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## Acknowledgements:

Woburn Public Library for access to the Glennon Collection Ellen Knight, Winchester Town Archivist Al Curran for access to Winning Home, Inc. records Mark Fisher and the Winchester Cooperative Bank for printing

## Introduction By Jack Kean Rotary Club of Winchester

"My home place containing about one hundred and forty acres of land with the buildings thereon situated in Woburn, Lexington and Winchester...in trust to be used and appropriated for the establishment and maintenance of a home for orphaned and other destitute children, either for their permanent or temporary care." With these words William Henry Winning in his will established the Winning Home Farm.

He had named 3 men to act as the trustees for the site and they reflected the fact that the property overlapped 3 towns. There was John W. Johnson of Woburn, Daniel W. Pratt of Winchester and Howard M. Munroe of Lexington. They set about fulfilling Winning's wishes in late 1898.

In an article in the Woburn News in 1900 it was stated:

The trustees "renovated the house to carry out the object ordained by the testator....and when completed will show from 20-25 rooms". The intent being to have a capacity for "20 children at a time, for a stay of 2 weeks. 160 children will be able to secure a needed release from the foulness of the congested district".

The Winning Home Corporation was formed in 1901 and the trustees approved a sale to this entity and the property was sold for \$1. For over a century underprivileged children from the inner city were the beneficiaries of Winning's magnanimous gift.

The property was used for summer camps, horse riding, picnics and other events. Both children and adults shared in the pleasures that the Farm afforded. For the better part of the 20<sup>th</sup> century the Mr. Winning's vision was carried out. In the 1990's it was deemed that a new approach was necessary to fulfill the mission of helping underprivileged children. The decision was made to sell the holdings while retaining some land for open space and to establish a charitable fund that would perpetuate the assistance to children.

The purpose of this collection of data both written and pictorial is to memorialize the efforts of the Rotary Club of Winchester on behalf of the Winning Home Farm. Their efforts were monumental in scope and speak to the firm commitment the Rotary Club had and continues to have to "community service". The accomplishments of the Rotarians during those years are unparalleled and deserve to be etched into the archives of the club history.

Those in need of assistance either on a personal level or within an institutionalized system, such as the hospital, youth groups or charity drives could always look to Rotary

and its members for guidance, monetary help and old fashioned "roll up your sleeves" manual labor.

After the War years the Winning Home Farm in Woburn became a favorite charity for the club. Rotary's involvement with the Farm was one of immense proportions. A 90 acre tract that lies in Woburn, Lexington and Winchester comprised the site.

South End House of Boston was given the charge of overseeing the operation of the camp. The camp was enjoyed by boys and girls until 1949 when it changed to an all girl's camp at the suggestion of Juvenile Court Judge John J. Connolly who thought that the camp was better suited for girls. Each season the camp could accommodate up to 260 girls. The Winchester Rotarians not only provided monetary assistance they provided know how and muscle to improve the camp. Rolling up their sleeves the club designed and built a series of cabins and undertook many other improvement projects over a number of years. It was quite a site to see bankers, lawyers, and other assorted white collar types turning to all matter of trades to complete the projects. They were masons, painters, carpenters and apprentices. The cabins were an 18' by 20' building designed by Rotarian Bailey Foster and were fashioned after a Swiss chalet. The cabins had partially screened in walls to permit maximum fresh air. These cabins were a memorial to deceased Rotarians with each bearing the name of one of the following Rotarians; T. Price Wilson, George T. Davidson, William H. Hevey, W. Allan Wilde and Dr. John R. Wallace. A separate cabin was built to house toilets and lavatories. Also a laundry was constructed with all of the modern conveniences of the day. An outdoor shower was provided. The W. Allen Wilde room was constructed as part of refurbishing the dining room and was furnished for use as a living room. It could also be used for recreational purposes. A 20' square wading pool was built of concrete with gently sloping walls and it was supplied with constantly changing water and a sluiceway to make easy work of draining and cleaning the pool. As an accompaniment to the pool, sand boxes were installed. There were swings, shuffle board and a carousel all built by the club. The club also remodeled the kitchen which included an industrial dishwasher. Those with gardening expertise landscaped the grounds. Each year while the camp was in session a weekly luncheon meeting would be held at the farm. Through the years the Winchester Club was able to engage the Woburn, Lexington and Boston clubs in activities at Winning Farm. In 1958 the Chairman of the Youth Services Board was quoted as saying "The Winchester Rotary Club has taken affirmative action to help prevent juvenile delinquency before it occurs."

