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DESCRIPTIVE HISTORY

AND

Real Estate Guide

OF THE

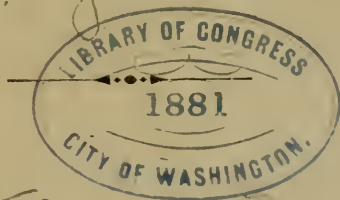
TOWN OF WINTHROP.

CONTAINING

*Full and Accurate Descriptions of over Six Hundred
Building Lots and Beach Privileges, beside many
desirable Country Seats and Residences,*

NOW OFFERED FOR SALE.

S. Ingalls



[Boston]

PUBLISHED BY C. W. HALL.

MAY 1, 1877.

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COCHRANE & SAMPSON, PRINTERS,
9 BROMFIELD STREET, BOSTON.

HISTORICAL AND DESCRIPTIVE.



PULLING POINT, or in the obsolete orthography of our forefathers "Pullen Poynte," was the original name given to the territory now lying within the bounds of the town of Winthrop, so called from the fact that the swift tides of the narrow channel between Point Shirley and Deer Island often necessitated a use of the tow-rope ere the heavy boats of the early fishermen could surmount the swift eddies of the narrow channel, then still deeper, narrower, and navigable for larger craft than now.

Probably the vicinity of this narrow entrance to the harbor was resorted to by fishermen long before the settlement of Boston; but it is certain that, from the very first, the pioneers of the infant settlement set a high value on the forest-crowned promontory of Pulling Point.

Of all the wide territory which lay around the central peninsula of Boston, it was set apart as too precious to become the property of individual holders; and by an act of council, in 1632, it was — "Ordered, That the necke of lande betwixt Powder Horne Hill and Pullen Poynte shalle belonge to Boston, to be enjoyed by ye inhabitants forever."

And in truth it was a fair land, shutting off with its forest-walls of oak and pine the easterly storms from the open waters of the inner harbor; cool in summer, with every breeze which sought it from across the encircling waters; warm in winter, with the mild influences of the unfrozen seas; rich in game-fowl and fish of all kinds, together with that shelly "treasure hid in the sands," which to-day still yields no inconsiderable share of the support of its inhabitants.

Its forests and meadows appear for a time to have been held in common by the citizens of Boston, although the wide reach of flats and low-lying marsh, between the Point and East Boston, was thus preserved in the same year: "Ordered, That noe p'son w'tsoever shall shoote att fowle upon Pullen Poynte or Noddle's Island, but that the said place shall be reserved for Jobe Perkins to take fowle with netts."

But this state of things existed only a short time, and the whole territory was within five years allotted to the settlers. First in order in the "Booke of Possessions," kept by the clerk of the Court of Assistants, under date of 1634, is the following entry: "1634. Winthrop, Deane, Pullen Pt., about 120 a.; Mr. Pierce N., Bay and Fisher's Cove W., Pullen Pt. S., Sea E." "Oct. 26, 1649. Bridget and Wm. Pierce grant Mr. Deane Winthrop their farm at Pullen Pt., about 100 a."

At the same time it records a smaller estate; "Thomas Buttolph, 25 acres. Sea N.E., Mr. Pierce S.E., Jas. Pen N.W., John Webb and John Oliver S.W."

Of these last-named grantees, John Oliver held under a vote passed Jan. 9, 1637, forty acres, afterwards increased to fifty acres.

At the same time Edward Gibbons received eighty, Edward Bayts or Bates fourteen, and William Brenton sixty acres. All of these were men of standing, and several were officials of note in the government and military force of the colony. Among other grantees, one Richard Tuttle received a grant which probably led to the settlement here of a man who, although no longer represented in Winthrop in the male line of descent, was undoubtedly, in 1687, the owner of two-thirds of the arable land at Pulling Point. :

This man, James Bill by name, a nephew, it is said, of Richard Tuttle, was settled at Pulling Point before 1645, as in April of that year he sold to Bernard Engle or Ingalls, for ten pounds, "land which he bought of Wentworth Daye. Bounded N. & S. by land of Daye, W. by Serg-Maj. Gibbons, E. by land of John Evered." In 1674 he bought the land of Samuel Burnell, a farm of thirty-six acres. "Bounden E. & N.E. by land of Deane Winthrop, and on every other side by land of James Bill." He died Feb. 1, 1657-8, and was buried on Copp's Hill, Boston, leaving to his sons, James, Jonathan, and Joseph, the whole of his vast estate, some four hundred acres at least.

There can be no doubt that the residences of both the great land-owners of Pulling Point, James Bill and Deane Winthrop, are still in existence as habitable dwellings, as two ancient farmhouses, concerning whose origin tradition is silent, are located on a plan made in 1690, three years after the death of James Bill, and while Deane Winthrop was still alive. That of Deane Winthrop, situated near the junction of the roads leading to Revere and Point Shirley, is now occupied by Mr. Otis Floyd; and the Bill mansion is owned by John Tewksbury, Esq. It is doubtful if any older houses now exist in New England.

