276.

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

teachers, including a special drawing teacher. In 1900, the town annual report indicated a school system of 1,066 pupils with a staff of 29. In addition to the high school, they attended schools in the town center, the Highlands, and the beach neighborhood (exact location unknown).²¹

The era of masonry school buildings in Winthrop began with the 1907-1908 construction of the new high school on Pauline Street (not extant). Described by William Clark as “an edifice of red Brick and Indiana limestone, with exposed ceiling beams in Elizabethan style.” This, like the former high school, was one of several public buildings that Willard M. Bacon designed for Winthrop.²² They included the E. B. Newton School (1908) in Winthrop Center, now used as a town cultural center and offices. This building was constructed on the site of the old Pauline Street School, which was destroyed by fire in 1907. The Shirley Street Elementary School (originally constructed ca. 1920, now condominiums) replaced the earlier wood-frame Shirley Street School in a different location, and was enlarged in 1921.²³ The Junior High School (1924-25, not extant) was built on Hermon Street in the town center to accommodate the rapidly growing school enrollment: 3,000 pupils by the mid 1920s, up from 1,720 in 1910. The 1920-21 Highland School was part of this period of masonry school construction, and is one of only three school buildings from the period to survive.²⁴

History of the Highland School

Under the administration of School Superintendent Frank A. Douglas, construction of the Highland School began in 1920 at the corner of Grovers Avenue and Crest Avenue in Winthrop Highlands. A fire on January 17, 1920, had destroyed the first Highland School, which had been located nearby on Almont Street. Temporary arrangements were made to accommodate the Highland School students in other schools, and in other buildings that were adapted for short-term use. The town meeting of April 8, 1920, considered whether to clean up the Almont Street lot and acquire more land adjacent to it for a new school, or to acquire a new parcel at the former Leighton House site on the corner of Crest Avenue and Grovers Avenue for that purpose. The town voted to sell the Almont Street land, and instructed the Committee on Increased School Accommodations to acquire the Grovers Avenue parcel for building and furnishing the new Highland School. Willard M. Bacon was the architect, Coleman Brothers of Boston and Chelsea, Massachusetts were the builders, and Alfred Kellogg was the consulting engineer for heating and ventilation.

The school of ten classrooms opened on February 14, 1921. The 1920 report of the Committee on Increased School Accommodations described the new structure as presenting “a beautiful exterior of soft tapestry brick in paneled form, set off by classic detail of cast stone in complete harmony....” The first floor featured the principal’s office and teachers’ room, along with four classrooms and the assembly hall opening off the main corridor, with six classrooms and the nurse’s room similarly opening off the corridor on the second floor. A manual training room and sewing room were located in the basement. The 1920 report boasted of “well lighted and thoroughly fireproof stair halls” and a fireproof boiler room and coal pocket structure located “entirely outside the walls of the main building,” but attached to the school. The assembly hall was “nicely furnished... [with] a seating capacity of 300, ... equipped with a stage, with ante-rooms and a modern fireproof booth for the exhibition of moving pictures. It may be used for community purposes with full accommodations without conflicting with the conduct of the school.” The report further described that the grounds, “broken by well laid out walks of granolithic, are to become seeded lawns decorated by ornamental shrubbery.” (Two hundred and fifty ornamental shrubs were

²¹ Clark, *History of Winthrop*, 276-77, 280=81.

²² Clark, *History of Winthrop*, 279.

²³ Clark, *History of Winthrop*, 279.

²⁴ Clark, *History of Winthrop*, 280.

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

planted in 1924.²⁵) The school had no gymnasium, and the 1921 Town Annual Report notes “the basement and sub-basement furnish ample space for recreation when bad weather makes out-of-doors recesses impossible.” The total cost of the new school building was \$208,000, with an additional \$53,664 for the taking of the land.²⁶

The Highland School opened for grades one through seven. No facilities for kindergarten were included in the initial design, because Winthrop did not establish public kindergarten until the 1960-61 school year.²⁷ The school initially served 290 students, and only seven of the ten classrooms were needed. In addition to the basic curriculum, pupils received instruction in physical education, sewing, mechanical drawing, drawing, and music. Student teachers from the Boston School of Physical Education visited each class of the elementary schools one period each week to outline work for the class, which was then carried on by the classroom teacher, presumably on the school grounds. Drawing was required in the elementary schools, and music was taught as well. Sewing and manual training rooms were provided for programs that had been introduced in Winthrop in 1896 for the second through the sixth grades. The Superintendent of Schools that year had advocated manual training as a way of developing moral character, respect for manual labor, and giving habits of accuracy, among other virtues. By the 1920s, sewing was not required until grade six.²⁸

The Highland School maintained an active partnership with the Winthrop Public Library, at least into the 1940s. A branch of the Winthrop Public Library was established in the building in 1923, and Principal Alice Kerry observed several times in her yearly report over the years that the Winthrop Public Library maintained a school branch at the Highland School each Wednesday afternoon. It is not clear, however, whether a permanent space was set aside for the library in the 1920s in the increasingly overcrowded school. In 1940 the new principal, Orrin C. Davis, had more than one vacant room available, and used one of them for a library. He scheduled one period per week in this library for children from the third through the sixth grades to read or use the reference books. Winthrop Public Library also used this room as a branch library for pupils to obtain books. This arrangement with Winthrop Public Library can be documented through at least 1944.²⁹

By the end of December 1921, the Highland School enrollment had grown to 356, and nine rooms were in use, with full use of the building anticipated. As expected, the enrollment in December 1922 was 429, and the building was full, with the student population continuing to grow. Some relief was expected with the opening of Winthrop’s first junior high school in 1925, at which time the seventh grade would move to the new school, and the Winthrop School system would switch to a system of six elementary grades, three junior high grades, and three high school grades. Principal Kerry found in September of 1924, however, that she had so many sixth-grade students that she required an additional classroom for them. To provide the room, she was forced to anticipate by one year the removal of the seventh grade from the building. The 46 seventh-grade pupils were distributed between the Shirley Street School and the E. B. Newton School.³⁰ Even with the Highland School serving only six grades, by 1927, overcrowding in the school had become so bad that the assembly hall and a basement room were being used as classrooms.

²⁵ *Winthrop Annual Report 1924*, 183.

²⁶ *Winthrop Annual Report 1920*, 103-4, 174-75; *Winthrop Annual Report 1921*, 161, 168.

²⁷ *Winthrop Annual Report 1960*, 200.

²⁸ Clark, *History of Winthrop*, 279; *Winthrop Annual Report 1896*, 15-16; *Winthrop Annual Report 1926*, 182-84.

²⁹ *Winthrop Annual Report 1924*, 182; *Winthrop Annual Report 1927*, 167; *Winthrop Annual Report 1931*, 202; *Winthrop Annual Report 1936*, 223; *Winthrop Annual Report 1940*, 176; *Winthrop Annual Report 1944*, 248.

³⁰ *Winthrop Annual Report 1924*, 182.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

It was not until 1929 that a six-room north addition was made to the school to alleviate crowded conditions. Brainerd & Taylor, Architects, whose offices were in Boston at 89 Franklin Street, designed this addition.³¹ One of the two new rooms on the ground floor was used as a combined sewing room and library, the other, for physical training classes and as a meeting place for Girl Scouts. The rooms on the floors above were used as classrooms. The addition gave Principal Alice Kerry the luxury of two unoccupied classrooms.³²

She planned to use one of the empty classrooms for “an opportunity class.” She wrote in her 1929 yearly report,

“Such a class is badly needed in this part of the town. For the past two years we have sent a very limited number of children who should have special work to either the Center or Shirley Street Schools but others who are even more retarded mentally have been in regular classes. Such a situation is detrimental to the pupils of normal ability as well as to those who are retarded.”³³

These special classes apparently included pupils who had fallen behind in their work, as well as those with special needs. In his 1927 yearly report, School Superintendent Frank A. Douglas described them as “not necessarily composed of mentally dull children, but in fact include children who are bright and thoroughly educable, but who through illness or for other reasons may have suffered loss of time and of work.”³⁴ Alice Kerry was successful in establishing such a class at the Highland School, and in 1931 reported that several members of the previous year’s class were now in regular grades, while the others were progressing “according to their individual abilities.”³⁵ A later yearly report refers to a “special class attended by pupils from all sections of the town.” A “special class” continued to meet at the Highland School at least into the 1960s.³⁶

In the 1930s, the school continued to meet the challenges of a growing school-aged population in Winthrop. In 1935 the school was substantially renovated and redecorated with the help of Economic Recovery Act and Works Progress Administration funds, and a schoolroom was opened (presumably a previously unused room in the north addition) to alleviate crowded conditions in the first two grades.³⁷ In 1936, during the reconstruction of the Shirley Street School, Shirley Street pupils were transferred to the Highland School for an afternoon session, with the Highland School pupils attending school in the morning. This required temporary adjustment of the curriculum so that “a maximum amount of time might be given to the basic subjects.”³⁸ In 1940 Alice S. Kerry, who guided the Highland School as principal through its first twenty years, retired. At this time, total student enrollment was 406.³⁹

World War II had postponed any thoughts of school expansion or new school development, and by the 1950s, School Department reports began to raise concerns about deferred maintenance as well as the need for new school buildings. Budgetary concerns only allowed for the correction of deficiencies in existing facilities little by little each year.⁴⁰ In 1950, the Highland School had its playground macadamized for the

³¹ “Additions to the Highland School, Winthrop, MA,” Brainerd & Taylor, Architects, 5/24/1929. Drawings held at the Massachusetts State Archives.

