

United States Department of the Interior  
Heritage Conservation and Recreation Service

# National Register of Historic Places Inventory—Nomination Form

For HCRS use only

received SEP 17 1981

date entered DEC 14 1981

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name Sanborn House

historic Agreement

and/or common Sanborn House (preferred)

## 2. Location

street & number 15 High Street \_\_\_\_\_ not for publication

city, town Winchester \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district seven

state Massachusetts code 025 county Middlesex code 017

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Town of Winchester

street & number Town Hall, Mt. Vernon Street

city, town Winchester \_\_\_\_\_ vicinity of \_\_\_\_\_ state Massachusetts

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Middlesex County Registry of Deeds

street & number 40 Thorndike Street

city, town Cambridge \_\_\_\_\_ state Massachusetts

## 6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth has this property been determined eligible?  yes  no

date 1977 and 1979 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records Massachusetts Historical Commission

city, town Boston \_\_\_\_\_ state Massachusetts

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Sanborn House, designed in 1907 in a Mannerist interpretation of the Beaux Arts style, occupies a hillside site overlooking the town center. An original carriage house stands behind the main house to the northwest.

The main house consists of a two story central block with a raised attic story and shallowly projecting frontispiece. A one story verandah projects from the south side while a one and one half story service wing is attached to the north. It is stuccoed, with heavily scaled detail executed in white painted wood. The ornament of the central block consists of two string courses beneath the second story windows, a dentiled entablature and a balustrade; that of the attic includes a plain entablature and a solid parapet; the porch has a plain entablature and a balustrade; the service wing has a dentiled frieze running through the second story windows and a solid parapet. The Mannerist influence can be seen in the antifixae-like elements which decorate the entablature, the use of keystones over rectangular openings and the misplaced frieze of the service wing.

The five bay facade is symmetrically organized around the frontispiece which is supported by two composite columns and two capped columns. It includes a center entry with a tall round arched stained glass window above which is framed by a molded architrave. This is flanked by narrow paired windows at the first story and double windows with panels beneath them at the second story. The south outer bay has double windows at both stories while the north bay has paired windows at the first story and a double window at the second. Secondary entries are located on the south elevation and in the service wing.

The carriage house consists of a two story rectangular block with flanking one story wings, like the main house it is stuccoed and trimmed with white painted wood. The symmetrical facade is organized around a two story arched opening which contains an overhead door with two 1/1 windows flanked by quarter round windows above. A single 1/1 window is located to right of the center arch at the first story while the left side is blank. Fenestration at the second story consists of a pair of windows on the right and three narrow windows on the left. Entries are located at each end of the building in wide pilasters which enframe the composition. Horizontal emphasis is provided by a frieze separating the stories and a wide entablature at the roof line. Each wing contains three windows.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1906-07                      **Builder/Architect** unknown

**Statement of Significance (in one paragraph)**

The Sanborn House (Aigremont) possesses integrity of location, design, setting, materials and workmanship and is significant both for its associations with the Sanborn family and for the quality of its architectural design. It was built between 1906-07 for Oren Cheney Sanborn, the son of James S. Sanborn, a founder of the Chase and Sanborn Co. in Boston. Although its architect is presently unknown, it stands as a locally unique interpretation of the Beaux-Arts style and as one of the few houses in the Boston area to exhibit mannerist characteristics. The house meets criteria B & C of the National Register of Historic Places.

Oren Sanborn, born in Maine in 1865, came to Winchester in 1901 at a time when the town was developing rapidly for the residence of Boston businessmen. Prospering as a member of his father's tea and coffee importing firm, Sanborn became one of the four wealthiest men in Winchester. He acquired two parcels of land to make up the nine-acre hillside tract with its magnificent view over Winchester Center to the Middlesex Fells. Although the architect is not known, Sanborn's house, which reportedly cost \$250,000 to construct, is by far the most impressive in the area.

