

# FORM B -BUILDING

Assessor' number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission

80 Boylston Street

Boston, Massachusetts 02116

HULL

5

142

Town-Winthrop

Place (neighborhood or village) Cottage Park

Address 10 Orlando Avenue

Historic Name Ehrman-Briggs House

Use: Present 3-family

Original same

Date of Construction c.1900

Source Winthrop Directories

Style/Form Shingle/Q.Anne/Colonial Rev.,rectangular

Architect/Builder undetermined

Exterior Material

Foundation stone block

Wall lapboards-1st floor,wood shingles-upper fls.

Roof interseecting gambrels w/ asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Very intact

Condition good

loved ☐ yes ☒ no

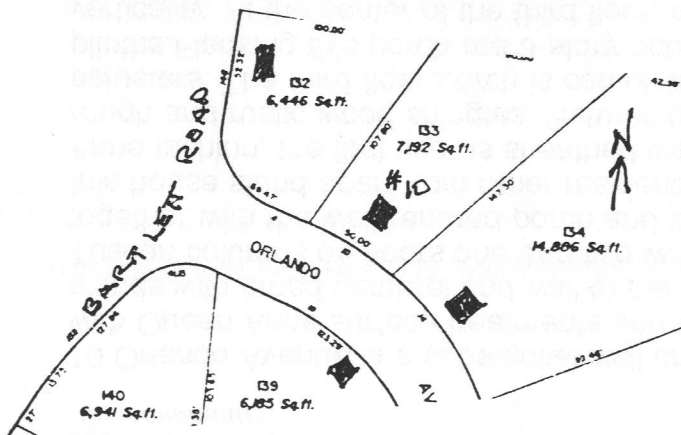
Acreage less than one acre

Setting Faces curve in Orlando Road, one house in from Bartlett Road. Surrounded by fairly substantial housing from the turn of the century.

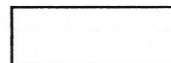
Recorded by Edward W. Gordon

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.*

10 Orlando Avenue is a substantial, well crafted house that blends Shingle Style gambrel roofed form with Queen Anne surface treatments and Colonial Revival porch treatments. This 3.5-story house stands with broad gambrel end wall to the street, exhibiting a handsome three story front porch with Tuscan columns on floors one and two which support graceful round arches. The gambrel profiles, together with the well rendered porch and bays impart a highly plastic, sculptural sensibility that make this house stand apart from other residences in the Cottage Park neighborhood. In typically Queen Anne fashion, the first floor is sheathed with smooth clapboards while the upper floors are faced with rough and rustic wood shingles. Returning briefly to the front porch, each level exhibits bowed balusters. The third floor porch is completely open. Here, railings are interspersed between plain plinths. Flanking this porch are 3-story octagonal bays which infuse the main facade with a dramatic verticality. At the center of the third floor, between the bays is a polygonal oriel with a porch door set within an arch and is enclosed by a canopied roof effect. The side walls exhibit center, two story octagonal bays which are surmounted by the great overhangs of gambrel gables. In general, windows exhibit 1/1 wood sash and are fully enframed.

### 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.*

10 Orlando Avenue's lot was carved from the estate of Charles L. Bartlett who came to Winthrop in 1850 and presided over a tract that stretched from present day Adams Street westward across Pleasant Street to Boston Harbor. Orlando Avenue was set out by 1886 and at time was called Bowman Avenue, later Maple Avenue and finally Orlando Avenue named for Orlando Belcher owner of the Cottage Park resort on Cottage Park Road and later the developer of Orlando, Florida. 10 Orlando Road appears as #11 on the 1886 Floyd Map of Winthrop and the 1889 deed plan of Bartlett Road (then called Bartlett Park Avenue) and Orlando Road (Maple Avenue). During the 1880's this tract was owned by Orlando Belcher and a Mr. Hutchins. By 1896, this house was one of 12 contiguous lots owned by O.E. Lewis. The first known occupant of this house was Charles C. Ehrman. He is first listed here in 1901 and at 75 Woodside Avenue in 1899, suggesting a construction date of 1900. Ehrman is listed as a manager at 611 Washington Street and later 7 Water Street, Boston. Ehrman lived here until c. 1907. He is listed in 1906 as president of the Ehrman Manufacturing Co. This company manufactured "Celluloid Advertising Novelties, Badger Buttons, Signs and Metal and Enamelled Pins.

### BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

Maps/Atlases-1873, 1886, 1896, 1906 and 1914  
Chelsea/Winthrop Directories-1899, 1901, 1902/03, 1906  
Winthrop Directories-1911, 1913, 1916/17, 1924, 1936, 1942 and 1947.  
Boston Directory-1906.  
Suffolk Co. Deed Plan-July, 1889, Belcher and Hutchins land-Book 1885, Page 639



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:<br>Winthrop, MA       | Form No:<br>142 |
| Property Name: 10 Orlando Avenue |                 |

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

## Historical Narrative continued

Ehrmans company at that time was based at 854 Old South Building, Boston. By 1906, building was owned by Henry J. Wright, who is listed here in 1908 but not in 1906. Interestingly, Wright is listed at 75 Woodside in 1906, the same address Ehrman is listed at in 1899. By c.1910, John S. Briggs is listed here. (no occupation listed). Interestingly no other residents are listed in what was clearly built to house three families. By 1916, this building's residents included Cora F. and Arthur B. Mc Clean, Jones Oil and Supply Co., 40 India Wharf, Boston, Louise A. Henry, widow of Albert H. Henry and apparently John S. Briggs is still living on Orlando Avenue. During the 1920's, occupants of #10 included Albion P. Pease, J. Lee Dutre, accountant, Mrs E. Mitchell, widow of Robert Mitchell, Hannah Varney, clerk at the State House in Boston and Josephine and F.W. Walkup. By 1936. a new cast of residents is ensconced in #10, including, Albertus Brown, "salesman employed in Cambridge", Helen E. and Charles A. Rockwood, "Superintendent, Boston" and Irene Franklin, widow of Robert Franklin. During the 1940's, Lillian and Truman G. Wolcott, inspection engineer and Effie M. and John C. Huxley, clerk lived here. Listed here in 1942 were Lena M. and Luther D. Smith, Supervisor, Tidewater Oil and Bertha C. and George A. Pierce, employed by Wentworth Institute in Boston lived here in 1947.