³² *Winthrop Annual Report 1921*, 153; *Winthrop Annual Report 1927*, 148.

³³ *Winthrop Annual Report 1929*, 206-7.

³⁴ *Winthrop Annual Report 1927*, 147.

³⁵ *Winthrop Annual Report 1931*, 202.

³⁶ *Winthrop Annual Report 1936*, 221; *Winthrop Annual Report 1965*, 426.

³⁷ *Winthrop Annual Report 1935*, 170, 186.

³⁸ *Winthrop Annual Report 1936*, 197, 221.

³⁹ *Winthrop Annual Report 1940*, 176.

⁴⁰ *Winthrop Annual Report 1959*, 275.

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

first time. The roof was repaired, some of the plumbing replaced, and the front of the building waterproofed. New electrical fixtures were installed in the hallways. Additional funding for new heating and lighting was forthcoming in 1960.⁴¹

Also, with the advent of the 1950s the children of the post-war baby boom began to appear in the Winthrop schools, which were not ready for them. By the mid-1950s, basement rooms in the Highland School were being used as daily classrooms. They were temporarily approved for use by the Department of Public Safety, but were considered sub-standard by the School Committee.⁴²

In 1960, School Superintendent Arthur Dalrymple made recommendations for additional elementary schoolrooms, including a provision for kindergarten space for the first time in the Winthrop Public Schools. The proposal to adopt a K-6 elementary school, a two-year junior high school, and a four-year high school was brought before the School Committee and approved in June 1960, and the Highland School began providing kindergarten classes.⁴³ This system remained in place until the 1989-90 school year. At that time, the E. B. Newton School was converted to an Early Childhood Center, and all kindergarten-aged children from all over Winthrop began to attend that school. The Highland School, by now renamed the Arthur W. Dalrymple School in honor of retired School Superintendent Dalrymple, began teaching grades one through five.

A bond issue allowed for improvements to the Dalrymple School building in 1989, including asbestos removal, interior painting, refinishing of classroom floors, bathroom renovations, and roof repairs. The front of the school building also required waterproofing to prevent leaking and blistering of plaster. Mitigation funds from the Massachusetts Water Resources Authority, which was building a sewage treatment plant in Winthrop, provided resurfacing of the playground, landscaping, and fencing.⁴⁴

One of the Highland School's notable students was former Massachusetts Lieutenant Governor Evelyn Murphy. During her 1989 campaign for Governor, Murphy returned to the Highland/Dalrymple School, where she had attended first grade. Speaking at the school, Murphy expressed her support for several educational measures that were part of her campaign, including increases in teacher salaries, a 12-month school year, and developing a "world class educational system."⁴⁵

By the 1990s, the only elementary schools in Winthrop were the Highland/Dalrymple School and the N. E. Willis School in the town center. (The latter was located near the E. B. Newton School, which at that time continued to house the town's kindergarten classes as well as the Winthrop Schools' administrative offices.) The Highland/Dalrymple School was equipped with a computer lab that, in 1993, was undergoing conversion to Macintosh computers and was looking forward to being equipped with 25 computers. Each floor also had a mobile computer station.⁴⁶

Also in the 1990s, the Commonwealth of Massachusetts introduced statewide standards-based assessment in the form of the Massachusetts Comprehensive Assessment System (MCAS) standardized test for fourth, eighth, and tenth graders. As a result of testing, changes were made at the Highland/Dalrymple School in methods of teaching reading, language arts, and mathematics. The resulting improvement in

⁴¹ *Ibid.*

⁴² *Winthrop Annual Report 1950*, 286; *Winthrop Annual Report 1955*, 270.

⁴³ *Winthrop Annual Report 1960*, 200.

⁴⁴ *Winthrop Annual Report 1989*, 201.

⁴⁵ "A look ahead, after a glance back, in call for educational excellence," *Boston Globe*, November 14, 1989.

⁴⁶ *Winthrop Annual Report 1993*, 140-41, 185-85.

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

MCAS scores was substantial, and in 2002 the Dalrymple School was invited to apply to be in the Commonwealth Compass School program. This program was for schools that demonstrated significant improvement on the MCAS tests in English language arts and mathematics.⁴⁷

In 2003, Winthrop school authorities planned to close the Highland/Dalrymple School and move its students to the recently built Fort Banks School a few blocks away. The two elementary schools in Winthrop would then have been the Arthur T. Cummings School in the town center (formerly known as the N. E. Willis School), which was undergoing extensive renovations, and the Fort Banks School. However, after examining the redistricting of students to make the schools equal in size, school authorities decided instead to realign the schools by grade level. Thus, the Fort Banks School would take the lower grades up to second, and the Cummings School the upper three from third to fifth. Because the contractor was unable to finish the work on the Cummings School, the move did not take place until 2004.⁴⁸

The Highland/Dalrymple School was closed in 2004 and is currently vacant. The East Boston Community Development Corporation purchased the building from the town in 2011, and is planning to rehabilitate the building for use as 27 affordable apartments for seniors. The assembly hall will remain as common space in the building, and will be available to the community to use as a meeting space through arrangement with the owner. The most dramatic transformation will be the replacement of the current opaque windows with aluminum windows similar to the building's originals.

Over the latter part of the 20th century and the early years of the 21st century, with the replacement of the Shirley Street School and the Center School, and the conversion of the E. B. Newton School to town offices, the town of Winthrop centralized its schools. They serve a town-wide population of pupils, in contrast to the neighborhood orientation of the Highland/Dalrymple School, which served Winthrop Highlands with a full primary/elementary program. None of the school buildings of the early 20th century are used as schools today, and only three are extant. All of the current Winthrop school buildings have been constructed since 1965. They include Winthrop High School (1965) for grades nine through twelve, Winthrop Middle School (1974) for grades six through eight, and the Arthur T. Cummings School (a 2004 complete renovation of the N. E. Willis School) for grades three through five, all located in the town center. The William P. Gorman Fort Banks Elementary School (2001) for grades pre-kindergarten through two is located on Kennedy Drive, a few blocks from the now-closed Highland/Dalrymple School.⁴⁹

Winthrop's Masonry Town Buildings

It has been observed that the high quality of the designs of the public buildings of Winthrop built at the end of the 19th century through the first quarter of the 20th century "attest to the dedication of their respective building committee members and the turn-of-the-century prosperity" of the town.⁵⁰ Like the Highland School, these buildings are brick with stone or cast-stone trim, designed in the revival styles popular in their period: Classical Revival, Renaissance Revival, Colonial Revival, or Tudor Revival. Willard M. Bacon, resident of Winthrop and the architect of the Highland School, designed several of

⁴⁷ *Winthrop Annual Report 2002*, 200.

⁴⁸ *Winthrop Annual Report 2003*, 180.

⁴⁹ The Massachusetts School Building Authority, <http://www.massschoolbuildings.org/node/40346>

⁵⁰ Edward Gordon with Betsy Friedberg, "Winthrop Center/Metcalf Square Historic District National Register of Historic Places Registration Form," 2010, 7-1.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

them. They tend to have prominent entrances ornamented by classical features, such as pilasters or engaged columns with entablatures, pediments, or balusters above. Window surrounds are often prominent, of light stone or light-painted wood. The rooflines vary from hipped, to gable, to flat. The fact that Bacon designed so many of the town's buildings, which do not present a monotonous sameness, is a testament to his skills as an architect.