The three chief families of Winthrop now derive their title very directly from the two great land-owners, the Floyds holding by purchase from the heirs of Deane Winthrop, and the Belchers and Tewksburys by intermarriage with the descendants of James Bill.

Deane Winthrop, the first and most considerable holder, and the son of John Winthrop, the first Governor residing at Boston, was born at Groton, Eng., March 16, 1623, and at the time of this first allotment was a boy at school in England; nor was it until the year 1635 that, at the age of twelve, he landed at Boston. In after years he took part in the settlement of Groton, on the Merrimac, so named from the old town of Groton where he was born; but he soon became dissatisfied with the new "plantation," and, returning to Boston, settled down on his farm at Pulling Point, to which, as we have seen, he added, in 1649, the farm of William Pierce, which would appear to have been that now known as the "Cliff Pasture," and owned by the City of Boston.

There he lived until March 16, 1704, dying upon his eighty-first birthday, in the mansion he had occupied over fifty years. He lies in the old burial-ground at Revere.

From his residence here, and the resulting connection with the fortunes and honors of the Winthrop family, the territory long known as Pulling Point, and afterward as Rumney Marsh, Chelsea, and North Chelsea, was finally incorporated into the town of WINTHROP, in 1852.

The name is said to signify, in the old English, "a pleasant or beautiful village;" and such a designation is most fittingly applied to the territory under consideration, and it has been for the whole period of its history a favorite place of summer resort to those who knew of its cool breezes, clear waters, beautiful scenery, and rural attractions.

In 1753, a number of gentlemen in Boston purchased the extreme point of the outer peninsula, intending to make it a rendezvous for fishermen ; and, at their invitation, on the 6th of September of that year, Gov. Shirley, with his staff and council, and many of the first gentlemen of the colony, proceeded down the harbor to dine with the proprietors of the new fishing station. We may imagine the rowing galleys crowded with rich costumes and gay uniforms, the saluting cannon from Castle William, the new buildings at the point gay with flags, the stately courtesy of the reception, the ceremony of the banquet, the abundance of good cheer, the loyal and gallant toasts drank in huge bumpers of port and Madeira, the convivial throngs around the huge punch-bowls, and the after-dinner speeches which solicited, and accepted, the honor of bestowing the name of the Governor on the new establishment.

Point Shirley, thus christened, at once became a favorite summer resort, and a large number of fine residences were built, a church constructed, and a minister settled ; but the fishery, neglected in the pursuit of pleasure, failed to answer the hopes even of the least sanguine of its projectors.

For many years, however, Point Shirley was the favorite resort of many of the first families of Boston ; and a letter is still extant written by Edmund Quincy, Esq., and directed —

TO MRS. GOV. HANCOCK,

PER MR. OTIS.

AT POINT SHIRLEY.

VIA APPLE ISLAND.

It was dated Sept. 25, 1773 ; and, after congratulating Mrs. Hancock on the successful issue of the illness of a son who had just been, after the custom of those days, inoculated for the small-pox, ends with the usual ceremonious expres-

sions of esteem, and friendly messages to other residents of the Point.

Since that day, Point Shirley, far better known than the town of which it forms a part, has become famous as the location of "Taft's,"—a name embalmed forever in the hearts of all lovers of good cheer, and unrivalled for its varied and well-cooked game and fish dinners, and faultless wine-list. There is scarcely a name known as included in the list of names distinguished as literary, professional, or political celebrities of the modern Athens who has not at some time met a select and brilliant *coterie* at Taft's.

Notwithstanding all this, Winthrop, as a town, has been and still is little known, even to the inhabitants of the commonwealth, although less than four miles distant from the gilded dome of the State House. This is due to several causes, among which may be mentioned the long series of years during which the only land connection with the city was through North Chelsea and Chelsea,—a roundabout journey which required the better part of a day to accomplish.

In 1839, the completion of a toll-bridge to Breed's Island, which twelve years later was purchased and made free by the City of Boston, greatly increased the facilities for communication; and several prominent men, among them the now venerable George B. Emerson, United States Commissioner Loring, and C. L. Bartlett, Esq., father of the late lamented Gen. William F. Bartlett, purchased large estates, which were soon developed into princely residences.

Other fine residences have been added; but, for the most part, owing chiefly to a reluctance on the part of the old residents to dispose of their hereditary acres, the influx of new residents has been very limited indeed.

But the changes of time and trade have effected a revolution in the views of the original holders of farms, and the first desire for a larger population developed itself in the construction of the Winthrop Horse Railroad, which formerly ran to Maverick Square, East Boston, and now connects with the Boston, Revere Beach, and Lynn Railroad at Winthrop Junction, on Breed's Island.

Shortly after its completion, Dr. Samuel Ingalls purchased of the Wheeler heirs a large tract of beach lying between the old "Winthrop Farm" and the high promontory of Great Head. This he laid out into lots, separated by wide avenues, and under the name of Ocean Spray offered them for sale at prices which, though fairly remunerative, were unapproachably cheap, considering their desirable location, rare attractions, and close proximity to the city.