In 1921 Sanborn was forced to sell the property. He had fallen upon hard times, and was living in Providence at the time. The new owner was a Bostonian, J. Edward Downes, founder of Downes Lumber Company, which was located in Boston. The condition of the house and grounds at the time of the sale required major repair work, and the Downes family of seven moved in around 1924. From 1925 until 1947, the house became a lively residence once again, housing another family prominent in Winchester society. Few changes appeared to the property except for the addition of a mother-in-law house constructed elsewhere on the land. (This house was later moved to a nearby street.) The main house and carriage house appear to have been relatively unaltered physically, and cared for properly by a staff of maids and gardeners.

In 1947 the house and land was sold to the Roman Catholic Archdiocese of Boston and occupied by approximately twenty nuns. The nuns staffed a school built behind the house, known as Marycliff Academy. This plain cinder block school building, a non-contributing structure, was built in 1947, and functioned as a day school until 1970.



## 9. Major Bibliographical References

- Chapman, H.S., History of Winchester, Massachusetts, Winchester: Town of Winchester, 1936.
- Stone, B.W., History of Winchester, Massachusetts, vol. II., Winchester: Town of Winchester, 1976.
- Winchester Star (newspaper) January 14, 1921  
June 15, 1928

## 10. Geographical Data

Acreage of nominated property 9-1/4 acres

Quadrangle name Lexington

Quadrangle scale 1: 25,000

UMT References

A 

1	9	3	2	2	6	4	0	4	7	0	1	3	0	0
Zone			Easting					Northing						

B 

Zone			Easting					Northing						

C 

Zone			Easting					Northing						

D 

Zone			Easting					Northing						

E 

Zone			Easting					Northing						

F 

Zone			Easting					Northing						

G 

Zone			Easting					Northing						

H 

Zone			Easting					Northing						

Verbal boundary description and justification

See Attached Map. The modern Howard F. Ambrose School is not considered a contributing structure

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Candace Jenkins, Registration Director  
Susan E. Keats, Town Archivist

organization Massachusetts Historical Commission date April, 1981

street & number 294 Washington Street telephone 617-727-8470

city or town Boston state Massachusetts

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Patricia R. Neelowski*

title Executive Director, Massachusetts Historical Commission date 9/11/81

For HCERS use only

I hereby certify that this property is included in the National Register

*William H. Brahan* date 12.14.81

Keeper of the National Register

Attest: *Linda Hunt McClelland* date 12-14-81

Chief of Registration





Aigremont  
Winchester  
Middlesex County  
Massachusetts

Photo Credit: Susan E. Keats  
Negative located: Winchester Archival Center  
Identification: Sanborn House, looking ~~north-~~  
~~east.~~

Date: November 1980

SEP 17 1981

DEC 14 1981

Sanborn House

1



SEEM



Aigremont  
Winchester  
Middlesex County  
Massachusetts

Photo Credit: Susan E. Keats  
Negative located : Winchester Archival Center  
Identification: Carriage house, looking

northwest

SEP 17 1981

DEC 14 1981



Aigremont  
Winchester  
Middlesex County  
Massachusetts

Photo Credit: Susan E. Keats

Negative located: Winchester Archival Center

Identification: Sanborn House, looking south-  
east.

Date: November 1980

SEP 17 1981

DEC 14 1981

Sanborn House

3



Sanborn House  
15 High Street  
Winchester, Mass.

Supplementary Photographic documentation  
Candace Jenkins  
Massachusetts Historical Commission  
November 1981

1. Casement sash, main house, west elevation (facade)
2. Casement sash, main house, east elevation (rear)
3. Stair window, main house, west elevation (facade)
4. Stair window from interior, main house, west elevation (facade)
5. View from rear of house facing east showing terraced landscaping
6. Joseph Remick House, 84 Cambridge Street, Winchester
7. Same
8. Marycliff Academy, facing east