The Winthrop (Frost Free) Public Library (NRDIS 2010), designed by Bacon and constructed in 1898, is built of yellow brick with limestone trim. A console-bracketed pediment caps a tall, recessed, center entrance with molded stone enframements. With its arched windows, hipped roof, and small rectangular windows, Bacon's design recalls that of McKim, Mead and White's Boston Public Library at Copley Square, which was completed three years before Bacon started designing the Winthrop Library.⁵¹

Willard Bacon's 1908 Edward B. Newton School (NR 1997) was the first masonry school built in Winthrop. Architecturally, it is primarily Tudor Revival in style, but features a central Georgian Revival clock tower. The main entrance is set in a broad segmental arch and flanked by brick piers. Above it is a four-part ornamental limestone panel. The building's prominent Tudor Revival features are large, projecting gables that are flared and steeply pitched, and half-timbered dormers. Windows with light stone surrounds in groupings from one to four appear throughout the building.⁵²

The Winthrop Town Hall (NRDIS 2010), also designed by Bacon, was built in 1928-1929. Blending characteristics of the Renaissance and Classical Revival styles, the town hall, like the library next door, is constructed of yellow brick with limestone trim. At the center of the facade is a shallow, projecting, three-bay center entrance. The entablature of the entrance's modillion-block-accented pediment exhibits incised letters that read "TOWN HALL." The pediment projects from a low limestone balustrade. With its arched windows, it complements the library next door.⁵³

The Winthrop Center Police Station (NRDIS 2010) was built in 1932, originally to house the Winthrop Center Post Office. It was designed by an unidentified Federal architect. Constructed of red brick and trimmed with wood and concrete, this Georgian Revival, one-story building is rectangular, with a cut-off northeast corner containing the main entrance. Flanked by engaged Doric columns, the entrance is surmounted by an entablature and an arched molding. Its facades feature tall, arched windows and its corners are accented with brickwork quoins. A low brick parapet ornamented with cast-concrete panels encircles the roof.⁵⁴

Arthur W. Dalrymple

The school on Grovers Avenue was originally named after its neighborhood, Winthrop Highlands, but was renamed the Arthur W. Dalrymple School in 1973 after a local superintendent of schools. Dalrymple, a life-long Winthrop resident, attended the Winthrop public schools, graduating from Winthrop High School in 1935. He completed his undergraduate degree at the University of New Hampshire in 1937, and received a master's degree in education from Tufts University. Beginning in 1938, Dalrymple taught at the Winthrop Junior High School for twenty years, and then functioned as superintendent of the Winthrop schools for fifteen years, until his retirement in 1973. Under his leadership, a new Winthrop High School

⁵¹ Gordon and Friedberg, "Winthrop Center/Metcalf Square National Register Registration Form," 7-16 – 7-17.

⁵² Edward Gordon, "Edward B. Newton School," Massachusetts Historical Commission Inventory Form WTH.146, 1993; and NRIND 1997.

⁵³ Gordon and Friedberg, "Winthrop Center/Metcalf Square National Register Registration Form," 7-18 – 7-19.

⁵⁴ Gordon and Friedberg, "Winthrop Center/Metcalf Square National Register Registration Form," 7-19 – 7-20; 8-18.

HIGHLAND SCHOOL

Name of Property

SUFFOLK COUNTY, MA

County and State

building was planned and constructed. Mr. Dalrymple also was deeply involved in his community, serving as a life trustee of the Winthrop Savings Bank, a trustee for Winthrop Hospital, and a member of the Winthrop Rotary and Golf clubs.⁵⁵

Architect Willard M. Bacon

Winthrop architect Willard M. Bacon (1860-1947) earned \$11,272 for designing the Highland School.⁵⁶ Born in Pennsylvania, he was a talented Boston-based architect who trained with the prominent Boston firm of Sturgis and Brigham. In 1884 he opened his own practice at 27 Kilby Street, and later Water Street in Boston, retiring from that practice in 1930. He moved to Winthrop in 1887, residing first at 162 Washington Avenue, and from 1914 until his death in 1947 at 3 Elmwood Court, in view of the Winthrop Yacht Club, another one of his commissions.

Willard Bacon was well known in Winthrop for designing several of the town's most important structures of the late 19th and early 20th century. One of his early works was St. John's Episcopal Church (1889) on Bowdoin Street, reportedly designed to the specifications of Rev. John C. Hewlett, its first rector (WTH.18). His other contributions to Winthrop's public architecture are the Center School (1896, not extant), the Winthrop Center Fire Station (1898, WTH.147), Frost Public Library (1898, WTH.132), the Winthrop Yacht Club (1904, WTH.194), Winthrop High School (1907, not extant), the Edward B. Newton School (1908, now used for town offices) (WTH.146), and the Winthrop Town Hall (1928, WTH.131).⁵⁷ All extant buildings are NR-listed, either as part of the Winthrop Center – Metcalf Square HD, or individually (E.B. Newton School). Several of these buildings, such as the fire station and the town hall, were larger masonry replacements for earlier, wooden structures. Like Winthrop's masonry school buildings, their construction was a result of population growth, increased demands for public services, and a need for more and larger town facilities.

His work outside of Winthrop included both residential and public buildings. The Dunvegan (CAM.240) and Montrose (both 1898), two six-story residential buildings in Cambridge, were the first "French flat" apartment buildings in that city.⁵⁸ In Dorchester, he designed mansions in the Peabody Square area, including the Frank Percival House (BOS.6667), and the 1923 Classical Revival renovation and expansion to the Upham's Corner Market (BOS.6499).⁵⁹ In 1900, he designed an elaborate Colonial Revival summer mansion overlooking Plymouth Bay for Henry and Mary Litchfield, and he is said to have been a prolific designer of suburban residences in Jamaica Plain and Allston, as well as Winthrop.⁶⁰

Building Contractor Coleman Bros.

The builder contractor, Coleman Brothers, was an important contracting firm founded by John F. and William C. Coleman and originally located in Everett, Massachusetts. In 1908, they also had an office at

⁵⁵ "Arthur Dalrymple Retired Winthrop Schools Head," *Boston Globe*, February 11, 1987.

⁵⁶ *Winthrop Annual Report 1920*, 177.

⁵⁷ Massachusetts Historical Commission, *Reconnaissance Survey*, 8.

⁵⁸ William G. Macleod, *The Dunvegan and the Montrose* (Cambridge: University Press, 1899), http://www.archive.org/stream/dunveganmontrose00mcle/dunveganmontrose00mcle_djvu.txt.

⁵⁹ "Upham's Corner Market," Sections of National Register of Historic Places Registration Form, <http://www.dorchesteratheneum.org/page.php?id=598>

⁶⁰ Gordon, Edward. "Carruth Street/Peabody Square," Boston Landmarks Commission Area Form, 1995; Douglass Shand-Tucci, *Built in Boston: City and Suburb, 1800-2000*, (Amherst: University of Massachusetts Press, 1999), 90; Donna DeFabio Curtin, *Plymouth (Postcard History)* (Charleston: Arcadia Publishing, 2011), 66.

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

15 Court Square in Boston; in 1918 they were listed at 305 Dorchester Avenue in Boston; in 1920 they had offices on Devonshire Street and another location on Marginal Street in Chelsea.⁶¹

The firm worked on several large public works projects in the Commonwealth of Massachusetts. They were the builders of the 1930 Congress Street Bridge (MHC# BOS.9002) over the Fort Point Channel, which the Historic American Engineering Record described as “the largest and most highly ornamented of the three Strauss overhead counterweight bascule bridges in the Massachusetts Department of Public Works Historic Bridge Inventory.”⁶² In 1910 they were awarded the contract for surfacing the main portion of the original dam (MHC# BOS.9038) at the mouth of the Charles River, as well as repairs to the historic Drydock No. 1 (NHL) at the Charlestown Navy Yard.⁶³ The firm was also the contractor for the major expansion of Fenway Park (NRIND 2012) in 1934 under owner Thomas Yawkey. Their projects included building what is now the Red Line of the subway along Cambridge Street in Boston for the Massachusetts Bay Transportation Authority and, for the Massachusetts Highway Department, building a road in the Mohawk Trail area of western Massachusetts. Their work also included water and sewer projects, numerous other road projects, and bridge construction.⁶⁴ The Coleman Brothers are listed in the Massachusetts Historical Commission MACRIS database as the builder of two buildings: a 1926 Boston Elevated Railway Emergency Garage (BKL.2352), and a 1956 garage in Boston’s Leather District at 109-153 Lincoln Street, (BOS.1849).