Encouraged by the prompt success of this operation, the holders of the land described in our advertising pages as Atlantic Wave put upon the market a similar portion of the same beach, Mr. Herman B. Tewksbury sold a large number of desirable lots in the centre of the village, and Mr. David Floyd laid out in desirable lots and pleasant driveways the southeastern slopes of the Winthrop Farm.

In the western portion of the town new streets and avenues were also laid out, and several hundred lots have already changed hands, and many fine cottages and residences erected; and from all the present indications it would appear, even under the present unfavorable aspect of trade and financial interests, that the current year will witness unusual activity in the sale of real estate at Winthrop.

The projected steam railroad, to connect with the Boston, Revere Beach, and Lynn Railroad, at Winthrop Junction, is being pushed rapidly toward completion, and will in all proba-

bility be in operation by the last of May, or first of June at farthest ; and the succesful accomplishment of that enterprise must give a new impetus to the growth of a sea-side resort which has few equals on the coast of Massachusetts.

The surface of the land is generally undulating, presenting beautiful slopes from the shore side, and affording elevated sites, commanding beautiful views of the inner and outer harbors, the ocean, Lynn Bay, the promontory of Nahant, and scores of cities and villages.

From the cliffs of Great Head and the Cliff Pasture the views are especially fine, and hardly to be surpassed for variety and changing beauty of scenery elsewhere in the State.

The town contains about seven hundred and fifty inhabitants, and in summer may have one thousand denizens ; has no lockup, poor-house, or rum-shop, and an almost homogeneous native population. There are two churches, a Baptist and Methodist ; a high, grammar, intermediate, and two primary schools, besides three stores and a meat and fish market.

A large portion of the town along the road to Point Shirley is traversed by the water-service pipes supplying Deer Island, and many houses have already availed themselves of the privileges afforded by the Water Board to supply this unfailing resource against drought and fire.

Two mails are received daily, the first of which is distributed by a carrier every morning ; and a telegraph line communicates with Boston, although thus far no operator has been stationed at Winthrop.

The sanitary condition of the town is almost perfect, owing to its naturally good drainage and gravelly subsoil, together with the absence of all manufacturing nuisances

which poison the air and infect the water with the seeds of disease. The warm winds of summer reach its inhabitants only after passing over long and cooling expanses of water, and the chilling blasts of winter are to a great degree shut off by the hills inland and warmed by the presence of the surrounding waters.

In the hottest seasons cool and refreshing repose may be confidently looked for in any reasonably ventilated chamber, and summer diseases of all kinds are almost unknown.

The water front of the town is generally bold and picturesque, and bordered with sand or gravel beaches from forty to eighty yards in width, and numerous small channels afford close approach at low tide. At high water the wide expanse lying between the town and Apple and Governor's Islands affords unusual facilities for boating and bathing, undisturbed by passing craft or the obtrusive notice of excursion parties. Good sea and harbor fishing may be enjoyed within a few minutes' sail; and, in the proper season, the sportsman often meets with good sport upon the wide marshes and along the beaches, or among the islands of the lower harbor.

Thus far there has been no cheap public resort to draw crowds of riotous pleasure-seekers to the shores of Winthrop, and it is the **generally expressed intention** of the holders of real estate to discourage any scheme, no matter how promising in a money point of view, which shall depend for its patronage on the dissolute and turbulent members of society. They propose, if possible, to secure to those desirous of rest, quiet, and relaxation, a summer resort which, while lying within sound of the alarm-bell of the city, shall be kept uncontaminated by the riotous dissipation which has so often driven the better classes of society from the fairest sea-side resorts of New England.

The estates described at length in the following pages are all of them offered for sale, but not "at a sacrifice." Several of them are worthy of the notice of the most fastidious, and others are within the reach of men of moderate means ; but all are really desirable, and will be held by their owners unless they can be sold to advantage and to desirable neighbors.

There are no water-covered swamps, filled-in ponds or shallows, or dilapidated tenements falling apart with decay and infectious with filth and disease.

What the land-owners of Winthrop offer to their fellow-citizens of the commonwealth are their fertile fields, grassy meadows, sunny slopes, sandy beaches, and wave-kissed eminences, where cool breezes, pure water, glorious scenery, and the delights of the various sports of field and ocean may refresh the tired worker at desk or counter after his long day's labor in the heated city is done.

As we have tried to show, in the past Winthrop, despite numberless disadvantages, has ever elicited the esteem of those who have found among her orchards and shade trees a refuge from the fatal summer heat by the ever-changing ocean. In the immediate future none can doubt that her sterling attractions will soon secure a large increase of fair estates and appreciative seekers after health and happiness.

WINTHROP BUILDING LANDS,

Owned and For Sale by Dr. S. Ingalls.