NOV 19 1981





















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**DEC 14 1981**



SACHEM ROAD

185

AVENUE

WESTLAND

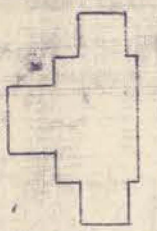
CAMBRIDGE STREET

157

158

STREET

175

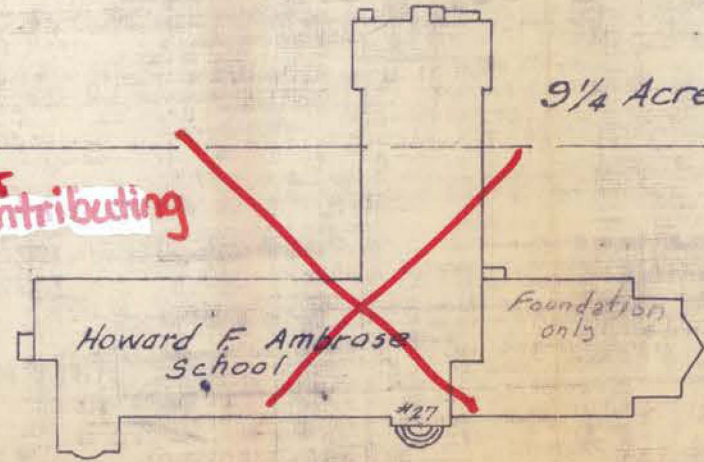


CARRIGE HOUSE

Town of Winchester

9 1/4 Acres

not contributing



Howard F. Ambrase School

Foundation only

#27



MAIN HOUSE

#15

HIGH

STREET

162

TAFT DRIVE

162 A

Aigremont  
Winchester, MA  
Scale: 1 inch = 80 feet  
Date: 1978

1978

174



DEC 14 1981



2

~~Lot 10/10/10/10~~

WENDE

WENDE

2

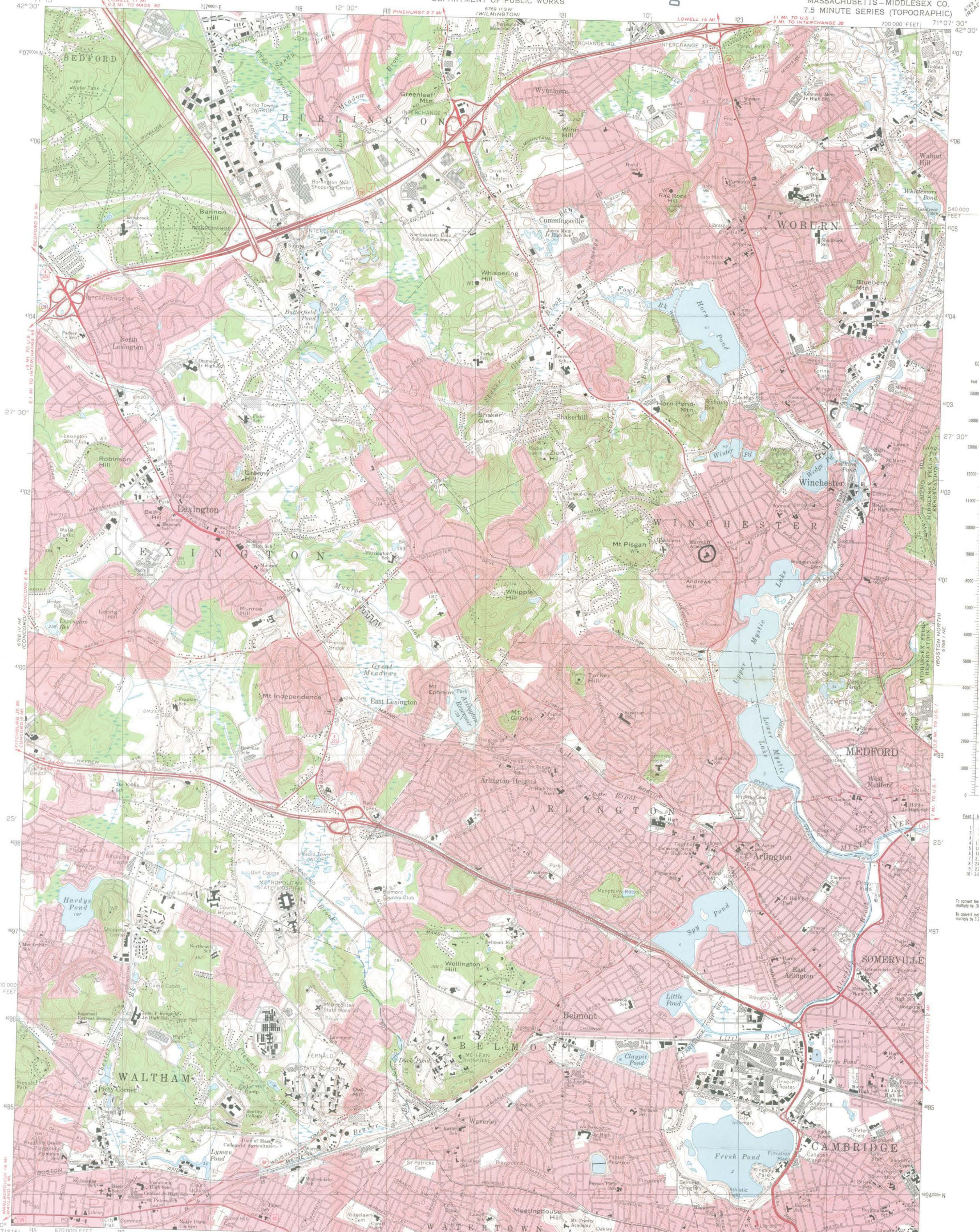
STREET

2

2



DEC 14 1981

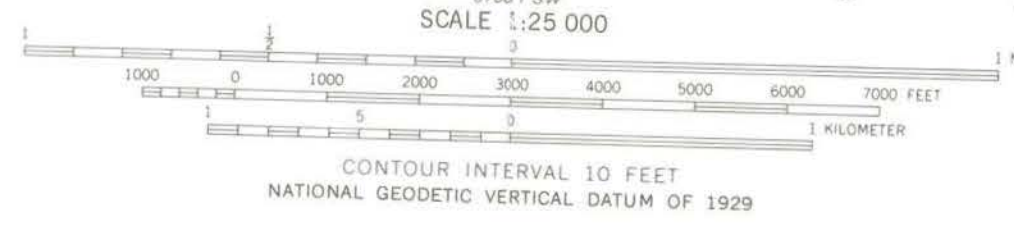
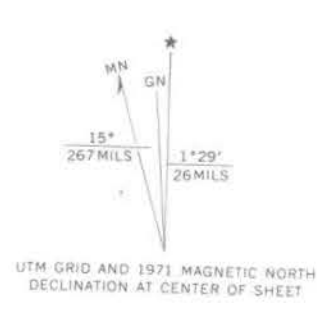


CONVERSION SCALES



Aigremont  
Winchester, MA  
UTM Reference  
19T 322640/4701300

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts  
Geodetic Survey  
Planimetry by photogrammetric methods from aerial  
photographs taken 1939. Topography by planetable surveys 1943  
Revised from aerial photographs taken 1969. Field checked 1971  
Polyconic projection, 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Red tint indicates areas in which only landmark  
buildings are shown



ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Unimproved road  
Interstate Route  
U.S. Route  
State Route  
Light-duty road, hard or improved surface  
Unimproved road

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



LEXINGTON, MASS.  
N4222.5—W7107.5/7.5  
1971  
AMS 6768 1 NW—SERIES V814



# National Register of Historic Places

## Note to the record

Additional Documentation: 2014

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Sanborn House

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 11/19/13 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/05/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 81000286

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

**Additional Documentation Approved**

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 1.3.14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

September 10, 2013

J. Paul Loether  
National Park Service 2280, 8<sup>th</sup> Floor  
National Register of Historic Places  
1201 I (eye) Street, NW  
Washington, D.C. 20005

Dear Mr. Loether:

Re: Address changes for properties listed on the NRHP

As we digitize our inventory of historic resources, we are discovering discrepancies in property addresses due to renumbering, changing the address to a side street that abuts the parcel, or assigning a precise address where none had existed. In some cases, property owners have notified us of an incorrect address. We are, therefore, writing to request technical corrections in the National Register records for the following properties in

**Winchester (Middlesex County)**

- Sanborn House (Aigremont) (NRIND 12/14/1981)—new address is **21 High Street**  
(formerly 15 High Street) 81000286
- Winchester Town Hall (NRIND 3/31/1983; NRDIS 11/21/1986)—new address is **71 Mount Vernon Street** (formerly 71 Mount Auburn Street, which was a typo) 83000837

**The following were listed on 7/5/1989 as NRIND in the Winchester MRA**

- Ayer, Thomas Prentiss House—new address is **10 Grove Street** (formerly 8-10 Grove Street) 89000630
- Childs, Webster House—new address is **9 Meadowcroft Road** (formerly 16A Ginn Road) 89000644
- Gardner, Edward House—new address is **0 Gardner Place** (formerly 89 Cambridge Street) 89000605
- Mason, John C. House—new address is **10 Hillside Avenue** (formerly 8-10 Hillside Avenue) 89000634
- Oak Knoll—new address is **17 Brooks Street** (formerly 39 Oak Knoll) 89000648

220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.state.ma.us/sec/mhc](http://www.state.ma.us/sec/mhc)

National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

DEC 14 1981

United States Department of the Interior  
National Park Service

RECEIVED dnr-1a

OCT 29 1981

Name of Property

*Sanborn House*

State, County

*MA*

MASS. HIST. COMM.

Federal Agency

The above nomination is being returned to you because of problems in the areas checked below and/or on the back of this form. Please return this form when the nomination is resubmitted.

Technical Review

Name

Location

Classification

Category

Ownership

Status

Present Use

Owner of Property

Location of Legal Description

Representation in Existing Surveys

Description

Condition

Original Site/Moved (w/date)

Significance

Period

Areas of Significance

Specific Dates

Major Bibliographical References

Geographical Data

Acreage

Quad Name

Quad Scale

UTM

Verbal Boundary Description and/or Site Plan or Tax Map

Form Prepared By

Certification

Level of Significance

SHPO Signature

Federal Signature

Photographs

Missing

Not Adequate in Quality

Maps

USGS Map

Site Plan/Sketch Map

Historic District Map

Comments:

Substantive Review Problems (see reverse)

*Selma Byers 10/2/81*  
Signed

NOV 19 1981



Because this building is so unusual for its period (1907) and Beaux arts style, and because it has undergone major repairs (1924, and possibly 1947), the National Register needs the following information in order to complete the evaluation:

dnr-lb

**Description**

- Incomplete/Inaccurate: Please date and describe any changes to the original design, including
- Alterations: changes in materials of windows, in pattern of fenestration, door and lighting of arched entrance,
- Dates: the front portico (especially the possible capping of columns), and any additions
- Boundary Selection/Justification: (see the servants wing, and top floor original)?
- Other: \_\_\_\_\_

**Significance**

- Too Weak or General: Please expand the discussion of the mannerist influences and establish its
- Poorly Related to Resource: significance in relationship to other local and regional examples of Beaux
- Confusing/Incomplete: arts architecture. If the architect can be identified, explain how the mannerist features,
- Context: including details, proportions, and facade asymmetry are characteristic of his style. Is there a
- Integrity: precedent locally or regionally for this departure from the Beaux arts tradition and for the
- Period of Significance Unclear: incorporation of single-paned casement windows, capped columns, and
- Exception(s) to Criteria not Justified: clerestory-like light of front entrance in a building of this
- Other: period?