Archaeological Significance

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

⁶¹ Boston Society of Civil Engineers. *Journal of the Boston Society of Civil Engineers*, Volume 7 (1920): xiii.

⁶² Historic American Engineering Record. “Congress St. Bascule Bridge Spanning Fort Point Channel at Congress St., Boston, Suffolk County, Massachusetts.” HAER MA-38. <http://memory.loc.gov>.

⁶³ Massachusetts Charles River Basin Commission, Final Report of the Charles River Basin Commission: Dec. 1, 1909-June 30, 1910, 40, 48.

⁶⁴ *Journal of the Boston Society of Civil Engineers*, Volume 2 (1915), 37, 38, 51, 202, 410.

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

9. Major Bibliographical References

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SUFFOLK COUNTY, MA
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HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

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Drawings

Bacon, Willard M., Architect. "Winthrop Highland School." May, 1920. Drawings held at the Massachusetts State Archives.

Brainerd & Taylor, Architects. "Additions to the Highland School, Winthrop, MA." Brainerd & Taylor, Architects, 5/24/1929. Drawings held at the Massachusetts State Archives.

Previous documentation on file (NPS): HPCA # 27,655

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

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): WTH. 74

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

10. Geographical Data

Acreage of Property 1.32.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 42.385085 | Longitude: -70.973117 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

USGS Quadrangle: Lynn

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 337577 | Northing: 4694419 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The parcel is shown on the attached Town of Winthrop Assessor's Map No. 63 Parcel No. 66.
It is described in Suffolk Co. deeds as:

A certain parcel of land together with the buildings thereon, and with all rights, privileges and easements therein if any there be, being lots numbered 12, 13, 14, 15, 8 and 9, and a part of Lot 11, as shown in Block Q on a "plan of lands belonging to the Winthrop Shore Land Company, Winthrop, Mass." H.T. Whitman, Surveyor, dated May, 1, 1889, and recorded with Suffolk Deeds at the end of Book 1873; bounded beginning at a point on Crest Avenue at the intersection of the dividing line between lots 11 and 12, thence running southeasterly by said Crest Avenue 203.98 feet, thence running easterly and northeasterly by a curved line having a radius of 9.82 feet, a distance of 19.46 feet, thence running northeasterly by Grovers Avenue 244.98 feet, thence running southwesterly by a private way sometimes called Chamberlain Street, 122.65 feet to the northerly corner of Lot 10, thence running southeasterly by Lot 10, 60 feet, thence continuing in the same direction by Lot 11, 40 feet, thence running southwesterly and bounding on the remaining portion of Lot 11, 74.15 feet to the point of beginning, and containing 57,276 square feet.

Said land is also shown on a plan entitled "Plan of Land taken by the Town of Winthrop for School Purposes" by Whitman and Howard, Civil Engineers, dated April 12, 1920, and recorded in Book 4211, page 164.

Boundary Justification (Explain why the boundaries were selected.)

This parcel of land has been associated with this school since the land was acquired by the Town of Winthrop in 1920 for the purpose of building this school.

11. Form Prepared By

name/title: Leslie Donovan and Dayl Cohen with Betsy Friedberg, NR Director, MHC

Organization: Massachusetts Historical Commission

street & number: 220 Morrissey Blvd

city or town: Boston state: MA zip code: 02125

e-mail betsy.friedberg@state.ma.us

telephone: 617-727-8470

date: January 2014

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Highland School

City or Vicinity: Winthrop

County: Suffolk County State: MA

Photographer: Leslie Donovan

Date Photographed: October 5, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|---|
| 1 of 24 | View northeast, south elevation of auditorium, west and south elevations of main building |
| 2 of 24 | East elevation, main building. Brick pattern work visible |
| 3 of 24 | East elevation, main building, north end, view of bay added later |
| 4 of 24 | East elevation, north addition (1929) |
| 5 of 24 | East elevation, main entrance, "Highland S" visible at the frieze |
| 6 of 24 | Main entrance, original transom and paneled wood ceiling at entrance |
| 7 of 24 | North elevation, north addition (1929) |
| 8 of 24 | North and west elevations, north addition to the left, round chimney at the center |
| 9 of 24 | North elevation, round chimney, boiler room behind chimney at grade |

HIGHLAND SCHOOL

SUFFOLK COUNTY, MA

Name of Property

County and State

- 10 of 24 West elevation main building and north elevation auditorium. Paneled brick chimney with beltcourses at center
- 11 of 24 West and south elevations auditorium
- 12 of 24 Detail, Arts & Crafts-style brackets supporting pent-roofed canopy at auditorium entrance
- 13 of 24 Brick panel detail in parapet above main entrance, typical
- 14 of 24 Brick panel at right, and above windows in parapet, beltcourses in cast stone and brick soldier course
- 15 of 24 Interior view east at main entrance with original transom
- 16 of 24 Paneled wood beams, pilasters and cornice at entrance, first-floor corridor
- 17 of 24 View west, auditorium
- 18 of 24 View southeast first-floor classroom, typical
- 19 of 24 View northwest second-floor classroom, north addition
- 20 of 24 View north, second-floor corridor
- 21 of 24 View west, second-floor coat room, typical
- 22 of 24 View south at south stair, first to second floor
- 23 of 24 View south toward landing, south stair first floor to basement
- 24 of 24 View south at basement showing fire partition and transoms

Figure 1 City of Boston land in Winthrop Highlands. G.M. Hopkins and Co., *Atlas of the County of Suffolk, Massachusetts, Vol. 4th....*

Figure 2 A section of the Winthrop Heights neighborhood in 1914. G.W. Bromley and Co., *Atlas of the City of Chelsea...*

Figure 3 Winthrop Highlands in 1942. Frank Tucker Sidvin, *Map of the Town of Winthrop, Massachusetts.*

Figure 4 A section of the Winthrop Highlands Neighborhood in 1954. Sanborn Fire Insurance Company, *Insurance Maps of Boston, Massachusetts.*

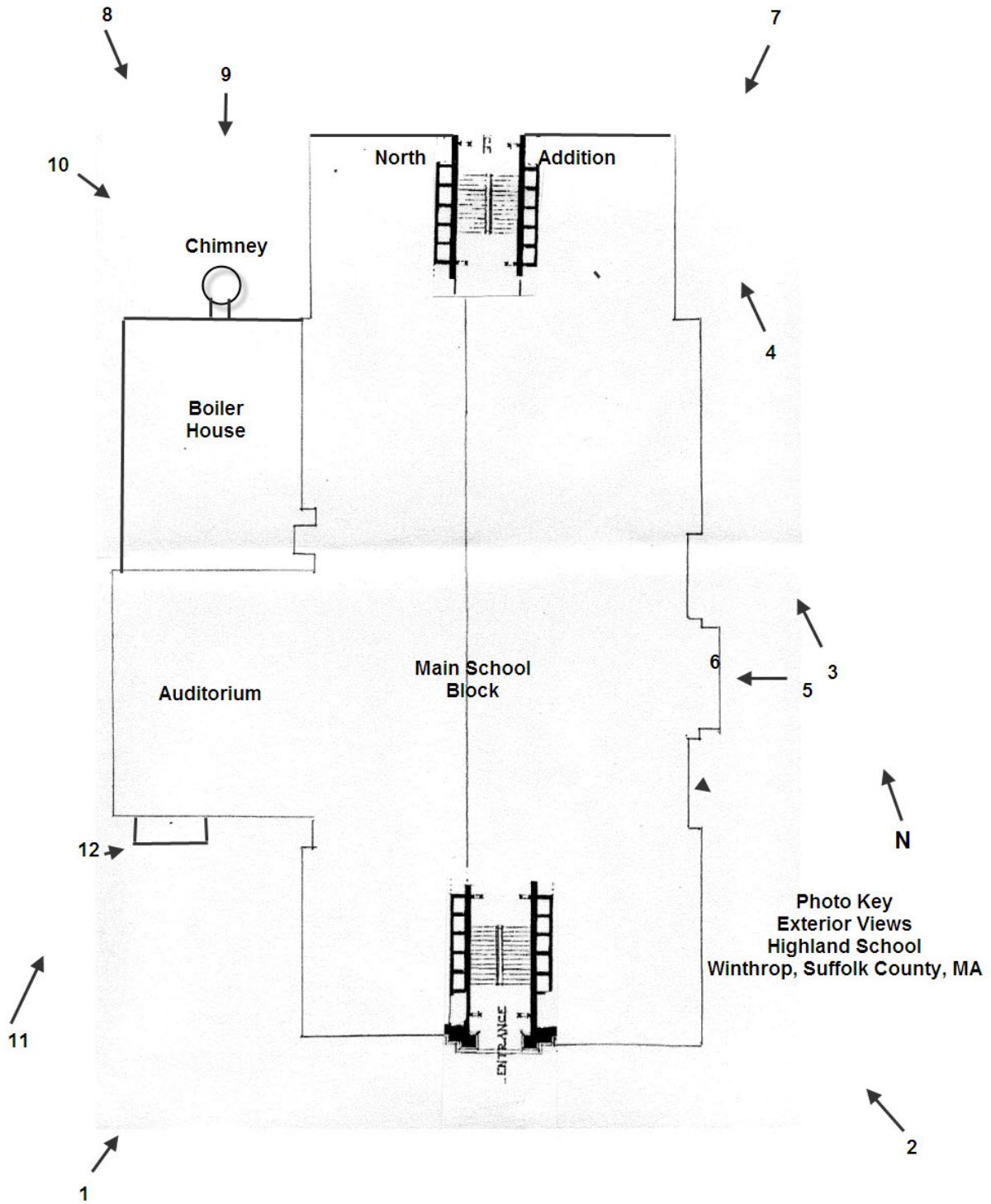
Figures 5 & 6 Plans of the 1921 Highland School, from 1920 Winthrop Annual Report.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