## **Excerpt Winchester Star July 9, 1954**

"The Winchester Rotary has taken an active interest in Winning Farm, largely through the efforts of Charlie Murphy, Al Elliott and Sid Elliott, and a year ago the Club built a cabin to provide sleeping accommodations at the farm and a swimming pool, without which no place can be entirely acceptable to kiddies."

"This year the Club built a second cabin, and when we say built, we mean this literally. Members of the club actually built the cabin, just as they did its predecessor a year ago. The 1953 job is brown, this year's, green. Both sleep 10 girls and are a pleasant woodsy looking little 18 X 20 ft. cabins that have a great appeal for their occupants, who incidentally, keep them spotless and shipshape. Another much appreciated Rotary facility is a fine, recently installed flagpole."

### Sales Record of property:

**1996** - Winning Home, Inc. sold approximately 44 acres to the Town of Winchester for 1.2 million.

**2005** - The Town of Winchester sold 12.5 acres to the Salter's for 1.5 million.

**2015** - The Salter's sold the 12.5 acres to Bonvie Homes for 3.4 million.

# - William Henry Winning -Last will and testament 1898

Be it remembered that B. William Henry Winning, of Woburn, in the County of Middlesex and Commonwealth of Massachusetts, make this my Last Will and Testament.

After the payments of my debts and funeral charges, I bequeath and devise as follows:

First: I give to my brother John Winning the sum of two thousand dollars.

Second: I give to the following named cousins, provided they survive me and are residents of this Commonwealth at my decease, the sum of one thousand dollars each, namely - Marshall H. Locke of Somerville; Adeline M. Mulliken of Lexington; Augusta R. Buren of Woburn; Ann R. Randall of Worcester, Everett Fitz of Somerville; Charlotte Tufts of Somerville: Susan P. Munroe of Lexington; Julia Winning of Boston, Charlotte Thomas of Stoneham, Martha Harrington of Andover; and Walter Winning of South Chelmsford. But if any of said legatees named in this clause die before I do or shall not be residents of this Commonwealth at the time fee but in trust nevertheless to be of my decease, then the legacy as used and appropriated for the essuch ones shall lapse and become tablishment and maintenance of a part of the residue of my estate.

Winchester the sum of one thousand permanent or temporary care. dollars.

Randall, now of Worcester the sum sonal of which I may die seized or of one thousand dollars.

Worcester the sum of one thousand dollars.

Sixth: I give and devise to Howard M. Munroe of Lexington a part of my Fessenden Place so called, situated in said Lexington, namely, the house and about nine acres of land on the northerly side of Maple Street and the westerly side of Lowell Street and other side,

bounded by the Munroe's own land. Tenth: I give to my said trustees, Alice Munroe and Elmina Munroe, sors in said trust; full power of the both of Lexington and in equal management of the Home, which shares to each one, that portions of may be established under the trusts my Fessenden Place so called created in this will and I authorize situated in said Lexington compris- and empower said trustees and such ing about twenty-five acres with persons as they may select to buildings all as now fenced in on the organize themselves into a corporasouth side of Maple Street and tion, under the laws of the Comotherwise bounded on the Blodgett monwealth and to convey to such place and on the Blanchard place.

about one hundred acres of land personal, to be held and managed with the buildings thereon situated by said corporation for the purpose in Woburn, Lexington, and Win- of said home and such corporation chester, and bounded on the south shall then have full power to by the Whipple place and by the manage the funds and direct the afland of Smith; on the west by Lowell fairs of said Home. Street, on the north by the land of Howard M. Monroe of Graham; of my said trustees to sell, exchange James Barr and Bobbins and Shan- and convey their own discretion all three do now at his request, in his non; and on the east by lands of real or personal estate which they presence and in the presence of Hanson of Menchin and of Thompson, I give and devise to John M. Johnson of Woburn, Daniel M. Pratt of Winchester and Howard M. Munroe of Lexington and to their successors in the trust here by created in home for orphans and other Third: I give to Daniel W. Pratt of destitute children, either for their

Ninth: All the rest, residue and re-Fourth: I give to Josephine A. mainder of my estate, real and perpossessed or to which I may be Fifth: I give to Anna H. Roper of entitled at the time of decease, I , give, devise and bequeath in trust to the said John M. Johnson, Daniel M. Pratt, and Howard M. Munroe and their successors in trust to appropriate the net income thererof for the maintenance of said home for orphan and other destitute children as provided for in Article eight of this will.