About five miles easterly of Boston, across the harbor, and about one mile from Winthrop Junction on the Boston, Revere Beach, and Lynn Railroad, and reached hourly, in thirty-five minutes, from Atlantic Avenue (Rowe's Wharf), lie some of the most beautiful, and in every way desirable, building lands in New England. The advantages are these: Unsurpassed sanitary conditions; an undulating surface and gravelly sub-soil; thorough natural drainage; dry streets, yards, and cellars; pure air and water; no malarial exhalations; no objectionable manufactories; no rum-shops, the absence of which is a guaranty of order and thrift; no paupers, no criminals, and of course no court-houses or jails; good schools; two churches, Methodist and Baptist; low valuation of real estate for taxation, and moderate percentage, the maximum being \$12.50 for \$1,000. The temperature is warmer in winter and cooler in summer than other suburban localities by five or six degrees. There is probably no better place for gardens and fruit raising in Massachusetts. Take the steam-cars at Rowe's Wharf, or a carriage ride via East Boston, on a hot summer day, and in fifteen minutes you will have changed climates and gained new promise of life. In exchange for the foul, pestilent, disease-engendering air of the city, you will find yourself suddenly in a new atmosphere, inhaling the deliciously cooling, refreshing, and life-renewing ocean breezes; and in fifteen minutes more you are among shade and fruit trees, gardens, and green fields. This ride will cost

you a single shilling or less ; package tickets to Winthrop Junction are fourteen for one dollar, and the carriage or horse-car fare is five to seven cents.

For sale, on Pauline Street, are a few very fine lots ; on Waldemar Avenue, a large number ; and several on Palmyra Street. All these are splendidly located, being high and dry, near the water, and overlooking the harbor, Boston, and surrounding cities. Connected with a part of these lots are excellent garden lands. They contain from six to twelve thousand square feet each, and the prices will range from TWO to TEN cents per square foot. Terms easy.

A tract of about three acres of upland, on the bay shore, affords a magnificent site for a first-class residence. Several acres of riparian lands extend from this to deep water, and directly in front is the grand ship channel (projected) for the ocean steamers.

There are also uplands on Lincoln Street, and several acres of rich garden lands. The soil of these lots is composed almost entirely of vegetable material from five to twenty feet deep.

These several parcels of land are all within a quarter to a half mile of the depot to be erected at the corner of Main and Pleasant Streets, and near churches, schools, and post-office.

DR. INGALLS, the proprietor, will be happy to give any information in relation to these lands or other real estate property in Winthrop. His residence is at the terminus of Bayside Avenue, near the corner of Pleasant and Lincoln Streets.

Perhaps the most important and interesting feature of this sea-girt town is

OCEAN SPRAY.

Eastward, across the harbor, five miles from Boston, and thirty-five minutes by boat and rail via Boston, Revere Beach, and Lynn Railroad, or about thirty-five minutes' drive over a beautiful carriage road via East Boston and Orient Heights, lies a long stretch of beach, through which runs the road to Taft's, the Cochituate water-pipes and telegraph-wires to Deer Island. It bears the suggestive name of Ocean Spray.

Until recently, from time immemorial, or since the ocean was cradled and its boundaries by the dry land defined, this beach has answered but little purpose except to hold inviolate the mandate of God. And so, through the ages, the dash of the waves, the trill of the winds, and flap of the sea-gull's wings, have had but few auditors save the mermaids and the sea-gods.

This locality is rapidly becoming the desire and joy of the seaside. Within twenty-two months, eight avenues have been built, extending from Shirley Street to the water; about one hundred and thirty lots sold, many cottages and houses built, a large and commodious stable, an observatory, a café, bathing-house, &c. Trees are being planted, gardens and croquet grounds prepared, and all desirable improvements inaugurated.

The strict exclusion of intoxicating liquors, and careful vigilance against all nuisances, together with the unparalleled advantages of accessibility, health, comfort, pleasure, and safety, as well as economy, have attracted to this beach a most desirable class of summer residents. So its future is assured and full of promise.

A schedule of its advantages presents the following: Pure air and water; a dry soil; freedom from danger; no perilous

places ; no drunkenness, consequently no disorder ; no driving on the beach ; no dust, the surface being covered with grass and flowering shrubs ; no serious annoyance from insects or flies ; excellent boating in both deep and shallow water ; facilities for bathing, fishing, riding, &c. ; market supplies, groceries, milk ; a United States mail-box on the premises, and mails distributed by carrier daily ; a steam railroad is being constructed to run in connection with the Boston, Revere Beach, and Lynn Railroad.

Taking it all in all, its equal is not to be found in New England. Personal observation will confirm what has been said. It is no exaggeration to say, that, for women, children, invalids, and families who desire to throw off for a season the restraints, cares, and discomforts of city life, and enjoy the freedom, the exhilaration, and the life-renewing pleasures of the sea-shore, — in a word, to RECUPERATE and REJUVENATE, — Ocean Spray surpasses all other sea-side resorts on the eastern Atlantic coast.