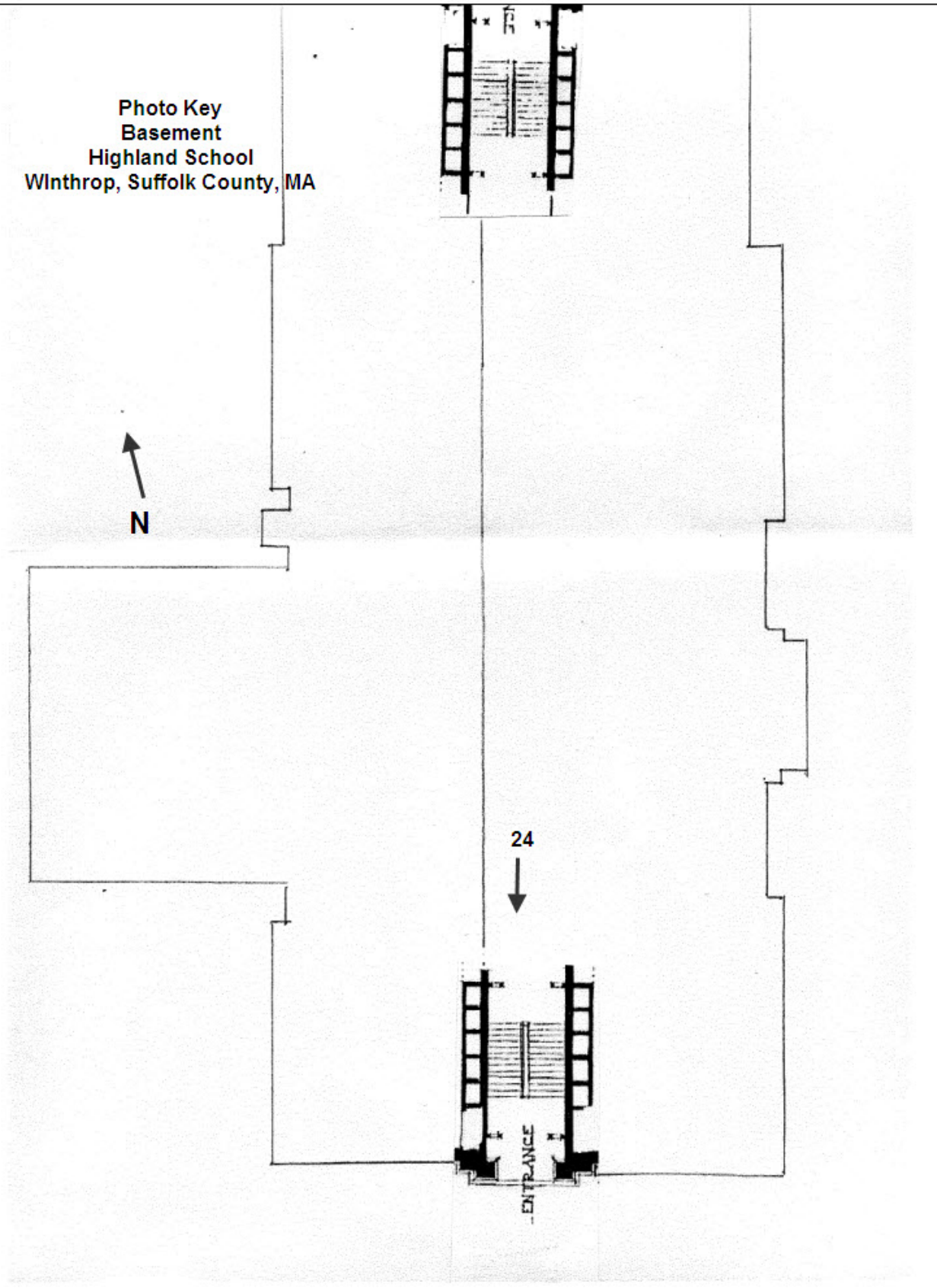
HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State



HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State



HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

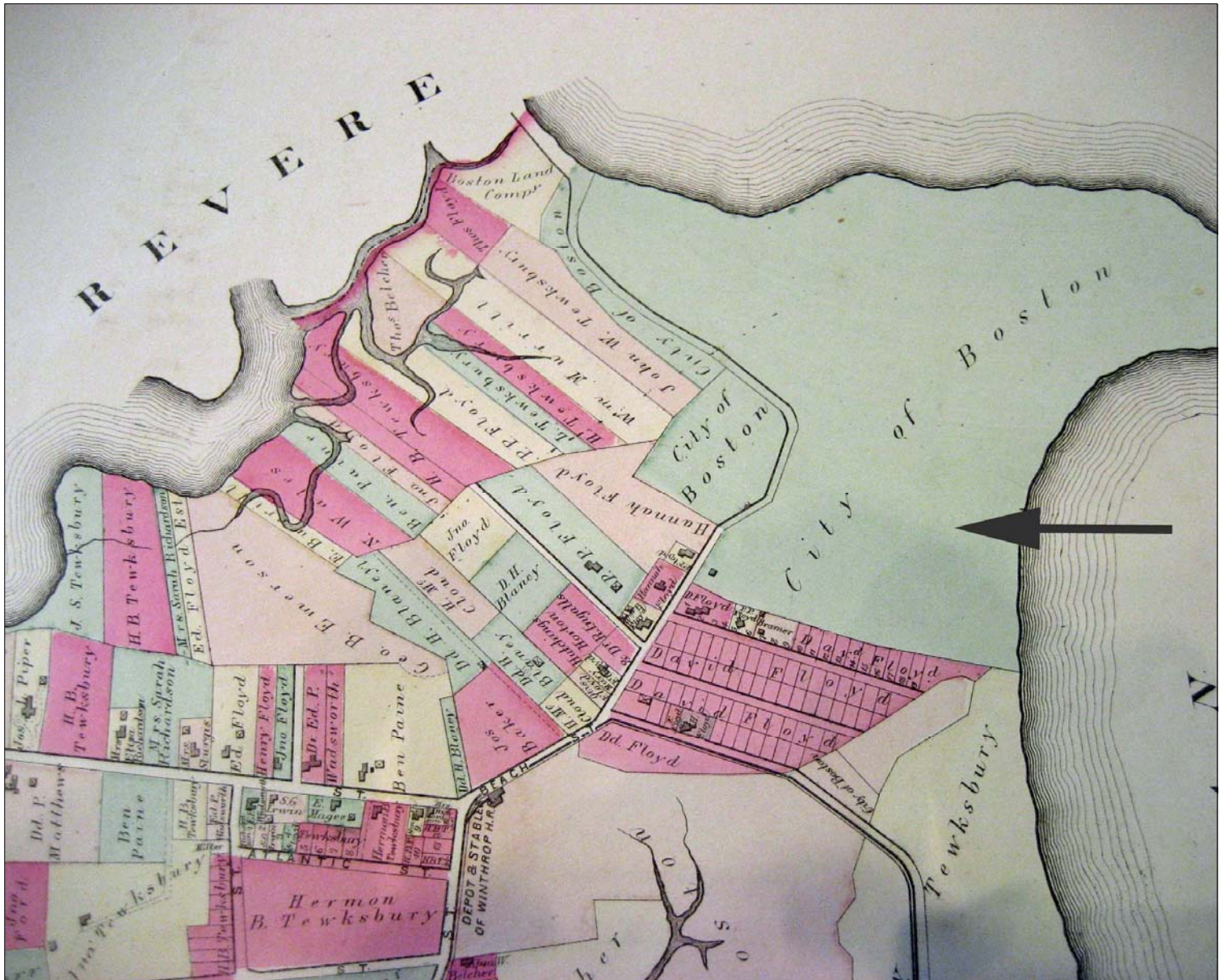


Figure 1. City of Boston land in Winthrop Highlands in the late nineteenth century, from *Atlas of the County of Suffolk, Massachusetts, Vol. 4th*: including East Boston, City of Chelsea, Revere, and Winthrop, G. M. Hopkins and Co. Arrow indicates approximate location of future Highland School.