Seventh: I give and devise to M. herein names, and to their succescorporation when duly organized all Eighth: My home place containing my said trust estate, both real and

> Eleventh: I authorize and empower may hold under the trusts hereby created, and purchasers from them shall not be answerable for the application of the purchase money. Twelfth: The powers herein given to said trustees shall extend to the survivors of them and their successors.

trustees herein names and their suc- M.E. Rogers, Assistant Register.) cessors who may be appointed by the Probate Court shall be exempt from giving a surety or sureties on their official bond.

Fourteenth: I authorize and appoint said John M. Johnson, Daniel M. Pratt and Howard M. Monroe to be executors of this my last will and I request they and each of them be exempt from giving a surety or sureties on their official bond.

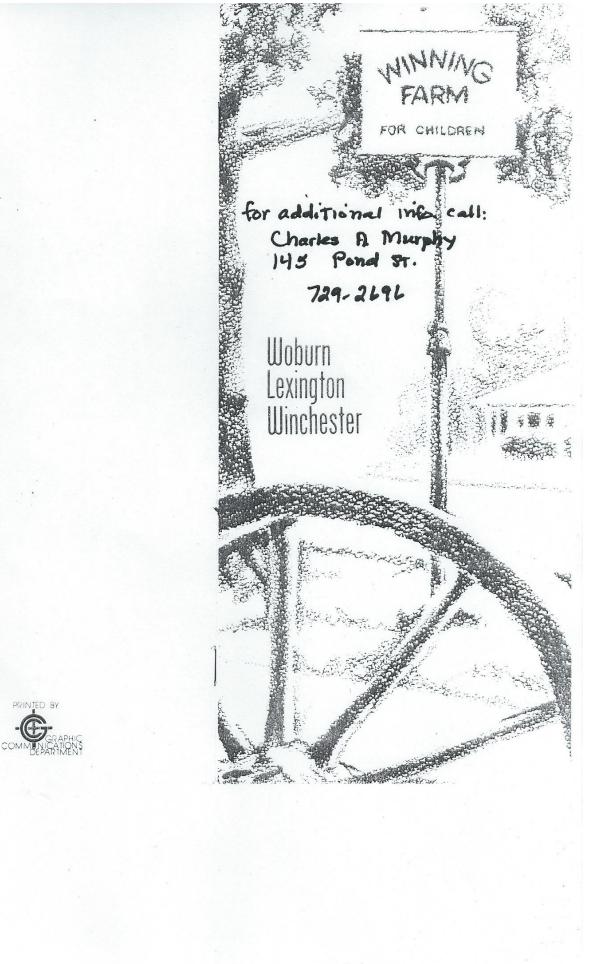
Fifteenth: I authorize and empower said executors and the survivors and survivor of them to sell, transfer and convey at their own discretion any of my real or personal estate and to execute and deliver proper instrument of transfer and conveyance to the respective purchasers who shall not be answerable for the application of the purchase money.

In Witness Whereof, I hereunto set may hand and seal and in the presence of there witnesses, declare this to be my last will, this third day of June A.D. 1898

On this third day of June A.D. 1898, William Henry Winning of Woburn, Massachusetts, signed and sealed the foregoing instrument in our presence declaring it to be his last will, and as witness thereof, we each other hereto subscribe our names

Joseph Linnell Charlie A. Jones Lottie M. Wyman

(The copy from which the above was Thirteenth: I request that said taken was originally attested to by



## INTRODUCTION

William Henry Winning, a widower with no children of his own, in fact he had few relatives at all, claimed orphans, the poor and underprivileged and children in general as his heirs. The year was 1898 when this gentleman and farmer bequeathed a legacy that continues today to win the hearts of children because of his foresight and generosity. A good measure of this original generosity has developed down through the years by the men to whom was entrusted the awesome duty to protect the legacy of William Henry Winning and the host of successors to the original trustees. For nearly a century now, the bequest of a solitary man to unknown and unseen children has been preserved by men similarly motivated to this selfless task of providing something to children with little or nothing. Perhaps the late Mr. Winning was more perceptive than the impersonal legal language of his last will and testament convey. Perhaps he left the line of children who would follow his lifetime with more than a generous portion of property to enjoy. The history of the Winning Legacy might provide enlightenment on this and the fact that through the years the group of men who have given generously and freely of their time, efforts and talents to preserve the ideal begun with Mr. Winning's bequest. So many have been involved that not one is identified, because to name them all would be impossible and to omit even one from the list would be unpardonable.