The avenues are thirty feet wide, and named : Neptune, Coral, Mermaid, Trident, Sea-foam, Wave-way, Pearl, and Dolphin. Houses are set twenty feet back from the avenues, leaving an open space of seventy feet in width from shore to shore. The lots are generally fifty by one hundred feet, and the prices are from six to fifteen cents per foot, steadily advancing. Terms of sale very easy.

Cottages can be rented from seventy-five to one hundred and fifty dollars for the season. A scrupulous regard to cleanliness will be enforced upon the entire premises. .

Apply to

Dr. S. INGALLS,

Bayside Avenue, Winthrop.

CHOICE LOTS AT OCEAN SPRAY.

Parties wishing to secure choice locations for seaside cottages, at Ocean Spray, are offered thirty-eight picked lots, all of them among the choicest of those yet unoccupied.

Six of these front on the beach, offering magnificent and uninterrupted views of the outer islands and ledges of Boston Harbor, the northern shores of Lynn Bay, and the rocky promontory of Nahant.

The remaining lots range from two to six in order from the crest of the beach, and are very desirable properties.

For further particulars address

J. H. JESSOP,

Wholesale and Retail

CONFECTIONER,

Nos. 10 & 12 Tremont St.,

BOSTON.

JESSOP'S CHEWING CANDY A SPECIALTY.

ATLANTIC WAVE.

The subscriber offers for sale sixty lots (averaging five thousand feet each) of superior beach land, lying between Ocean Spray and the Old Winthrop Farm. The shore is mainly of smooth sand, and is the best and safest spot for surf-bathing on the beach.

Lobsters, perch, and other sea fish abound a few minutes' sail seaward, and at times good shooting at plover and sea fowl, in their season, is afforded.

The views from the high cliffs in the vicinity are unsurpassed in beauty and variety.

Terms easy. Apply to

EDWARD FLOYD,

Main Street, Winthrop.

ESTATE OF THE LATE SAM'L BELCHER.

This large estate, but lately thrown upon the market by the death of an aged and generally esteemed citizen, forms the central plateau of the town, and lies within five minutes' walk of the horse-car track, the projected railroad station, the stores, post-office, schools, and churches.

It is all elevated and well-drained land, having a gravelly subsoil, and is especially suited to the growth of fruit. The scenery commanded by various parts of the plateau is very fine, and not likely to be interrupted by future building operations.

The farm has been divided into seventy lots, averaging from three thousand to ten thousand feet each.

Terms easy. Apply to

FREDERICK S. BELCHER,	} Trustees.
GEORGE G. BELCHER,	
EDWARD FLOYD,	

“THE OLD WINTHROP FARM.”

On the southern and eastern slopes of the estate allotted, in 1634, to Deane, son of Gov. John Winthrop, and ever since known as “the Winthrop Farm,” and ranged along the wide and well-graded avenues known as Almont, Locust, and Shirley Streets, lie some of the most desirable lots in the whole town.

Some fifty remain unsold, averaging 6,700 feet each, and all consisting of fertile and elevated land, with gravelly subsoil and thorough drainage, and commanding the best views of the outer harbor and the south shore line of coast.

Good water is easily attainable, and the well of the ancient farmhouse has a reputation for purity and coldness which dates back over two centuries.

The surrounding hills shut off the northern blasts in winter, and afford the best possible location for raising flowers and fruit, while in summer the sea-breezes from the near waters of the bay seldom fail to temper the heated air, and render the nights balmy and refreshing.

The beaches and creek below the farm give facilities for boating, bathing, and fishing, in either the outer or inner harbors; and, although the halcyon sporting-days of the past century are departed, there are still seasons in which the enterprising sportsman may make a fair bag of plover and shore-birds on the adjoining uplands and marshes.

Close at hand are the thriving resorts of Ocean Spray and Atlantic Wave, and Taft's lies less than two miles to the southward. The horse-car track and the line of the new railroad lie within five minutes' walk, and the stores, churches, and post-office are but a short distance away.

Terms easy. Apply to

DAVID FLOYD, SR.,
CORNER OF LOCUST AND BEACH STREETS, WINTHROP.

ORCHARD, GARDEN,
AND
BUILDING LOTS.

For sale, that desirable estate lying west of Shirley Street, containing two acres of garden land, enclosed with a painted board fence seven feet high, and containing over five hundred apple, pear, peach, cherry, quince, and plum trees, and more than two hundred grape-vines, besides small fruits, &c.

From these trees one hundred and seventy-five barrels of apples were harvested last season, and large quantities of other fruits.

A stable, but rarely used, and capable of being changed into a dwelling-house, stands in the enclosure.

Also several lots of desirable building land variously located, and of dimensions to suit purchasers, on easy terms.

For particulars apply to

D. H. BLANEY,
REAL ESTATE BROKER,
No. 3 WINTHROP BLOCK,
EAST BOSTON.

ESTATE OF R. M. INGALLS, M.D.