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

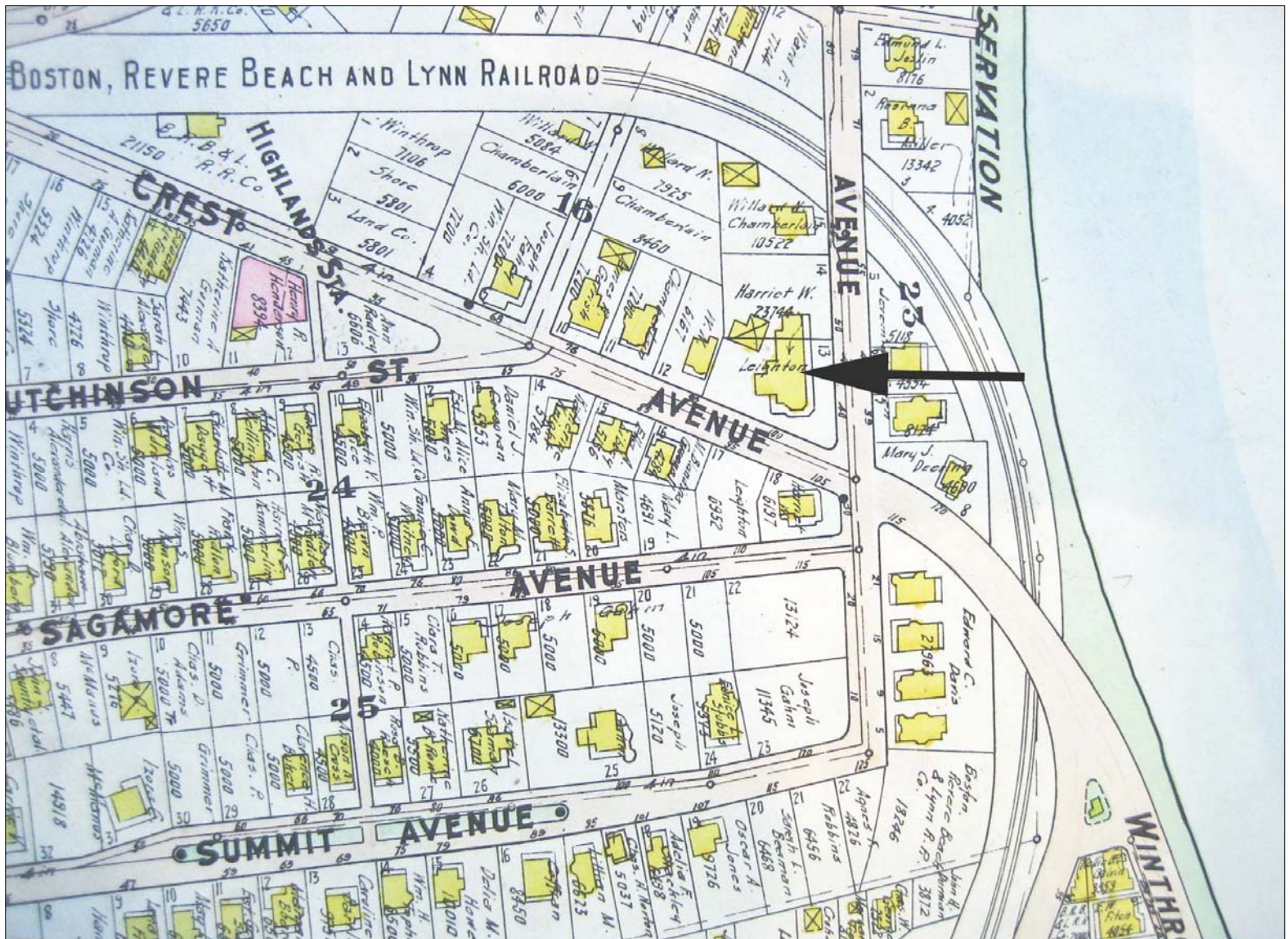


Figure 2. A section of the Winthrop Highlands neighborhood in 1914. Arrow indicates Leighton House, the future site of the Highland School. *Atlas of the City of Chelsea and the Towns of Revere and Winthrop from Actual Surveys and Official Plans*. G. W. Bromley and Co.

HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State

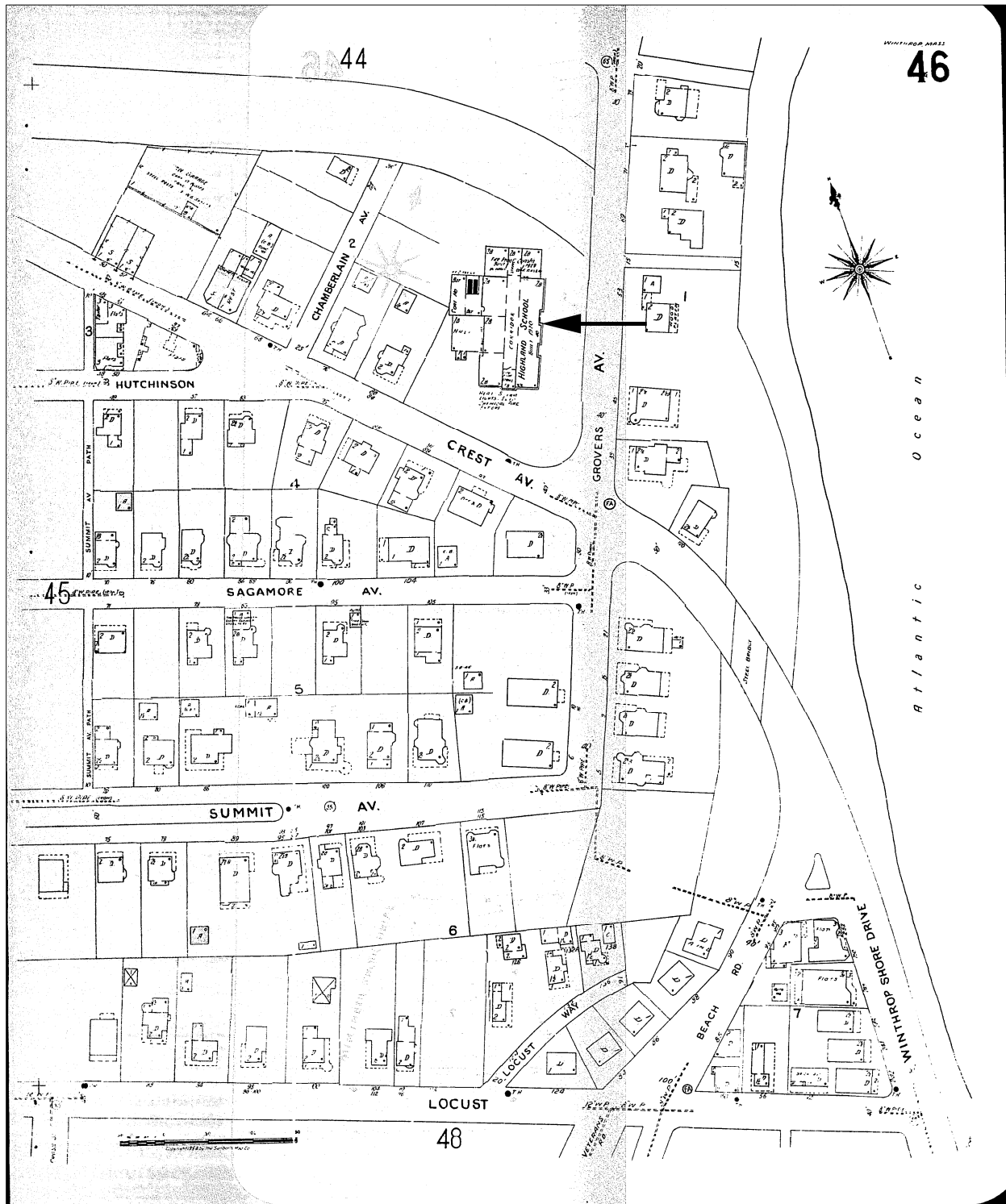
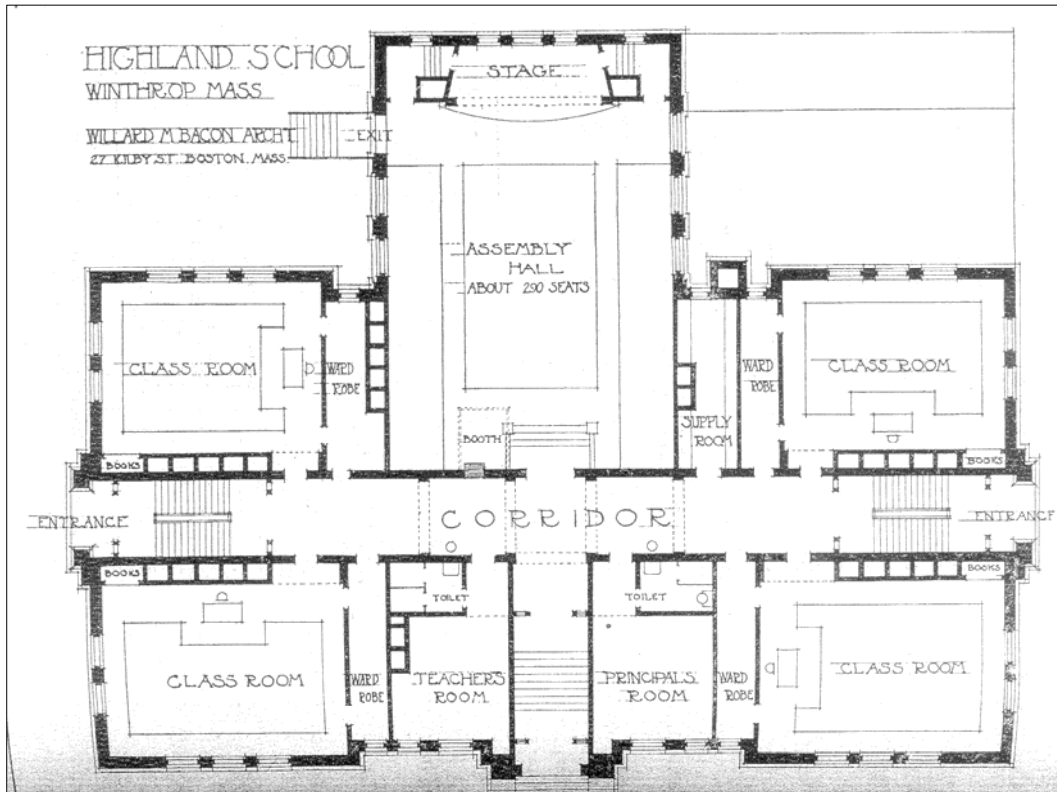


