

FORM B -BUILDING

Assessor' number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

[Empty box for Assessor' number]

Lynn

[Empty box for Area(s)]

110

Town-Winthrop

Place (neighborhood or village) Winthrop Center

Address 94 Locust Street

Historic Name William Powers House

Use: Present private single family residence

Original same

Date of Construction c.1875-1881

Source Winthrop Maps,Suffolk Co. Plan+Directories

Style/Form Queen Anne, L-shaped

Architect/Builder undetermined

Exterior Material

Foundation not visible

Wall clapboards,wood shingles at porch rails

Roof hip w/asphalt shingles

Buildings/Secondary Structures small shed at rear

Alterations (with dates) Very intact

Condition good

yes no

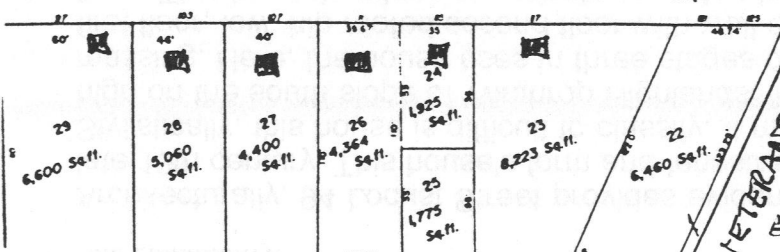
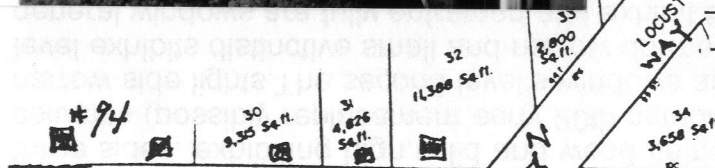
less than one acre

Setting Situated on hillside, part of Locust Street's interesting collection of late 19th century summer cottages.

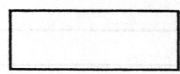
Recorded by Edward W. Gordon

Organization Winthrop CDO+Historic Comm

Date(month/day/year) September, 1993



**BUILDING FORM**



**ARCHITECTURAL DESCRIPTION**  *see continuation sheet*

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Architecturally, 94 Locust Street provides evidence of the creativity of Winthrop builders during the late 19th century. This house's form and fenestration treatments are unique within Winthrop. Stylistically, this house is difficult to classify. It might loosely be called Queen Anne. This house is set high on the south slope of Winthrop Highlands. This house is particularly noteworthy for its unusual massing. Here, the house rises in three stages of decreasing size with an encircling verandah on the first floor, low, hip roofed second floor with wall dormers and a third, pyramidal roof enclosed attic floor. This house's edges are crisply accented by narrow corner boards. This house is essentially L-shaped in form with a 3-bay x 2-bay main block with one story rear ell. The front porch wraps around three sides, exhibiting high, solid and wood shingle covered porch rails which support Tuscan columns (possibly replacement early 20th century replacements). The off center front door exhibits narrow side lights. The second level's windows are treated as gable roofed wall dormers. The third level exhibits distinctive small and narrow dormers on each slope of the pyramidal roof. In general, windows are fully enframed and exhibit 6/1 wood sash. The overall effect is that of a three stage tower, a form which is unique within Winthrop and possibly in other Eastern Massachusetts coastal communities, as well.

**HISTORICAL NARRATIVE**  *see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.*

94 Locust Street was built at some point between 1875 and 1881. Its land is shown as Lot 15 on an 88 lot tract recorded in a Suffolk County Deed Plan dated June, 1875. This tract was called Floydonia and was owned by David Floyd. He purchased this land from the descendants of Deane Winthrop in 1854 and by 1873, set out this development which bordered Locust, Almont and Cross Streets as well as parts of Revere and Shirley Streets. This development was called Floydonia. This development's plan and the naming of its streets are credited to Deacon David Floyd's son Lucius Floyd who was a Town Selectman and moderator of Town meetings. The first known owner of 94 Locust Street was William Powers, leather measurer. Powers worked at 57 High Street, Boston and wintered at 201 Lexington Street, East Boston. Chelsea/Winthrop Directories list Powers as a summer resident of 94 Locust Street. Powers lived here until the early 1890's. By 1896, this house was owned by Thomas Floyd, evidently as a rental property as his home address is listed as Summit, corner of Revere. Presumably, Thomas Floyd is related to David Floyd developer of this area and cartographer of the 1886 Floyd Map of Winthrop. Thomas Floyd's occupation is listed as farmer. Floyd owned this

**BIBLIOGRAPHY and/or REFERENCES**  *see continuation sheet*

- Maps/Atlases-1873, 1886, 1896, 1906 and 1914
- Chelsea/Winthrop Directories-1882, 1884, 1886, 1888, 1890, 1893, 1895/96, 1906, 1908
- Winthrop Directories-1911, 1913, 1916/17, 1924, 1936, 1942 and 1947
- Suffolk County Deed Plan Book 1278, End Page
- Our Streets: How we got them and their Names, Winthrop Mass-Constitution Bicentennial report 1987

Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

**INVENTORY FORM CONTINUATION SHEET**

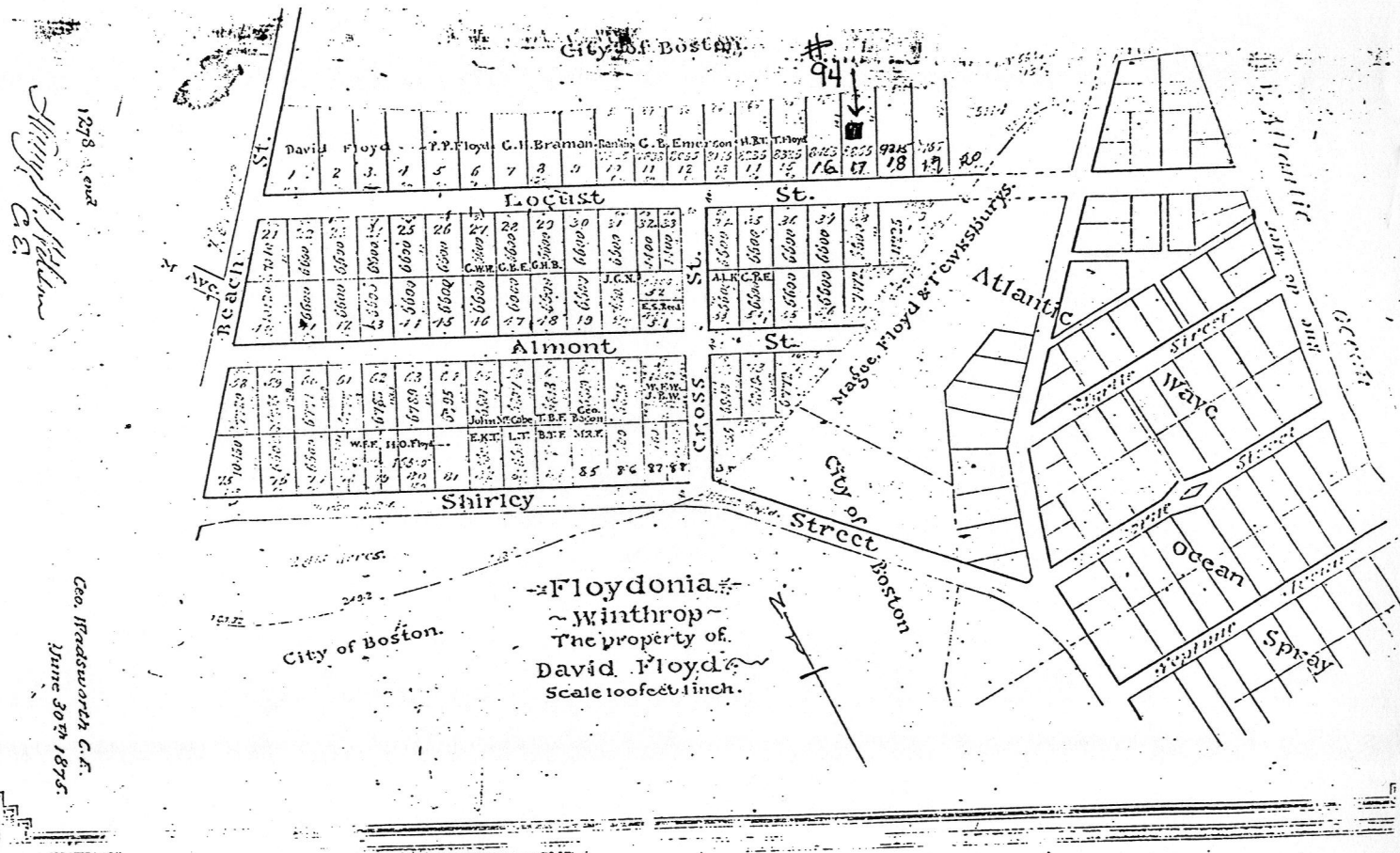
MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Winthrop, MA	Form No: 110
Property Name: 94 Locust Street	

Indicate each item on inventory form which is being continued below.

Historical Narrative continued

property into the early 1900's. By 1914, an Edgar F. Power is listed as the owner on the Atlas of that year. Power is not listed in Winthrop Directories of the 1910's. By 1916, Marion F. and G.H. Raynes, traveling salesman lived here. During the 1920's, 30's and 40's, Anna M. and James Tauchen, tailor, lived here. Also listed at this address during the 1940's were Dorothy F. Tauchen, book keeper and Helen A. Tauchen, stenographer employed by I.B.M.



ORIGINAL  
COPY OF

SUFFOLK County Registry of Deeds Book 1278 .END PAGE

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Community

Property Address

Winthrop, MA

94 Locust Street

Area(s) Form No

	110
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## National Register of Historic Places Criteria Statement Form



Check all that apply:

- Individually eligible       Eligible only in a historic district  
 Contributing to a potential historic district       Potential historic district

Criteria     A     B     C     D

Criteria Considerations:     A     B     C     D     E     F     G

Statement of Significance by Edward W. Gordon

*The criteria that are checked in the above sections must be justified here.*

**94 Locust Street**-Qualifies as c.1880 summer cottage that documents Winthrop's first substantial seasonal residential development begun in the early 1870's by real estate developer David Floyd and called Floydonia. Architecturally unique Queen Anne house with towered massing. Original owner was William Powers, East Boston leather measurer. This property appears to meet criteria A and C of the National Register of Historic Places on a local level.