Adjoining the orchard and garden of D. H. Blaney, and to the west of Shirley Street, lie about four acres of land, sloping gently toward the wide salt meadows between Winthrop, Revere, and Breed's Island.

The soil is fertile and well adapted to the cultivation of fruit and vegetables, being generally considered a part of the best farming land of the peninsula.

The views east and west are very fine, the broad amphitheatre formed by the highlands of Breed's Island, Chelsea, and Revere opening a vista of beautiful inland scenery, while the views of Lynn Bay and the outer harbor are equally complete.

The estate will be sold in lots to suit purchasers, and on easy terms. Apply to

R. M. INGALLS, M.D.,

No. 13 Central Square, East Boston.

LAND OF HERMAN B. TEWKSBURY.

DESIRABLE BUILDING-LOTS.

Forming the larger part of the great central plateau of the town, are some forty or fifty lots, the property of Herman B. Tewksbury, Esq., and containing from five to ten thousand feet of land each. The culmination of the upward slope here secures to builders the permanent possession of uninterrupted enjoyment of the surrounding scenery. The land is in all other respects desirable, and lies within two minutes' walk of the public buildings, horse-car track, and depot.

DWELLING-HOUSE AND LAND.

He also offers for sale a two-story dwelling-house of eight rooms, with stable, carriage-house, out-buildings, and forty-six thousand feet of land, well stocked with shade and fruit trees, vines and small fruits.

Apply on the premises to

HERMAN B. TEWKSBURY,

Main Street, Winthrop.

SIDNEY H. GRIFFIN,
MASTER BUILDER
AND CONTRACTOR,
WINTHROP ST., WINTHROP, MASS.

Especial attention paid to the construction of Sea-side Cottages and Country Residences. Estimates and Plans furnished, and contracts completed at short notice.

The advertiser also offers for sale a new two-story house of eight rooms with six thousand feet of land attached, situated on Lincoln Street. The location is in every way healthy and desirable, the land well drained and fertile, and set out with thrifty fruit trees.

Also, on Buchanan Street, a two and a half story house of nine rooms, with stable and seventeen thousand feet of land attached. This estate has been somewhat improved, and is especially suited to the cultivation of the large and small fruits.

GREAT OPPORTUNITY for a profitable investment in real estate in Winthrop, Mass.: The undersigned has for sale several dwelling-houses, with orchards on the premises; also a large number of beautiful building lots close to the ocean, very desirable.

S. G. IRWIN.

PUBLIC CONVEYANCE, by horse-cars and other vehicles, between Winthrop and Winthrop Junction, connecting with all the hourly trains on the Boston, Revere Beach, and Lynn Railroad; also conveyance to Ocean Spray and Point Shirley.

S. G. IRWIN.

A NARROW-GAUGE STEAM RAILROAD is being rapidly constructed from a point on the Boston, Revere Beach, and Lynn Railroad, at Winthrop Junction, to Point Shirley, by the Boston, Winthrop, and Point Shirley Railroad Company.

S. G. IRWIN, *President.*

ESTATE OF REV. J. W. DADMUN.

FOR SALE OR TO LET.

This is one of the most beautifully located estates in the town of Winthrop. It is central and sightly, and contains sixty thousand feet of land, bordering on three streets,—Winthrop, Buchanan, and Fremont.

There are ONE HUNDRED YOUNG FRUIT TREES, nearly all of them in a bearing condition, and a fine, highly cultivated vegetable garden.

The house is two-story, with L, containing nine rooms, all of good size. The parlor, sitting-room, dining-room, and kitchen are on the first floor. There is a good furnace for heating the whole house; also a cistern and well-water in abundance.

The house fronts on Winthrop Street, and is within two minutes' walk of the church, school-houses, and post-office. Horse-cars pass the door, and connect with trains on the Boston, Revere Beach, and Lynn Railroad. The time of travel between Boston and Winthrop is thirty-five minutes.

The terms will be reasonable. If rented, it must be to a small family, who will agree to take the best care of everything on the premises.

Applications may be made to MR. WILLIAM BELCHER, Winthrop, Mass.; or to J. W. DADMUN, Chaplain of City Institutions, Deer Island, Boston Harbor.

DESIRABLE RESIDENCES

ON BUCHANAN STREET.

For sale on easy terms, the residence of Capt. G. C. Parker, on Buchanan Street. The estate contains about twenty thousand feet of land, fertile and well-drained, and has now upon it, in prime bearing condition, a large variety of apple, pear, plum, peach, and quince trees, with grape-vines, currants, raspberries, and other small fruits.

The house is thirty-two by forty feet, is of two and a half stories, well and tastefully finished, with piazza in front, contains eleven rooms, has four bay windows, and stands on a terraced embankment, well faced and sodded.

A small stable, hen-house, and yard are on the premises, and a good well of excellent water.

Also a small but new and convenient cottage on the same street, measuring eighteen by twenty-four feet on the ground plan, with L kitchen, sixteen by twelve feet, and containing six rooms.

