

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:
Massachusetts

COUNTY:
Suffolk

FOR NPS USE ONLY

ENTRY DATE
APR 18 1974

1. NAME

COMMON:
Winthrop Building (use for Publication)

AND/OR HISTORIC:
Carter Building

2. LOCATION

STREET AND NUMBER:
1-17 Water St.; 276-8 Washington, 4-16 Spring Lane

CITY OR TOWN:
Boston

CONGRESSIONAL DISTRICT:
9th

STATE
Massachusetts

CODE
025

COUNTY:
Suffolk

CODE
025

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☐ Object	☐ Public ☒ Private ☐ Both	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	☒ Yes: Restricted ☐ Unrestricted ☐ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural ☒ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☐ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) 	☐ Comments
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4. OWNER OF PROPERTY

OWNER'S NAME:
Arthur Ellison, Winthrop Trust, Co., & Nathan Brezer, Chatham Realty Co.

STREET AND NUMBER:
7 Water Street

CITY OR TOWN:
Boston

STATE:
Massachusetts

CODE
025

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Registry of Deeds

STREET AND NUMBER:
Suffolk County Courthouse

CITY OR TOWN:
Boston

STATE:
Massachusetts

CODE
025

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Inventory of the Historical Assets of the Commonwealth of Massachusetts

DATE OF SURVEY:
☐ Federal ☒ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS:
Massachusetts Historical Commission (617) 727-8470

STREET AND NUMBER:
40 Beacon Street

CITY OR TOWN:
Boston

STATE:
Massachusetts

CODE
025

STATE:
MassachusettsCOUNTY:
SuffolkENTRY NUMBER
APR 18 1974

FOR NPS USE ONLY

DATE

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION

(Check One)
☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed
 (Check One)
☒ Altered ☐ Unaltered ☐ Moved ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Winthrop Building is located on an irregular tract of land bounded by Washington, Water, Devonshire Streets and Spring Lane. The narrow building shape resulted from the widening of Water and Washington Streets. It is 9 stories high, but due to the slope of the site down towards Devonshire Street, that end has a subbasement (now used as a subway entrance). The Devonshire end is one bay wide, the opposite Washington Street end has two bays, and the longitudinal curved Water Street facade has nine bays. The Spring Lane facade has 11 bays and is not dressed. The yellow brick and terra cotta building is organized in four primary sections: ground and display level, executive offices, multiple office section, and attic.

The ground level is comprised of steel piers with large glazed bays in between. The visual effect of a non-load bearing masonry wall system has been diminished by the addition of recent store fronts (begun in 1938). The Water Street entrance, located toward the Washington Street end, is of a monumental neo-classical design inspired by Beaux Arts tradition; the cool light-colored stone contrasts to the rich yellow and brown of the superstructure. The supporting piers are panelled and have elaborate, inventive fluted capitals supporting a continuous entablature which consists of a flat metal architrave and a shallow terra cotta classical cornice.

Paired windows
 The 2 floor executive office level makes an abrupt transition: brick courses alternate with narrowly spaced terra cotta courses in a scroll pattern. This horizontal design is broken by pairs of windows in plain terra cotta surrounds that form bays. In the superstructure all windows are uniformly sized and double hung.

A second terra cotta cornice begins the four-story office section, which continues the paired window bay system. However, here, to emphasize verticality, the full length of the bays are enclosed in plain, rectilinear terra cotta surrounds. Within the surrounds indicating floor separations and window divisions are terra cotta panels which have restrained mouldings and roundels on the Water Street facade and elaborate Beaux Arts swag and foliate designs in high relief on the end. The exception are the lateral window pairs on the Water Street facade; along with plain brickwork at the corners, these unconnected bays create a frame for the central window bays.