**Bibliography:** \_\_\_\_\_

**Geographical Data**

- Acreage: \_\_\_\_\_
- VBD: \_\_\_\_\_

**Certification:** \_\_\_\_\_

**Photographs:**

- Inadequate Coverage: Please provide photos of the intrusion and its relation to the house. Is there a  
historic photo of the house?
- Poorly Labeled/Not Keyed to Map
- Other: \_\_\_\_\_

**Maps**

- |                               |                                 |                         |
|-------------------------------|---------------------------------|-------------------------|
| <input type="checkbox"/> USGS | <input type="checkbox"/> Sketch |                         |
| <input type="checkbox"/>      | <input type="checkbox"/>        | Missing                 |
| <input type="checkbox"/>      | <input type="checkbox"/>        | Location of Resource(s) |
| <input type="checkbox"/>      | <input type="checkbox"/>        | Boundary Lines          |
| <input type="checkbox"/>      | <input type="checkbox"/>        | Discrepancies           |
| <input type="checkbox"/>      | <input type="checkbox"/>        | Other                   |

**Comments**

Linda McClelland / Patrick Andrews  
Reviewer  
tel: (202) 343-6401

*Bill Grosvenor*  
for Chief, Branch of Registration

10/23/81  
Date

*DOE 10/17/81 - 11/1/81*

dnr-3

Name *Sanborn House*  
 State, County *MA Middlesex* Fed Nom or Request-Agency \_\_\_\_\_  
 Working Number *9.17.81.341* Federal Register Date \_\_\_\_\_

Nomination  
 Determination of Eligibility  
 On Nomination Form

Bldg(s)  
 Site  
 Object  
 Structure  
 District

Within:  
 Multiple Resource Area  
 Thematic Group

Maps *1/1*  
 Photos *3*

Nomination prepared by:  
 State Staff  
 Local  
 Other

Action:  
 ACCEPT  
 RETURN *10/22/81*  
 REJECT

Check if Appropriate:  
 State Request for Review  
 Keeper's Decision to Review  
 2nd Return

I. Evaluation of Resource (cont. on back if necessary)

*This nomination has problems, both technical and substantive, that necessitate return  
 See return sheet  
 Patrick Andrews - Historian  
 Return 10/23/81*

II. Evaluation of Nomination

	Good			Comments
	Adequate	Poor		
1. Descriptive Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<i>need more info.</i>
2. Significance Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<i>need more info</i>
3. Concepts/Integrity				<i>need more info</i>
4. Concepts/Criteria				
5. Concepts/Boundaries				<i>question of large intrusion</i>
6. Contextual Evaluation				

General Comments (cont. on back if necessary):

Reviewer/Date *Patrick Andrews 10/22/81*

See Attached \_\_\_\_\_



Name Sarban House  
State, County MA, Middlesex  
Working Number 9,17,81,341

Fed Nom or Request--Agency  
Federal Register Date 2.7.83

Ref # 81000286

Nomination  
 Determination of Eligibility  
 On Nomination Form

Bldg(s)  
 Site  
 Object  
 Structure  
 District  
Within:  
 Multiple Resource Area  
 Thematic Group

Maps 1, 1 1/2  
Photos 3 & diled (8)

Nomination prepared by:  
 State Staff  
 Local  
 Other

Action:  
 ACCEPT 12/14/81  
 RETURN  
 REJECT

Check if Appropriate:  
 State Request for Review  
 Keeper's Decision to Review  
 and Return

I. Evaluation of Resource (cont. on back if necessary)

Eligible B+C  
Accept  
L McClelland 12-14-81

II. Evaluation of Nomination

	Good			Comments
	Adequate	Poor		
1. Descriptive Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>			onquarily posed ques. items that were resolved adequately in letter. Photos provided add'l info on arch. and setting.
2. Significance Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>			Questions posed in original review resolved adequately in letter.
3. Concepts/Integrity	<input checked="" type="checkbox"/>			Letter designed questions posed by guest reviewer and justified "additions" of construction and masonry character.
4. Concepts/Criteria	<input checked="" type="checkbox"/>			
5. Concepts/Boundaries	<input checked="" type="checkbox"/>			found poorly justified - but historically part of State and except for 1947 school has integrity.
6. Contextual Evaluation	<input checked="" type="checkbox"/>			Letter addresses context in so far as this was oddity but within style and method construction of period (c. 1910) and region.