## Last Will And Testament

Be it remembered that I. William Henry Winning, of Woburn. in the County of Middlesex and Commonwealth of Massachusetts, make this my Last Will and Testament.

After the payments of my debts and funeral charges , I bequeath and devise as follows:-

First: I give to my brother John Winning the sum of two thousand dollars.

Becond: I are to the following named cousins, provided they survive me and are residents of this Commonwealth at my decease, the sum of one thousand dollars each, namely, - Marshall H. Locke of Somerville; Adeline M. Mulliken of Lexington ; Augusta R. Buren of Woburn; Ann E. Candall of Worcester; Everett Fity of Somerville; Charlotte Tufts of Somerville ; Susan P. Munroe of Lexington ; Julia Winning of Boston ; Charlotte Thomas of Stoneham; Martha Harrington of Andover; and Walter Winning of South Chelmsford. But if any of said legatees named in this clause die before I do or shall not be residents of this Commonwealth at the time of my decease, then the legacy w such ones shall lapse and vecome a part of the residue of my estate.

Third : I give to Daniel W. Pratt of Winchester the sum of one thousand dollars.

Fourth: I give to Iosephine A. Kandall, now of Worcester . the sum of one thousand dollars .

Fifth: I give to Anna H. Roper of Worcester the sum of one thousand dollars.

Bixth: I give and devise to Howard M. Munroe of Lexington a part of my Fessenden Place so called, situated in said Lexington, namely, the house and about nine acres of land on the notritherly side of Maple Street and the westerly side of Lowell Street and other side, bounded by said Munroe's own land.

Seventh: I give and devise to M. Alice Munroe and Elmina Munroe, both of Lexington and in equal shares to each one that portion of my Fessenden Place so called situated in said Lexington comprising about twenty-five acres with buildings all as now fenced in on the south side of Maple Street and otherwise bounded on the Blodgett place and on the Blanchard place.

Eigth: Mo home place containing about one hundrted and forty acres of lano with the buildings thereon situated in Woburn. Lexington and Winchester, and bounded on the south by the Whipple place and by land of Smith; on the west by by Cowell Street; on the north by land of Howard M. Munroe of Graham; of James Varr and of Dobbins and Shannon; and on the east by lands of Hanson of Menchin and of Chompson. I give and devise to Iohn W. Johnson of Woburn, Daniel W. Pratt of Winchester and Howard M. Munroe of Lexington and to their successors in the trust here by created in fee but in trust nevertheless to be used and appropriated for the establishment and maintenance of a home for orphans and other destitute children, either for their permanent or temporary care.

Ninth: All the rest, residue and remander of my estate, real and personal of which I may die seized or possessed or to which I may be entitled at the time of my decease, I give, devise and bequeath in trust to the said John W. Johnson, Daniel W. Pratt, and Howard M. Munroe, and to their successes in trust to appropriate the net income thereof for the maintenance of said home for orphan and other destitute children as provided for in Article eigth of this will.

Tenth: I give to my said trustees, herein named, and to their successors in said trust, full power of the management of the Home, which may be established under the trusts created in this will and I authorize and empower said trustees and such persons as they may select to organize themselves into a corporation, under the laws of this Commonwealth and to convey to such corporation when duly organized all my said trust estate, both real and personal, to be held and managed by said corporation for the purpose of said home and such corporation shall then have full power to manage the funds and direct the affairs of said Home.

Eleventh: I authorize and empower my said trustees to sell. exchange and convey in their own discretion all real or personal estate which they may hold under the trusts hereby created. And purchasers from them shall not be answerable for the application of the purchase of money.

Twelth: The powers herein given to said trustees shall extend to the survivors of them and to their successors.

Thirteenth: I request that said trustees herein named and their successors who may be appointed by the Probate Court shall be exempt from giving a surety or sureties on their official bond.