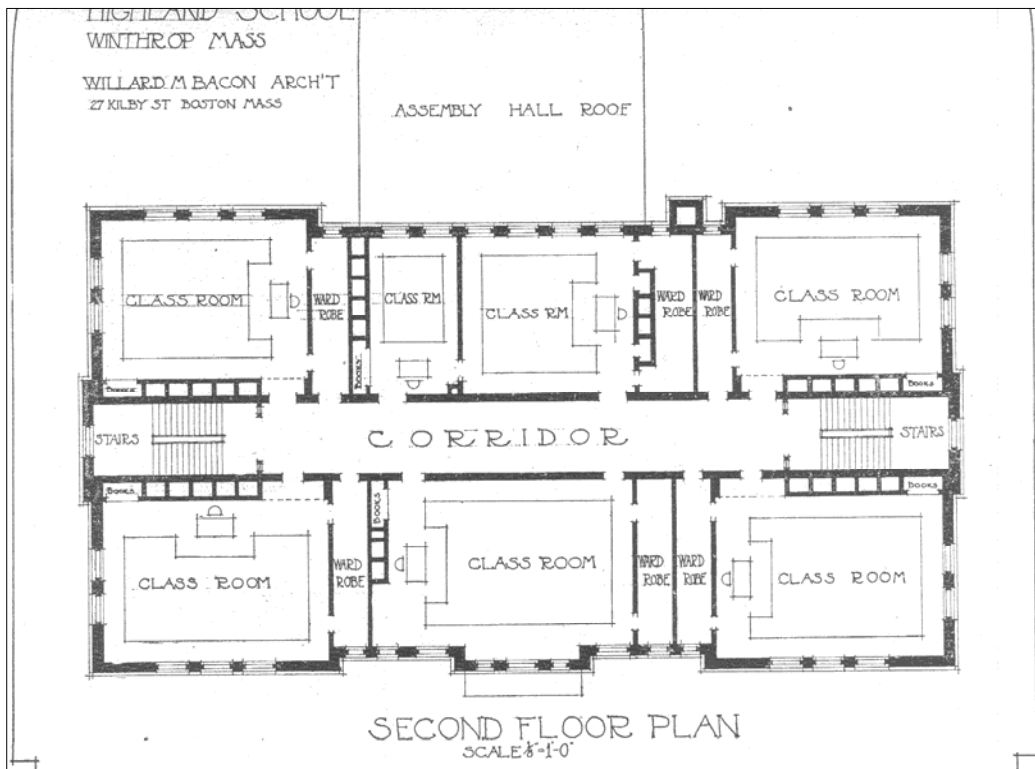
Figure 4. A section of the Winthrop Highlands neighborhood in 1954. Arrow indicates Highland School. *Insurance Maps of Boston, Massachusetts, Sanborn Fire Insurance Company. 1954.*