The attic is separated by a narrow stringcourse of neo-classical design in terra cotta. The windows, aligned with the bays beneath, are separate (repeating the lower corner arrangements) and have terra cotta surrounds. A duplicate of the immediately lower stringcourse begins the cornice, which, however, is entirely of copper. Widely spaced brackets with alternative rosettes support the extreme projection of the cornice, which emphasizes the flat roof.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian

☐ 16th Century

☐ 18th Century

☐ 20th Century

☐ 15th Century

☐ 17th Century

☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1894

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

☐ Prehistoric

☐ Historic

☐ Agriculture

☒ Architecture

☐ Art

☐ Commerce

☐ Communications

☐ Conservation

☐ Education

☒ Engineering

☐ Industry

☐ Invention

☐ Landscape

☐ Architecture

☐ Literature

☐ Military

☐ Music

☐ Political

☐ Religion/Phi-

losophy

☐ Science

☐ Sculpture

☐ Social/Human-

itarian

☐ Theater

☐ Transportation

☐ Urban Planning

☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

The Winthrop Building was designed in 1894 by the firm of Blackall and Newton, who also were architects for several Boston theaters existing today (Colonial and Wilbur) and the Tremont Temple. Builders were the prominent Boston firm of Woodbury and Leighton. It was the first structure in Boston in which the skeleton system of steel construction was used, and was completely fireproof when built.

Noticeable departures from the type of building which had been the prototype in Boston for such a long time include the following. First, the building is essentially a steel structure which consists of a steel frame with brick and terra cotta as a filling or skin. Second, the supporting columns are made of four pieces of steel, the cross section of one of which is like the letter Z, all riveted to a center place. These columns extend through the walls and are joined rigidly by beams in each story, and are also connected by horizontal trusses on the floors and vertical trusses in the partitions. The result of this construction is that the whole structure is rigid and firm against wind pressure, live or dead loads, or jars from adjoining sites. Third, the interior partitions all consist of a light framework of steel channels, over which is stretched a network of expanded metal lathing. The framework is then plastered heavily on each side with cement and dry mortar, forming a solid partition 1 1/2 inches thick. The extreme narrowness of the building on the Devonshire Street end and the lightness of the first and second stories were unavoidable in planning a building of this description on so small a lot.

The name of the building changed in 1899 to acknowledge the location of Governor John Winthrop's last dwelling erected in 1644 on Washington Street, formerly Cornhill Street. To the rear, along Spring Lane, was the ancient Great Spring, a natural spring which attracted Winthrop's colony to the Boston peninsula. A plaque commemorating this spring was erected by the Bostonian Society in 1907 on the Winthrop Building, although it is now missing.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. American Architect and Building News, March, 1930
2. Damrell, Charles, A Half-Century of Boston's Buildings, Boston: Louis P. Hager, 1895, p. 70
3. Drake, Samuel, Old Landmarks And Historic Personages of Boston, reprinted by Charles: Tuttle Co., Rutland, Vermont, 1971.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0			0			42	21	26 1/2
NE	0			0			71	03	29
SE	0			0					
SW	0			0					

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 4716 square feet less than one

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <u>Elizabeth Amadon, Survey Director by Boston Landmarks Commission</u>	
ORGANIZATION: <u>Massachusetts Historical Commission</u>	DATE: <u>December, 1973</u>
STREET AND NUMBER: <u>40 Beacon Street</u>	
CITY OR TOWN: <u>Boston</u>	STATE: <u>Massachusetts</u> CODE <u>025</u>

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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 National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name John F. X. Davoren
Honorable John F. X. Davoren
Secretary of the Commonwealth
Title Chairman, Massachusetts Historical Commission

Date 3/22/74

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

Director, Office of Archeology and Historic Preservation

Date 4/18/74

ATTEST:

Keeper of The National Register

Date 4.18.74

SEE INSTRUCTIONS

UTM REF WM 4-19-75
19/330500/4691300

PROPERTY

Winthrop Building

STATE

Mass.

WORKING NUMBER

4.3.74.523

TECH REVIEW

PHOTOS

2

MAPS

Suffolk

CONTROL REVIEW

Kenos photo forms. Acrey is missing
sent 4/11/74

cm
4.4.
74

OK

otherwise

HISTORIAN

Accept.
W.R. Luce
4/4/74

ARCHITECTURAL HISTORIAN

Accept
Hess
4/5/74

ARCHEOLOGIST

Accept.
Eid
4/4/74

REVIEW UNIT CHIEF

Accept
Coke
4-12-74

BRANCH CHIEF

accept
Hess
4.17.74

KEEPER

Wm
4/18

National Register Write-up

6-7-74

Send-back

Federal Register entry

June 4, 1974

Re-submit

Entered

APR 18 1974



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON Winthrop Building	AND/OR HISTORIC Carter Building	NUMERIC CODE (Assigned by NPS) APR 18 1974
2. LOCATION		
STATE Massachusetts	COUNTY Suffolk	TOWN Boston
STREET AND NUMBER 1-17 Water Street, 276-8 Washington Street		
3. PHOTO REFERENCE		
PHOTO CREDIT Boston Redevelopment Authority	DATE 1973	NEGATIVE FILED AT same
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

View of Winthrop Building from east looking westerly at Water and Devonshire Street facades.