Fourteenth: I authorize and appoint said Iohn W. Iohnson, Daniel W. Pratt and Howard M. Munroe, to be executors of this my last will and I request that they and each of them be exempt from giving a surety or sureties on their official bond.

Bifteenth: I authorize and empower said executors and the survivors and survivor of them to sell, transfer and convey at their own discretion any of my real or personal estate and to execute and deliver proper instrument of transfer and conveyance to the respective purchasers who shall not be answerable for the application of the purchase of money.

In Witness Whereof, I hereunto set my hand and seal and in the presence of three witnesses, declare this to be my last will, this third day of June A.D. 1898

William Henry Winning

On this third day of June A.D. 1898, William Henry Winning of Woburn, Massachusetts, signed and sealed the foregoing instrument in our presence declaring it to be his last will, and as witnesses thereof we three do now, at his request, in his presence and in the presence of each other hereto subscribe our names.

Joseph Tinnell

Charlie A. Jones Lottie I. Wyman

(The copy from which the above was taken was originally attested to by M. E. Rogers, Assistant Register.)

## AGREEMENT

of

## Association of Incorporators

### of

# Winning Home

We, whose names are hereto subscribed, do, by this Agreement associate curselves with the intention to constitute a corporation according to the provisions of the one hundred and fifteenth chapter of the Public Statues of the Commonwealth of Massachusetts, and the acts in amendments thereof and in addition thereto.

The name by which the Corporation shall be known is

Winning Home

The purpose for which the Corporation is constituted is to administer the trusts created in the will of William Henry Winning, late of Woburn, in said Commonwealth, deceased, and to establish and maintain a home for orphan and other destitue children as contemplated in said will.

The place within which the Corporation is established or located is the City of Woburn within said Commonwealth.

IN WITNESS WHEREOF, we have hereunto set our hands this thirteenthday of April in the year nineteen hundred and one.

> John W. Johnson Daniel W. Pratt Howard M. Munrce John Winn

Charlie A. Jones Lewis Parkhurst G. W. Spualding Edward P. Merriam



## Winning Farm History

As noted in the introduction, William Henry Winning bequeathed his farm, situated on the boundaries of Winchester, Woburn and Lexington, for use by underprivileged children. The total area comprises approximately one hundred acres. Although it is difficult to assess the values of the property at the time of the bequest, just before the turn of the century, a conservative estimate of the land value today would establish its worth in the neighborhood of a half million dollars or more.

By nineteenth century standards, the late Mr. Winning was a man of considerable means, as indicated in his will on the foregoing pages, and had his estate been left intact, he would have been a millionaire in the present economy. But also as seen by his unpretentious will, Mr. Winning was apparently least affected by his own wealth. His first consideration as he neared the culmination of his life was, naturally, directed toward the few relatives surviving as well as some close parsonal friends. This simple yet nonetheless philanthropic characteristic was manifested by his legacy to the children of the future.

Little is known about William Henry Winning except that he was a farmer in the sense of what is known today as an agribusinessman. He operated a truck farm as his main source of income, making daily hauls of produce into Boston for marketing. Working age came much earlier in the horse-and-buggy days, and Mr. Winning's first experience with young people was as workers on his large farm.

While it cannot be stated as absolute fact, this business association apparently gave Mr. Winning some insight into the background of his young employees and he realized the destitute beginnings of these young people who came directly to work from poverty-stricken childhoods. Again, this is conjecture but if Mr. Winning's will is the yardstick of his character, these assumptions should be quite close to the realm of possibility.

Mr. Winning died shortly after making his will. He was in his early 70's at the time of his death, and had worked the farm right up until the end, making his home in what is known as the "big house" on today's Winning Farm for Children.

In 1901, the Winning Home Corporation was formed in compliance with the provisions of Mr. Winning's will.

The first few years of operation of Winning Home, Inc., are lost to recorded history, largely due to social attitudes of the time. In those days there was no such thing as an "underprivileged" youngster - at least not openly admitted, and especially not in Winchester, Woburn and Lexington.

During the post-war years of the 1940's up until 1959, use of Winning Farm (as it became necessary to eliminate the connotation of the word "home") was given to a group from Boston, all boys at first. Then the focus of need shifted and the South End settlement houses were granted use of the facilities. Subsequent redevelopment of the South End area resulted in infrequent use of the farm. Fewer campers applied and in many instances these were accompanied by unrealistic demands.

