

FORM B – BUILDING

WTH.146

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING

LYNN D 146

Town Winthrop

NRND/ 8/21/97
PR- 418102

Place (neighborhood or village) Winthrop Center

Address 45 Pauline St.

Historic Name Edward B. Newton School Clock Tower

Uses: Present school administration

Original school

Date of Construction 1908

Source

Style/Form Bldg.-Tudor Revival, Clock Tower –
Georgian Revival

Architect/Builder Willard M. Bacon

Exterior Material: red brick

Foundation red brick

Wall/Trim trim - cast stone & limestone

Roof asphalt shingles

Outbuildings/Secondary Structures n/a

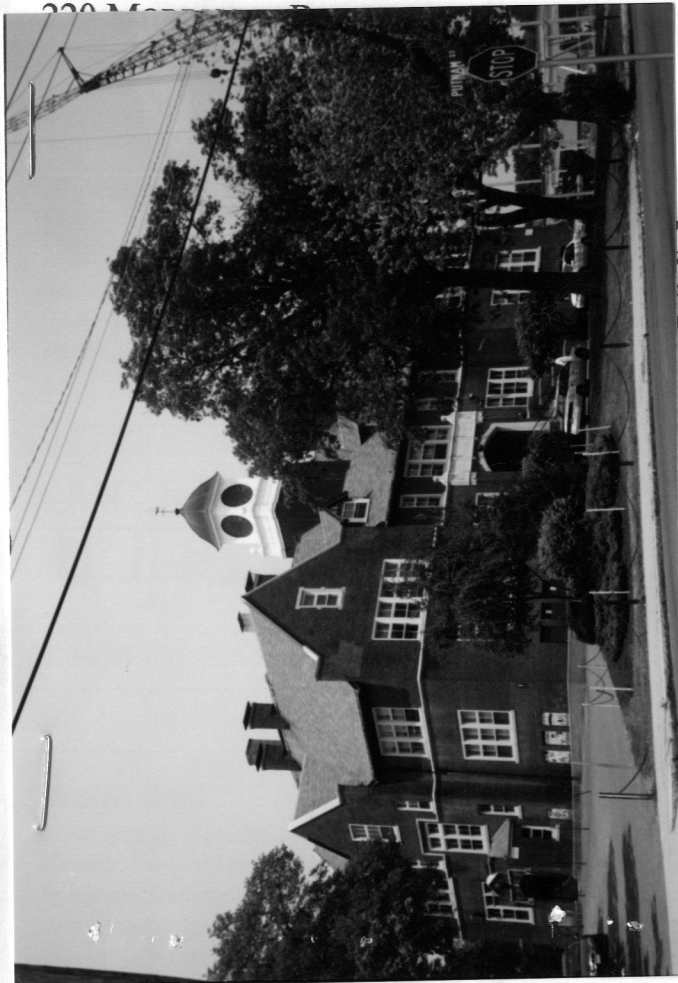
Major Alterations (with dates) n/a

Condition clock tower to be determined

Moved no yes **Date**

Acres 4.5 acres

Setting in Town Center



See attached

RECEIVED

OCT 11 2002

MASS. HIST. COMM

Recorded by Barbara A. McNeil

Organization Town of Winthrop

Date (month / year) June, 2002

Assessor's Number USGS Quad Area(s) Form Number

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.



ENFIELD ROAD

WOODSFIELD ROAD

INGLESIDE PARK

34
6.24 Ac.

P/O 36-32

LEGEND
PARCEL NUMBERS

DATE OF AERIAL PHOTOGRAPHY 3-12-58
DATE OF COMPLETION _____
DATE OF REVISIONS _____



NEWTON STREET

NEWTON STREET

1
30,417 Sq Ft.

6,563 Sq Ft.

11
8,437 Sq Ft.

2
30,639 Sq Ft.

10
11,827 Sq Ft.

9-1
1.8 Ac.
N.E. WELLS SCHOOL

3
4.3 Ac.
E.B. NEWTON SCHOOL

13
8,763 Sq Ft.