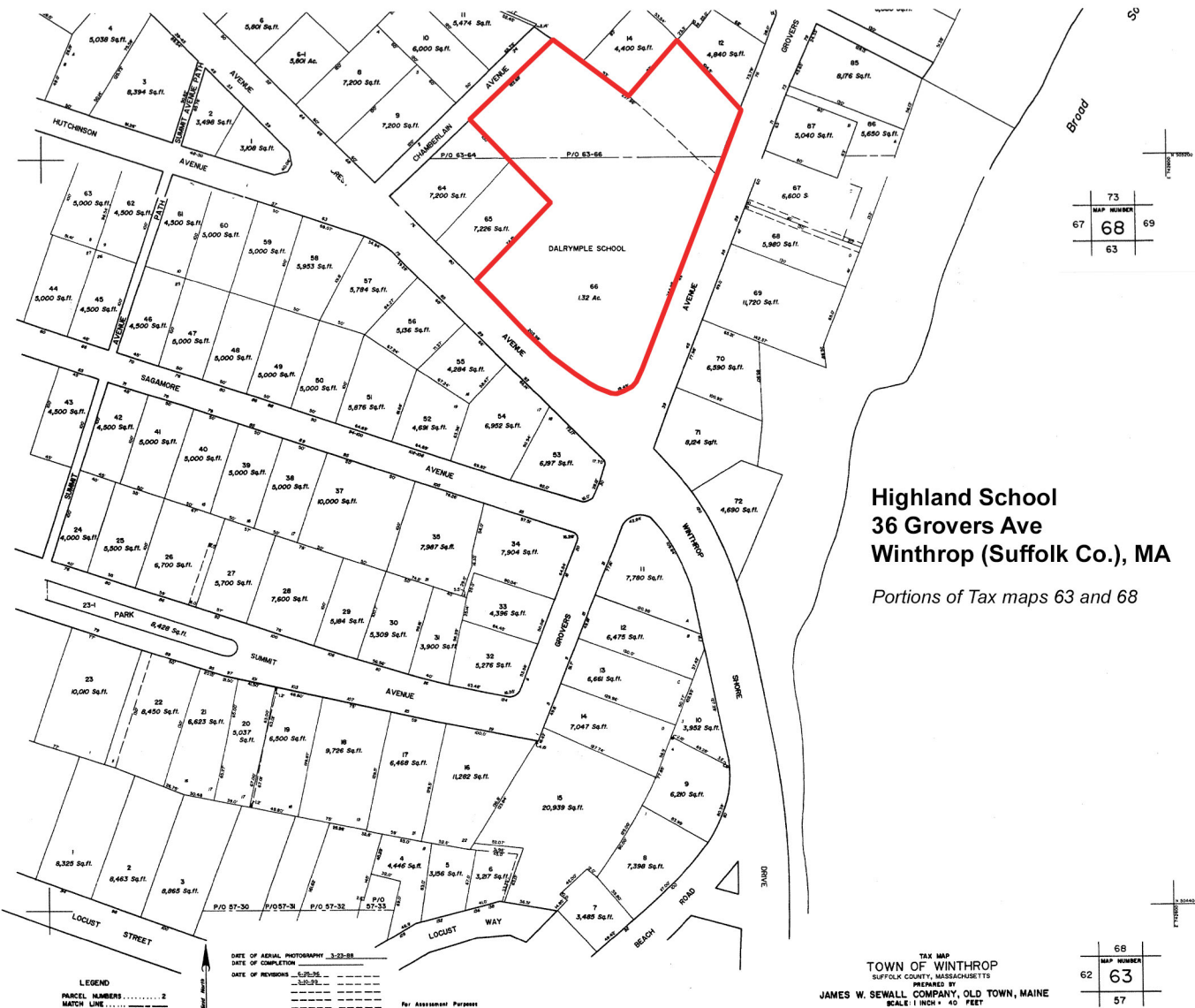
HIGHLAND SCHOOL
Name of Property

SUFFOLK COUNTY, MA
County and State



Figures 5 & 6. Plans of the 1921 Highland School, from the 1920 Winthrop Annual Report.





73	MAP NUMBER	69
67	68	69
		63

Highland School 36 Grovers Ave Winthrop (Suffolk Co.), MA

Portions of Tax maps 63 and 68

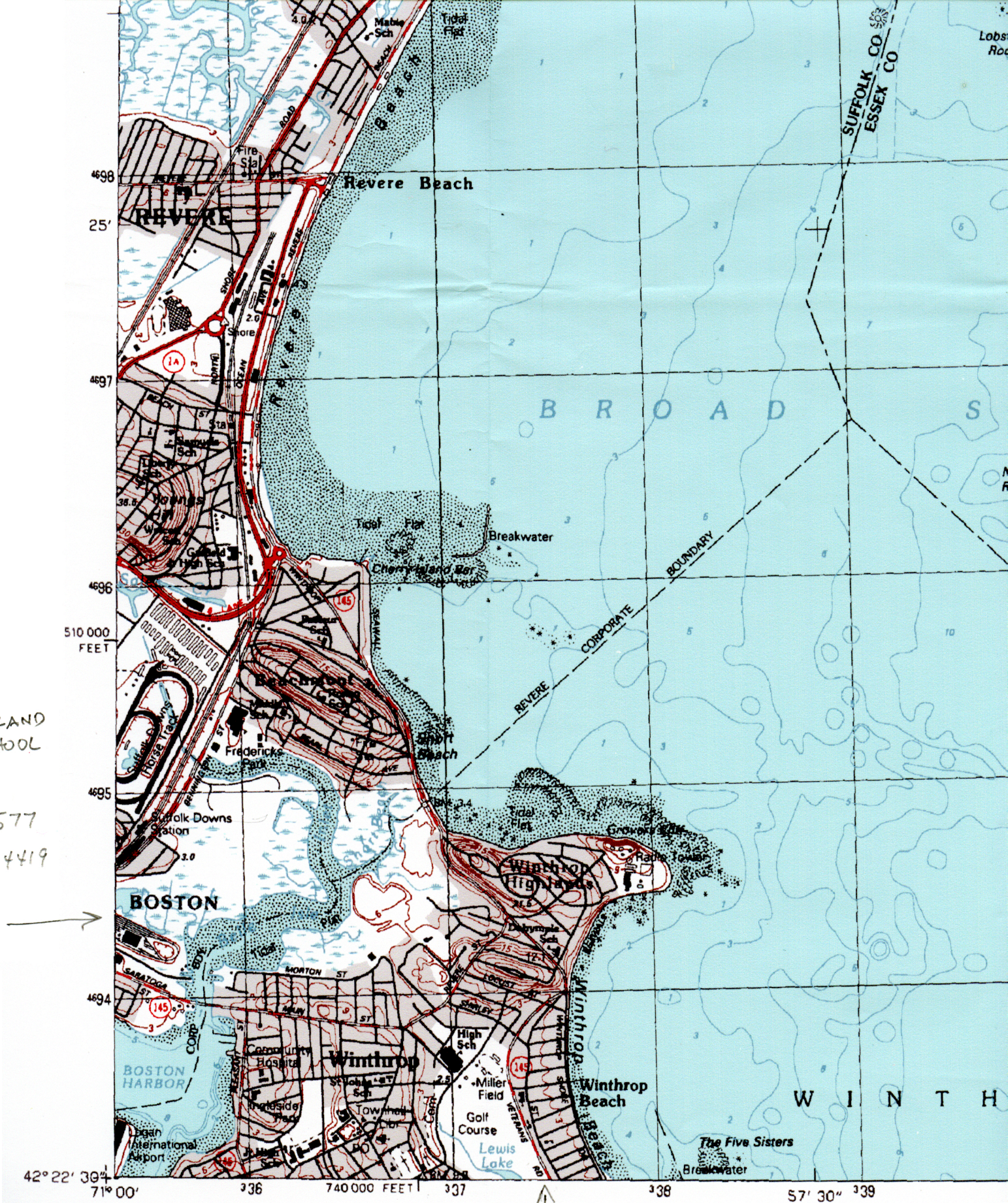
DATE OF AERIAL PHOTOGRAPHY 3-23-88
 DATE OF COMPLETION 5-17-88
 DATE OF REVISIONS 5-17-88
 For Assessment Purposes
 Map to be used for Assessments

LEGEND
 PARCEL NUMBERS 2
 MATCH LINE 2

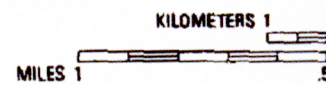
TAX MAP
TOWN OF WINTHROP
 SUFFOLK COUNTY, MASSACHUSETTS
 PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
 SCALE: 1 INCH = 40 FEET

68	MAP NUMBER	68
62	63	67
		57

HIGHLAND
SCHOOL
19/
337577
4694419



INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1999



Highland School, Winthrop (Suffolk Co.), MA



1. View northeast, south elevation of auditorium, west and south elevations of main building



2. East elevation, main building. Brick pattern work visible

Highland School, Winthrop (Suffolk Co.), MA



3. East elevation, main building, north end, view of bay added later



4. East elevation, north addition (1929)

Highland School, Winthrop (Suffolk Co.), MA



5. East elevation, main entrance, "Highland S" visible at the frieze



6. Main entrance, original transom and paneled wood ceiling at entrance

Highland School, Winthrop (Suffolk Co.), MA



7. North elevation, north addition (1929)



8. North and west elevations, north addition to the left, round chimney at the center

Highland School, Winthrop (Suffolk Co.), MA



9. North elevation, round chimney, boiler room behind chimney at grade



10. West elevation main building and north elevation auditorium.
Paneled brick chimney with beltcourses at center

Highland School, Winthrop (Suffolk Co.), MA



11. West and south elevations auditorium



12. Detail, Arts & Crafts-style brackets supporting pent-roofed canopy at auditorium entrance

Photos: Leslie Donovan, 5 October 2013

Highland School, Winthrop (Suffolk Co.), MA



13. Brick panel detail in parapet above main entrance, typical



14. Brick panel at right, and above windows in parapet, beltcourses in cast stone and brick soldier course

Photos: Leslie Donovan, 5 October 2013

Highland School, Winthrop (Suffolk Co.), MA



15. Interior view east at main entrance with original transom



16. Paneled wood beams, pilasters and cornice at entrance, first-floor corridor

Highland School, Winthrop (Suffolk Co.), MA



17. View west, auditorium



18. View southeast first-floor classroom, typical

Highland School, Winthrop (Suffolk Co.), MA



19. View northwest second-floor classroom, north addition



20. View north, second-floor corridor

Highland School, Winthrop (Suffolk Co.), MA



21. View west, second-floor coat room, typical



22. View south at south stair, first to second floor

Highland School, Winthrop (Suffolk Co.), MA



23. View south toward landing, south stair first floor to basement



24. View south at basement showing fire partition and transoms