General Comments (cont. on back if necessary):  
method construction of period (c. 1910) and region.

Reviewer/Date L McClelland 12-14-81

See Attached

TOWN OF WINCHESTER  
WINCHESTER  
01890

EDWARD F. O'CONNELL  
CHAIRMAN  
ALAN G. MACDONALD  
MICHAEL D. SARACO  
JOHN J. WILLIAMS  
WADE M. WELCH



BOARD OF SELECTMEN  
TOWN HALL  
729-1100

RECEIVED

SEP 17 1981

MASS. HIST. COMM.

August 19, 1981  
82-115

Miss Patricia L. Weslowski  
State Historic Preservation Officer  
Massachusetts Historical Commission  
294 Washington Street  
Boston, Massachusetts 02108

Dear Miss Weslowski:

During a regularly scheduled public meeting on August 17, 1981, the Board of Selectmen took a position on the pending application to have the Sanborn House nominated to the National Register of Historic Places. By a split vote of 4 to 1 the Selectmen indicated their support of this application.

While no member of the Board of Selectmen plans to attend the State Review Board meeting scheduled for September 9, 1981, I am sure that you will apprise the Review Board members of the official position we have taken.

Thank you for your cooperation.

Faithfully yours,

*Edward F. O'Connell*

Edward F. O'Connell

EFO'C:clps



DEC 14 1981



# TOWN OF WINCHESTER

MIDDLESEX COUNTY, MASSACHUSETTS

PLANNING BOARD

TOWN HALL

August 20, 1981

RECEIVED

AUG 24 1981

MASS. HIST. COMM.

Massachusetts Historical Commission  
294 Washington Street  
Boston, MA 02108

Re: Sanborn House  
15 High Street  
Winchester, MA

Mesdames and Gentlemen:

The Winchester Planning Board supports the Selectmen's recommendation for the nomination of Sanborn House to the National Register of Historic Places.

Sincerely,

*Alexander J. Fay*

Alexander J. Fay  
Secretary

AJF:MC

cc: Board of Selectmen  
Winchester Historical Commission



DEC 14 1981

DATE 10-21-81

TELEPHONE REPORT

TIME OF CALL AM  
PM

1. CALL  TO:  FROM (Name)

Pat Waslowski

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Sanborn House, Winchester, Mass.

4. DETAILS OF DISCUSSION

Nomination submitted in Sept. Is an unusual structure. Patrick has asked for historic photographs. State says window arrangement is unusual but the windows have not been changed. She had her architectural historians look at it.

She is afraid this would upset the apple cart in this community if they went back to the city raising questions.

NAME OF PERSON PLACING/RECEIVING CALL

Skull

TITLE

OFFICE



DATE 10-22-81  
TIME OF CALL AM  
PM

TELEPHONE REPORT

1. CALL  TO:  FROM (Name)

Pat Weslowsti

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Sawborn House Renovation.

4. DETAILS OF DISCUSSION

Asked that it be returned.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Skull





**MASSACHUSETTS  
HISTORICAL  
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS  
Office of the Secretary of State**

294 Washington Street  
Boston, Massachusetts  
02108  
617-727-8470

MICHAEL JOSEPH CONNOLLY  
Secretary of State

November 9, 1981

Carol Shull  
National Register of Historic Places  
National Park Service  
Department of the Interior  
440 G Street, N.W.  
Washington, D.C. 20243

Attn: Patrick Andrus

Dear Ms. Shull:

I have carefully reviewed your comments on the National Register nomination for the Sanborn House in Winchester, Massachusetts and will try to provide you with some of the background information which went into our decision making and its preparation. While this information played an important role in our assessment of the property's integrity and significance and remains an important part of the file, we did not feel that it was necessary or appropriate to include in the nomination form.