14
6,090 Sq Ft.

15
4,301 Sq Ft.

16
3,301 Sq Ft.

17
3,880 Sq Ft.

18
2,952 Sq Ft.

19
3,880 Sq Ft.

27
4,669 Sq Ft.

28
4,500 Sq Ft.

29
4,500 Sq Ft.

30
4,432 Sq Ft.

31
4,977 Sq Ft.

32
3,263 Sq Ft.

33
2,742 Sq Ft.

WINTHROP SENIOR CENTER

TOWN HALL

6
2,952 Sq Ft.

7
2,896 Sq Ft.

8
4,080 Sq Ft.

4
3,750 Sq Ft.

5
2,037 Sq Ft.

35
4,689 Sq Ft.

36
4,030 Sq Ft.

33
6,030 Sq Ft.

35
4,629 Sq Ft.

37
10,822 Sq Ft.

TAX MAP
TOWN OF WINTHROP
SUFFOLK COUNTY, MASSACHUSETTS
PREPARED BY

48
MAP NUMBER
42 | 43 | 44

WTH #1116

NRIND-812197 (20)

essor' number USGS Quad Area(s) Form Number

LYNN D 146

Town-Winthrop

Place (neighborhood or village) Winthrop Center

Address 45 Pauline Street

Historic Name Edward B. Newton School

Use: Present town offices

Original school

Date of Construction 1908

Source William H. Clark's History of Winthrop, p.279

Style/Form Tudor Revival, H-shaped

Architect/Builder Willard M. Bacon

Exterior Material

Foundation brick

Wall brick, limestone trim

Roof intersecting gables w/asphalt shingles

Outbuildings/Secondary Structures N/A

Major Alterations (with dates) Very intact

Condition good

Moved [] yes [x] no

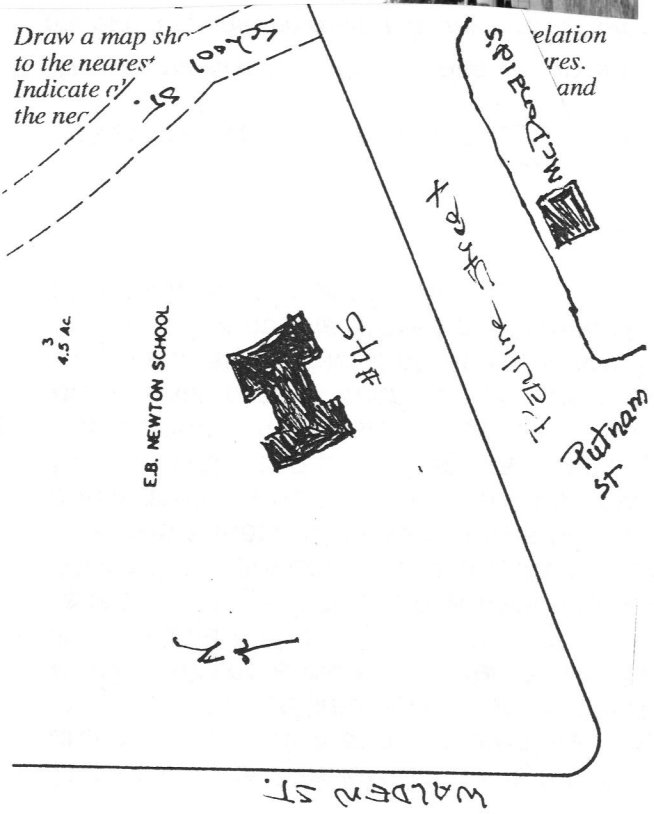
Acreage one acre

Setting Situated in park setting on north side of Pauline Street in mixed use area at town center.

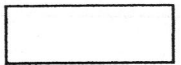
Recorded by Edward W. Gordon

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.