About four thousand feet of land are attached to the house, containing, beside flower roots, shrubs, &c., &c., a large apple-tree and grape-vine, both in splendid bearing condition.

Both these estates lie within stone's throw of the horse-car track, and less than three minutes' walk from the stores, market, churches, schools, and post office.

The inner beach lies but about a quarter of a mile to the southward, where good boating and bathing facilities are offered. Parties desiring to hire boats for the season can usually be accommodated on very reasonable terms.

Both these estates are desirable properties and are for sale on reasonable terms.

Apply for farther particulars to

GILMAN C. PARKER,

Buchanan Street, Winthrop.

THE BARRET, OR BARTLETT, ESTATE.

This beautiful and really princely country seat, formerly built for and occupied by C. L. Bartlett, Esq., Boston agent of the Pacific Mail Line, and father of the late Gen. W. F. Bartlett, is, without doubt, the most desirable estate now offered for sale in the vicinity of Boston. It comprises in all fifteen and a half acres of commanding eminences, gentle slopes, and level meadow, tastefully laid out, covered with shade and fruit trees, and well protected by costly and durable fences and hedges of cypress and buckthorn.

The house itself, approached by a magnificently arched avenue of elms and maples, is large, well-built, and stands on an eminence which makes it the most noticeable dwelling on the harbor. Its windows command a view, not only of the peninsula on which it stands, but of the inner and outer harbors, Nahant, Lynn, Chelsea, Revere, and scores of other towns and villages.

The stables are of good size, and well arranged; and a large vinery, in good preservation, is full of good stocks of the best exotic grapes. A large and costly bathing-house affords separate accommodations for a score of bathers at once. A large shore frontage gives every facility for boating, yachting, fishing, and shooting, at their respective seasons.

For terms of sale apply to

JOHN JEFFRIES,

No. 78 Devonshire Street, Boston.

ESTATE OF ORLANDO F. BELCHER.

This property lies on the southern water-front of the town, its boundaries running side by side with those of the Barrett estate, just described, and partakes of the same general character of soil, elevation, and natural advantages.

Over three hundred thousand feet of the best building land in the town have here been laid out by skilled surveyors into lots of from seven to ten thousand feet, all fronting on an avenue graded to an uniform width of forty feet, and set with over two hundred maple and other shade trees.

The shore front is bold, and overlooks the whole inner harbor, and is especially desirable for boating, bathing, &c., having a clean beach of gravelly sand and the greatest depth of water on the whole shore line.

The southerly winds in summer reach this spot, tempered and cooled by the widespreading waters of the harbor ; and in winter it is greatly protected from northern and easterly winds by the conformation of the inland territory.

This estate will be disposed of only to those wishing to erect private dwelling-houses, and not for tenements or manufacturing purposes.

For further particulars apply to

ORLANDO F. BELCHER,

Buchanan Street, Winthrop.

ESTATE OF GEO. F. TEWKSBURY.

This desirable property, containing nine and one-fifth acres, lying between Pleasant Street and the harbor, on which it has a frontage of over five hundred feet, adjoins the estates of Judge Loring and the venerable George B. Emerson, and partakes of the same desirable qualities, being fertile, arable land, with a gravelly subsoil, of good elevation, and an agreeably undulating surface.

Good water is easily reached, and thorough drainage secured, while the position affords a view of the finest scenery about Boston. The beach, of firm sand and gravel, affords the best facilities for boating and bathing, and an unusual depth of water.

A responsible party can secure this fine property for \$7,500. Terms easy. Apply to

GEORGE F. TEWKSBURY,

Pleasant Street, Winthrop.

FOR SALE ON PUTNAM STREET,

The house now occupied by Henry Putnam, built under especial supervision for himself, and with a view to unusual strength and warmth in winter. It contains seven rooms, and has attached to it about twelve thousand feet of land, well fenced, hedged with willow, and furnished with shade and fruit trees. A stable, carriage-house, and other out-buildings, in good repair, and capable of easy approach, are on the estate.

Also for sale, at Ocean Spray, a lot at the corner of Coral Avenue and Shirley Street, containing six thousand six hundred feet.

Terms easy. Apply to

HENRY PUTNAM,

Putnam Street, Winthrop.

SUMMER COTTAGES TO LET.

The subscribers have now in process of construction, to be ready for occupancy by June 1st, three two-story cottages, having seven square rooms each, of the most convenient model, good material, and tasteful finish.

They front on the beach, at the foot of Sunnyside Avenue, off Pleasant Street, surrounded by shade trees, supplied by a well of splendid water, and possess the best boating and bathing facilities in the village.

Nearly opposite to Apple Island, they command a view of the whole harbor and outer bay, and will compare favorably with the best summer resorts on the coast.

For terms apply to

EDWIN S. BELCHER, 96 Blackstone St.. Boston;
ORLANDO BELCHER, 315 North St., Boston; or,
WILLIAM B. BELCHER, Winthrop.