#1 of 2 photos

PROPERTY OF THE NATIONAL REGISTER



FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON Winthrop Building	AND/OR HISTORIC Carter Building	NUMERIC CODE (Assigned by NPS)
2. LOCATION		
STATE Massachusetts	COUNTY Suffolk	TOWN Boston
STREET AND NUMBER 1-17 Water Street, 176-8 Devonshire Street		
3. PHOTO REFERENCE		
PHOTO CREDIT Boston Redevelopment Authority	DATE 1973	NEGATIVE FILED AT same
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

View of upper stories of Winthrop Building's Washington Street (west) facade

#2 of 2 photos

GPO 932-009

PROPERTY OF THE NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
APR 18 1974	

SEE INSTRUCTIONS

1. NAME

COMMON: Winthrop Building
AND/OR HISTORIC: Carter Building

2. LOCATION

STREET AND NUMBER:

1-17 Water Street, 276-8 Washington Street, Spring Lane & Devonshire St.

CITY OR TOWN:

Boston

STATE:

Massachusetts

CODE

025

COUNTY:

Suffolk

CODE

025

3. MAP REFERENCE

SOURCE:

U.S.G.S. 7.5' Series, Boston South Quadrangle

SCALE: 1"=24,000'

DATE: 1970

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

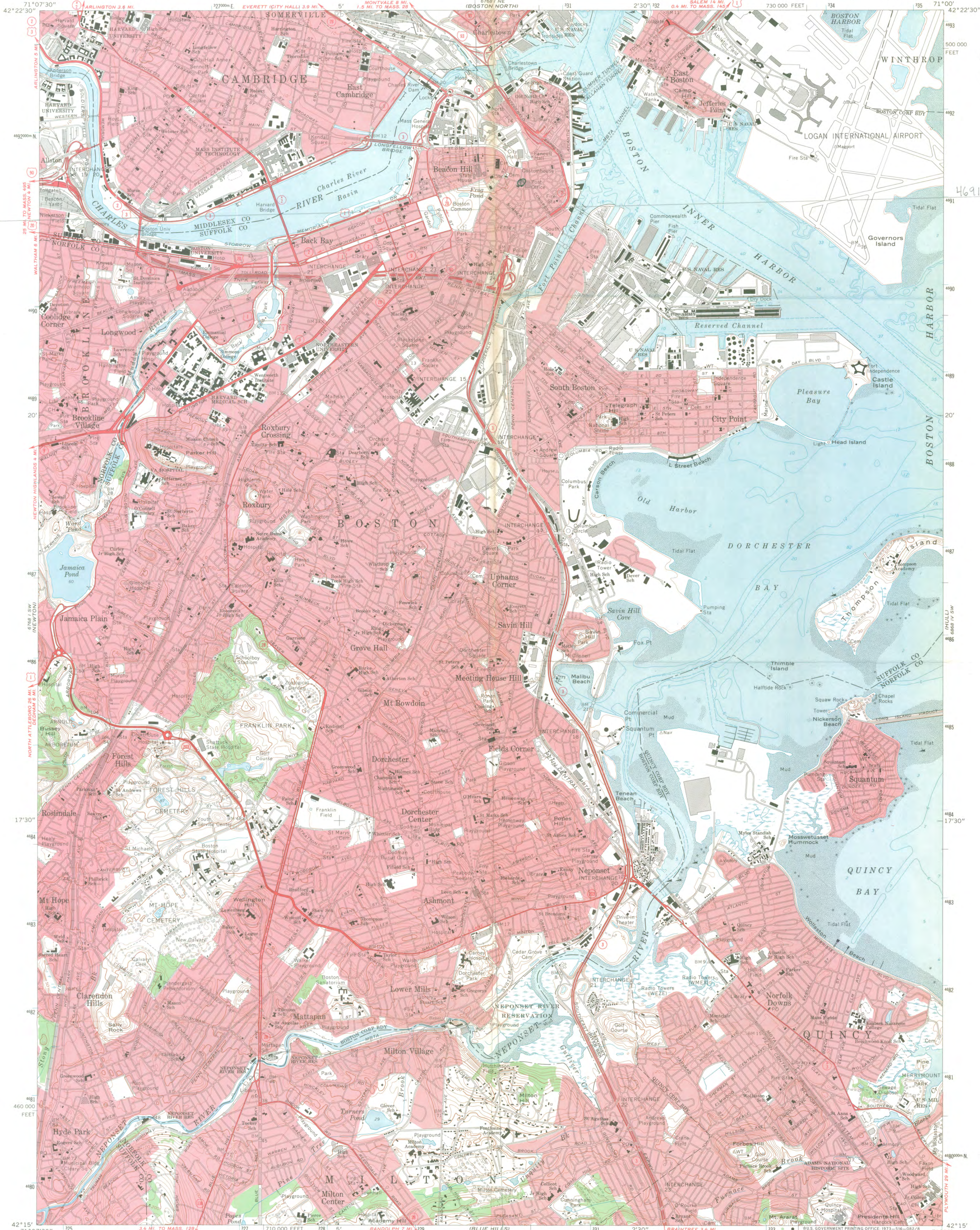


WINTHROP Bldg

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

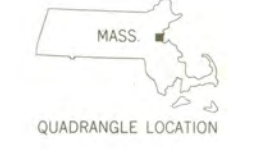
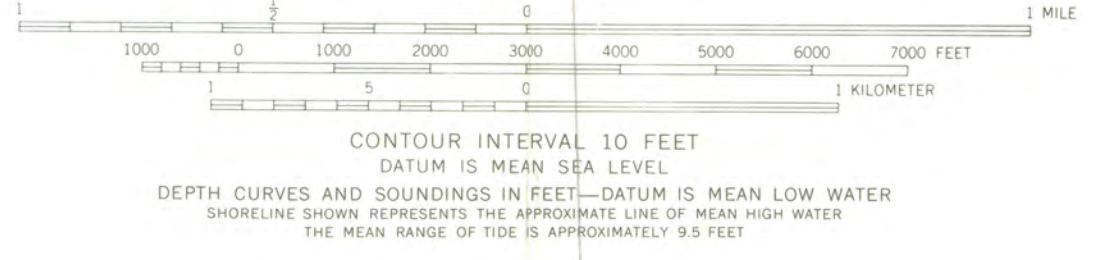
BOSTON SOUTH QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)



UTM Ref
9-19-75
wm
19/330500
19/4691300

4691300

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by plane-table surveys 1943. Revised from
aerial photographs taken 1969. Field checked 1970
Selected hydrographic data compiled from USGS Charts 246
and 248 (1971). This information is not intended for navigational
purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1,000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Boundaries in tidewater areas from information supplied
by Massachusetts Department of Public Works
Red tint indicates areas in which only landmark buildings are shown