The Edward B. Newton School is a well designed example of a Tudor Revival school drawing on the architecture of 15th and 16th century England for inspiration. Constructed of red brick with trimmings that appear to be limestone, this dignified building rises three stories to intersecting gable roofs. The Pauline Street facade is treated as a 5-bay recessed main block flanked by projecting wings. The side walls are characterized by just the opposite rendering with a projecting stairhall bay flanked by recessed wings. The main entrance is set within a broad segmental arch and flanked by brick piers. Above the piers and arch is a fairly elaborate four part ornamental limestone panel. In general, windows appear in banks of three or four windows and are set off by white stone surrounds. A continuous stone sill course serves to visually separate the first from the second floor. The gables of the end walls and projecting stair wall segments spring from brick, pier-like components. Particularly noteworthy is the center clock tower or cupola which rises above solid panelled railings with ornamental urns at each corner. The cupola is capped by a bell-shaped roof and its inspiration seems to have been the fact that the old wood Pauline Street School had a mansard topped clock tower cupola. The cupola strikes a Colonial Revival note on a building that is otherwise rooted in the architecture of Tudor England.

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.

The Edward B. Newton School was built in 1908 on the site of the old Pauline Street School which burned down in 1907. The old school, with its distinctive mansard roof configuration and clock tower was a prominent landmark in Victorian Winthrop. Built during the 1870's and enlarged in 1894, this school stood on grounds donated to the town by the Samuel Ingalls family. It stood on a rise that sloped eastward to a low lying area with a circular pond that was jokingly called "the gold fish pond" by local residents. This pond was filled in by 1933 and is now the play ground area between the Newton School and the Willis School on Hermon Street. This school, like the library and fire stations at the turn of the century was symbolic of Winthrop reaching maturity as a municipality. Transportation improvements of the 1880's and 90's resulted in hundreds of new permanent residents with children whose educational needs had to be addressed by the town. This school was named in honor of Edward B. Newton who donated the cupola's clock. He was the chairman of the school board for 17 years until his death in 1911. This school was designed by local architect Willard M. Bacon. He was responsible for the towns library, fire stations, Winthrop Yacht Club and the Winthrop Town Hall.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

- Winthrop Maps/Atlases-1873,1886,1896,1906 and 1914
- William H. Clark's History of Winthrop, 1952, pages 273-279
- Winthrop Library photo files