The successors to the original incorporators, as changed over the years through necessity and demise, decided to take another look at Winning Farm, its originally intended purpose and the changing needs of society. A committee was appointed to determine the most advantageous use of the facilities.

The time was early in the 1960's and the Woburn Boys' Club was being organized. After much consideration, the ad hoc committee recommended and the corporators voted that the club should be invited to staff and operate a day camp at Winning Farm during the school summer recess for youngsters in the immediate tri-community area. It was also decided that for the remainder of the year use of the farm could be extended to youth groups in surrounding communities. The program was workable and began a more extended and total use of Winning Farm for Children.

Use created the need for maintenance and repair. In the early to middle 1950's it was relatively easy for the Board of Directors (current operators) to organize a work party not only from among their own but also inincluding men from civic and fraternal organizations in the three communities as well as charitable citizens not affiliated with any club or group. Spring and fall weekends and other "off times" would find an enthusiastic collection of men painting, fixing, building, remodeling or in some way lending their personal talents through the sweat and toil of physical effort. Those were the real fun times at Winning Farm for Children, when adults would commit themselves fully until a given project had been successfully completed.

It was this personal involvement that brought members of a New Hampshire fire department to the Farm to find out how the work parties were formed with established programs, realistic goals and operated so smoothly, all on a volunteer basis. They learned much at Winning Farm and went north to their villages and towns where they built combination social clubs and fire stations through active community involvement. The idea quickly spread to neighboring New Hampshire communities so that today several such buildings stand as a monument to personal commitment which all started with some work groups at Winning Farm.

But times change and people have less time for such inspiring physical effort, although the spirit of contributing to the cause for children has continued. At first, personal services were slowly replaced by donations of materials needed and in time this generosity was refined to financial assistance which has allowed the Directors to afford to contract out necessary repairs, remodeling, building and maintenance. Somehow, though, while the work is done, this bygone demonstration of people actually helping people is sadly missed. Just off the driveway in the central area of the farm is the boundary marker which allows a visitor to straddle Winchester, Woburn and Lexington where they converge at this common point. Also on the right are the cabins, which will accomodate a dozen persons each, all built by volunteer labor, mostly Winchester Rotarians, The dining hall in the big house was expanded by a work detail, and this room and all of the cabins have been named for these former Rotary Club members who invested many hours of physical toil to improve and maintain Winning Farm.

In 1952 the back-straining work of digging out the pool was completed. That same year the merry-goround was constructed, and recovered in 1973. The driveway which had been patched and re-patched over the years was completely resurfaced in 1973. There are "paper streets" showing on plans which eventually could give access to the Farm directly from Winchester and Lexington, as well as the present entrance from the Worburn side.

In 1973 the "big eight" water main and fire hydrants were installed, bringing in a water supply from Lexington.

The kitchen ceiling in the big house was very low and after much concern and discussion it was decided to rip it out, revealing the surprise of the present exposed beams which add much to the aesthetics of the interior.

The large room adjacent to the kitchen wasn't always so large. It was an average size room with adjoining porch. The house was braced and the dividing wall knocked out for increased space. Now there are two lally columns and an eighteen inch steel beam supporting the upper part of the house. The beam was set in place by no more than a half dozen men aided by a truck. It was inched up on blocks of two-by-fours and slammed into place. A lot of sweat and muscle were used, but no added cost for engineers was necessary.

The restoration and remodeling of the kitchen was both time consuming and expensive. At one point a small group of men visited dozens of commercial dealers in search of an adequate stove. The result of these efforts is the very efficient bottled-gas stove which is still in use.

The Board decided to build a modest apartment on the second floor of the main house for occupancy by an additional caretaker needed to prevent vandalism and keep up with minor repairs and maintenance. Now one caretaker has the responsibility of maintenance and the other is a groundskeeper. The arrangement has been working well without the necessity of formal contracts.

The main house is on Woburn soil, the small cottage is on Winchester soil and the groundskeeper's house is on Lexington soil. The new T.J. Martin Cottage, built by members of the Woburn Kiwanis Club, and dedicated on November 2, 1974, is also on Lexington ground. Service clubs in the area are encouraged to use this "newest" facility. Since this particular building is heated, it is suitable for year round use. The lower level serves as a function room with adjacent patio at the rear for cookouts in permissable weather.