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

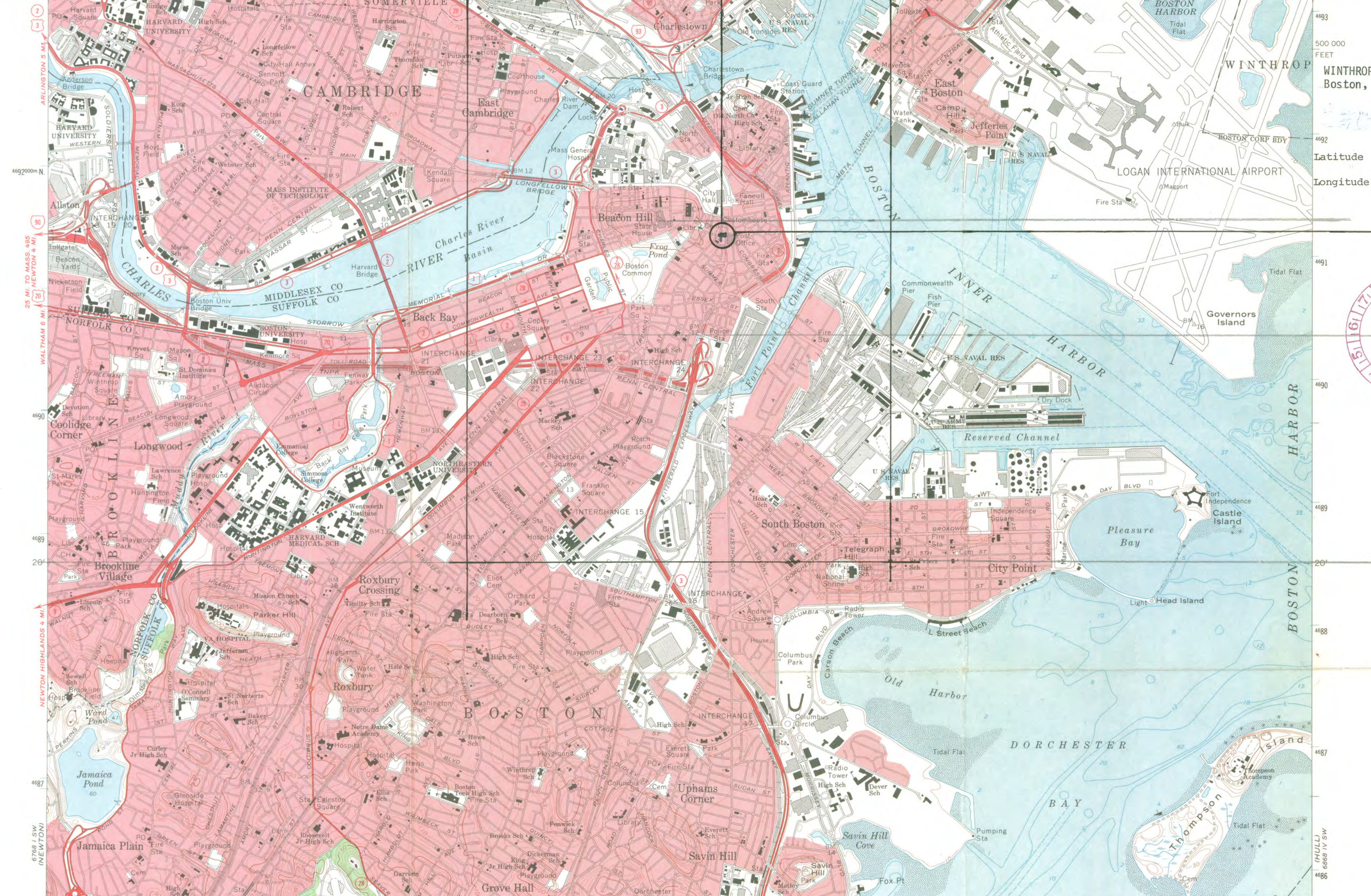
BOSTON SOUTH, MASS.
N4215—W7100/7.5
1970
AMS 6768 1 SE—SERIES V814

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

BOSTON SOUTH QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)

71°07'30" 42°22'30" 71°00' 42°22'30" 730 000 FEET 334 335



WINTHROP BUILDING
Boston, Massachusetts

Latitude 42 21' 26½"
Longitude 71 03' 29"





WINTHROP (CARTER) BUILDING
7 Water & 276-8 Washington Streets
Boston, Massachusetts

Scale: 1"=100'



NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Suffolk	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 18 1974

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COMMON: Winthrop Building
AND/OR HISTORIC: Carter Building

2. LOCATION

STREET AND NUMBER:

1-17 Water Street, 276-8 Washington Street

CITY OR TOWN:

Boston

STATE:

Massachusetts

CODE

025

COUNTY:

Suffolk

CODE

025

3. MAP REFERENCE

SOURCE:

Boston Redevelopment Authority

SCALE:

1" = 100'

DATE:

1965

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.



ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered APR 18 1974

<u>Name</u>	<u>Location</u>
The Grange	Lincoln Middlesex County
Dorchester North Burying Ground	Boston (Dorchester) Suffolk County
First Parish Unitarian Church	Medfield Norfolk County
Copp's Hill Burial Ground	Boston Suffolk County
Holbrook, Dr. Amos, House	Milton Norfolk County
Winthrop Building	Boston Suffolk County

Also Notified

Hon. Edward M. Kennedy
Hon. Edward W. Brooke
Hon. Robert F. Drinan
Hon. John J. Moakley
Hon. Margaret M. Heckler
Hon. James A. Burke

State Historic Preservation Officer
Hon. John F. X. Davoren
Secretary of the Commonwealth
Chairman, Massachusetts Historical
Commission
40 Beacon Street
Boston, Massachusetts 02108