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

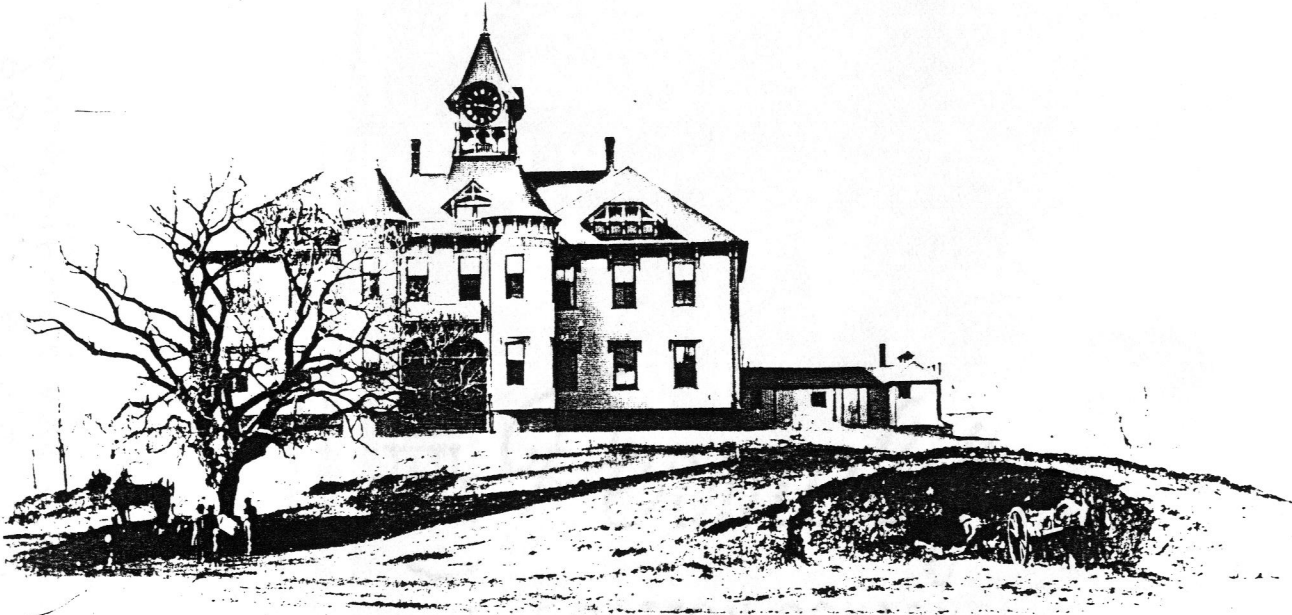
See Area Form D Winthrop Center

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: <i>Winthrop, MA</i>	Form No: <i>146</i>
Property Name: 45 Pauline Street	

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



Pauline Street school - built 1881 - now site of E. B. Newton Sch.



E. B. Newton School, 45 Pauline St. Winthrop. Built in 1908 after fire destroyed old Pauline St School on this site. Photo taken c. 1908-1910.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

WTH.146

In Area no.	Form no.
	12



Town Winthrop

Address Pauline Street

Name Newton School

Present use elementary school

Present owner Town of Winthrop

Description:

Date 1908

Source Supt. of Schools Office

Style Tudor Revival

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect _____

Exterior wall fabric red brick

Outbuildings (describe) _____

Other features 2½-story, H-plan building. Gable roof. Gable end pavilions. 12/12 divided sash.

Altered roofing material _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre

Approximate frontage 300'

Approximate distance of building from street 50'

6. Recorded by Harriet White

Organization MAPC

Date 10/18/78

(over)

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

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

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

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

WTH.146

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Winthrop	Form No:
Property Name: Newton School	

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

Other features:

2 subsidiary side entrances in gabled pavilions on end walls. Raised Central entrance porch with entrance recessed in Tudor arch.

Square clock tower with slightly canted walls and copper bellcast roof.

Small gabled half-timbered dormers on front slope with diamond-paned windows. 2 tall flat brick chimneys on ridge, one on each side of tower.

Gabled half-timbered dormers on rear slope also.

WTH.146

Original yellow form: Eligibility file _____
Copies: Inventory form _____
Town file(w/corresp.) _____
Macris _____
NR director _____

Community: Winthrop

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 2/28/95 Date Due: Date Reviewed: 3/1/1995

Type: Individual District (Attach map indicating boundaries)

Name: Edward B. Newton Elementary School Inventory Form: 146

Address: 45 Pauline Street

Requested by:

Action: Honor ITC Grant R & C Other:

Agency: Staff in charge of Review:

INDIVIDUAL PROPERTIES

- Eligible
- Eligible, also in district
- Eligible only in district
- Ineligible
- More information needed

DISTRICTS

- Eligible
- Ineligible
- More information needed

CRITERIA: A B C D

LEVEL: Local State National

STATEMENT OF SIGNIFICANCE by Peter Petrisko

The Newton Elementary School, 45 Pauline Street, Winthrop is a 1908 English Revival style school building located in Winthrop Center. This brick and limestone building was built by Willard M. Bacon, a prolific architect who also built the Winthrop Library, Town Hall, Winthrop Yacht Club and the Winthrop Fire Station. Another English Revival school, the Winthrop Junior High School, 40 Hermon Street, was also built by Bacon, dates to 1925 and is located near the Newton School. Winthrop was surveyed as part of the 1993-1994 Survey and Planning Grant project and although this property was not singled out as individually eligible to the National Register it was recommended as part of the Winthrop Center District by the consultant. Staff concur with the consultant's recommendation that it would be a contributing element to that district.