One area with which you have expressed concern is the extent of alterations to the house. This subject was not discussed in the detail you seek because no evidence was found to indicate major alterations had occurred. Neither a documentary study by a professional archivist nor a structural investigation by a competent historic architect pointed in such a direction.

Presumably your concern arises from the statement that major repairs occurred when the Downes family assumed ownership in 1924. This information was derived from an on site interview with Thomas Downes (son of J. Edward and Mary E.) who stated that a "general restoration" took place and that the exterior was "picked up." His recollection that this was in the nature of maintenance work is supported by tax valuation records of the period which do not show any increase. Unfortunately, no more concrete evidence such as plans or historic photographs have been found.

Physical investigation also supports the position that the house appears substantially as it did at the time of its construction in 1907. First, the plan makes it unlikely that either the third story or service wing were added.



DEC 14 1981

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COMMISSION  
LARRY G. SIE  
STANLEY D. ...

Office of the Secretary of State  
COMMISSIONERS OF THE SENATE



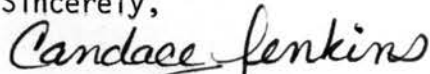
The wing contains kitchen and laundry facilities as well as servants quarters which were obviously necessary to the functioning of the house; the third floor contains secondary bedrooms. Further, details such as doors and architraves, built in storage facilities and bathroom fixtures are consistent throughout.

Just as the form of the house appears to be original, so do individual features such as windows and doors. Sash is consistently deployed throughout the house: single pane casements in the main block and 2/2 double hung in the ancillary wing and third story. Not only do these unbroken glass surfaces complement the tautness and clarity of the Beaux-Arts composition (as multi-pane casements complement the complexity of contemporary medieval revivals) but they also appear in similar houses of the period such as the Joseph Remick House at 84 Cambridge Street (slides enclosed). The entry has been altered to the extent that the door itself is new (c. 1972-original glazed two-leaf door stored in carriage house) and the two outer column capitals are capped as noted in the nomination form. The elongated arch over the door contains original, period stained glass and its shape is typical of windows which light stair landings for that period, although its placement over the door rather than to one side is somewhat unusual.

Another area of concern appears to be with the stylistic derivations of the house. While your questions about the Beaux-Arts style and mannerist influences are certainly valid in terms of art historical inquiry, I believe that they are somewhat beyond the scope of an individual National Register nomination. In Section 7, we noted specific features which we felt could be identified with a Mannerist interpretation and in Section 8, we noted that this treatment was unusual for a residence in the area. These observations were based on both the building specific surveys conducted on a community level and on the regional reconnaissance level survey conducted by our interdisciplinary state survey team. Neither of these considered the specific issue of mannerism in enough detail to allow us to be more specific, especially since an architect has not been identified.

The final area concerns inclusion of the 1947 Marycliff Academy. Although non-contributing, this structure stands on the original 9 1/4 acre parcel and is part of the present parcel owned by the town. Enclosed you will find a slide of the building; if you feel that it should be deleted from the nomination, we will be happy to comply.

Sincerely,



Candace Jenkins  
Registration Director  
Massachusetts Historical Commission

CJ/pb

Enclosure(s)

25% CANTON  
FOODS

DEC 14 1981

Handwritten notes and scribbles, including a large 'P' and '2/10/81'.

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Continuation of faint, illegible text, possibly a concluding paragraph or signature area.

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ENTRIES IN THE NATIONAL REGISTER

STATE      **MASSACHUSETTS**

Date Entered    **DEC 14 1981**

Name

Location

**Sanborn House**

**Winchester  
Middlesex County**

Also Notified

**Honorable Paul E. Tsongas  
Honorable Edward M. Kennedy  
Honorable Edward J. Markey**

**State Historic Preservation Officer  
Mrs. Patricia L. Weslowski  
Executive Director, Massachusetts  
Historical Commission  
294 Washington Street  
Boston, Massachusetts 02108**

**North Atlantic Region, NPS**

NR

EADY/mc

1/4/81

For further information, please call the National Register at (202) 343-6401.

272-3504