BOSTON, REVERE BEACH & LYNN RAILROAD.

SPRING ARRANGEMENT,

TO TAKE EFFECT WEDNESDAY, April 25, 1877.

Leave BOSTON at 7, 8, 9, 10, 11 A.M., 12 M., 1, 2, 3, 4, 5,
5.25, 6.15, 7 P.M.

Leave LYNN at 6, 7, 8, 9, 10, 11 A.M., 12 M., 1, 2, 3, 4, 5,
6.15 P.M.

Saturday Evening Trains.

Leave BOSTON at 9, 11 P.M. Leave LYNN at 8, 10 P.M.

Sunday Trains.

Leave BOSTON at 10, 11 A.M., 12 M., 1, 2, 3, 4, 5, 6, 7 P.M.

Leave LYNN at 9, 11 A.M., 12 M., 1, 2, 3, 4, 5, 6, 8 P.M.

Boston, April 20, 1877.

EDW. H. WHORF, Sup't.

C. R. FORD,

MAIN STREET,

Offers for sale his new two-story house situated at the eastern end of Winthrop Bridge, and less than five minutes' walk from Winthrop Junction.

The house is high-studded and thoroughly built, contains eleven rooms, and is adapted for the occupancy of one or two families, having a good cellar, and a full supply of water from the service pipes now laid to Deer Island. A stable, twenty-two by forty feet, and a carriage house fifteen by thirty feet, with about twelve thousand feet of land, recently graded and carefully laid out, with a good assortment of fruit trees, are attached to the house.

Also a fine building lot on Winthrop Street, containing about seven thousand feet of desirable land. Apply to

C. R. FORD,

MAIN STREET, WINTHROP.

FOR SALE, ON MAIN STREET,

Or to exchange for desirable real estate in East Boston, the present residence of J. L. Piper, Esq.

The house is well built, high-studded, contains twelve rooms, has a good well, and rain-water cisterns, and has attached a large and convenient stable and carriage house.

The grounds, over two acres in extent, are carefully laid out, and contain, beside the choicest shade trees and shrubbery, a grapery and scores of apple, pear, peach, plum, and cherry trees, and a full assortment of small fruits.

The scenery is superb, as the house stands surrounded by a carefully kept lawn on the crest of a knoll overlooking all the adjoining land, and the property runs down to the deep waters of Chelsea Creek, where boats may lie safely at all times. Apply to

J. L. PIPER,

On the premises, or at

BURNHAM'S MARINE RAILWAY,

Border Street, East Boston.

C. W. HALL,
Attorney and Counsellor-at-Law,
WINTHROP STREET,
WINTHROP, MASS.

BOSTON ADDRESS, No. 13 $\frac{1}{2}$ BROMFIELD STREET.

Parties desiring to invest in Real Estate in the Town of Winthrop will receive prompt replies to any inquiries as to the estates advertised herein, or other properties in which they may be interested.

All communications must enclose stamps to cover cost of postage.

Titles examined, and conveyances of all kinds made out at short notice.

REFERS TO

HALL, MYRICK & Co., 97 Commercial Street, Boston.

LEE & SHEPARD, 41 Franklin Street, Boston.

CHILD & POWERS, Attorneys-at-Law, 277 Tremont Row,
Boston.

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WINTHROP BRASS BAND.

TWENTY-FOUR PIECES.

W. RICHARDSON, Leader, ALVIN BELCHER, Sec.

Can be engaged at Short Notice,

For Processions, Picnics, Ex-
cursions, or other Pub-
lic Occasions.

This Band, although of comparatively recent formation, has already taken a very active part in the political demonstrations of 1876, and nearly all the general parades of last season, besides filling to general satisfaction many private engagements.

During the coming season they will give a

PUBLIC OPEN AIR CONCERT,

Weekly, from the Band Stand in front of the Town Hall, and solicit a continuance of the patronage of their summer visitors and the public generally.

Communications may be addressed to the Leader, Secretary, or to

GEORGE F. PAINE, Treasurer.

Desirable Residence and Country Store.

The subscriber, being desirous of removing from the State, offers for sale his estate, situated in the centre of the town, consisting of twenty thousand feet of fertile and well-drained land, commanding an unexcelled view of all the surrounding country.

The house is new, containing eight rooms, beside closets and pantry, is thoroughly built of the best materials, and has attached to it the largest and most convenient store in the village, fully equipped with all modern conveniences, and a stock of goods chosen with a thorough knowledge of local trade, based on a long experience of the wants and taste of the people. A large stable and carriage-house, with dove-cote and hen-yard attached, and a deep well of splendid water, are on the premises.

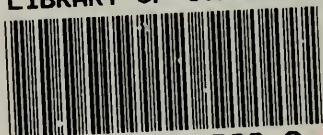
The whole estate, with fixtures, stock, and the good-will of a business averaging fifteen thousand dollars yearly, will be sold on reasonable terms.

Apply to

PELEG WADSWORTH,

Winthrop Street, Winthrop.

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