Additional improvements in the central play area, either underway or planned should go a long way toward enhancing the overall appearance of the property while making it more functional during a longer portion of the year. While there is heat in some of the buildings which can be readily used during the winter months, some youth groups have used the Farm during extremely cold weather for survival training or deep-freeze camping. Apart from the few hearty adults who accompany them, most of us just shiver at the very thought of it.

Also in the future is planned another but larger playing field at the rear of the main house. This will enable larger groups to conduct field events, picnics or even neighborhood gatherings.

More than 8,000 youngsters used the facilities of the Winning Farm in a single year recently and with additional improvements it is equipped to accommodate larger numbers.

Winning Home, Inc., is considered a charitable organization and must spend what little income it has each year so that it won't be lost to taxes. It has been said that "necessity is the father of invention" and so it is regarding the foregoing statement. Beginning in 1975, Winning Home, Inc. established scholarship funds for Woburn and Winchester graduates at Northeast Metropolitan Regional Vocational School and a similar fund for Lexington graduates at Minuteman Regional Vocational School.

This gesture is being returned many-fold by our "new" friends at Northeast, not only including the design and printing of this booklet, but also the wealth of manpower provided by students in the construction trades in the addition of the new lavratory facilities in the main house, and hopefully for future Winning Farm projects. Winning Farm

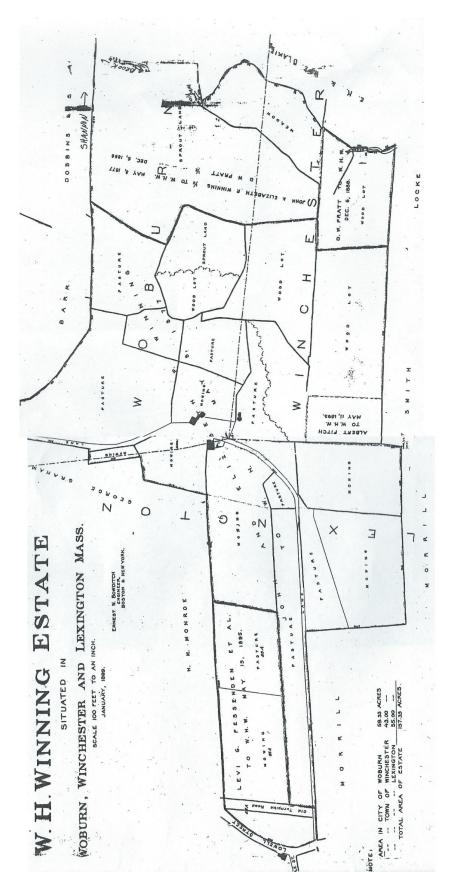
The Future

Those connected with Winning Farm for Children have high hopes that many more unselfish, interested young men will eventually become part of the corporation in order to perpetuate what was started nearly a century ago by the legacy of William Henry Winning. The infusion of young blood into the organization will help to renew the willing spirit of commitment to help shape our future citizens embodied in today's children, so that someday these little ones will in turn become members and assume the leadership vital to the continuation of the Farm.

Many who have given their time, efforts and money to Winning Farm and its purpose feel that there is no greater satisfaction than that derived from extending themselves for children. This is an experience anyone can have, merely by doing.

As seen in the history portion of this booklet much has been done, is still being done and is planned to be done to preserve this recreational island in the center of the busy city sea. The children need it. Together we can and hopefully will continue to provide it.

# The following Two Part History of the Winning Farm was compiled by Woburn resident Susan DeTeso and the research branch of the Winning Farm Volunteers (Pages 13-27)



The map shows the many parcels that were combined to form the farm as it is known today.

# Part 1 of 2: The first 50 years: Winning Farm turns 100

It is almost impossible to explain the present situation regarding undeveloped land, without first explaining its past history and the people involved; the time from when it was first settled upon and the many uses it provided. One must learn the history of their town, its early inhabitants and how it became as it is today. Here is a brief history of how the Winning Farm, now 100 years old, came to be.

#### 1800s

In 1827, John Winning (of Billerica) married Nancy (Locke) of Lexington, the daughter of Thomas Locke and Lydia Reed. They lived in Woburn and had five children:

• Nancy Maria, b. Jul. 1, 1829 d.1876 at age 47;

• Elizabeth Parker b. Dec. 15, 1830 d. (1900)?

• John b. Apr. 23, 1832 d. 1900

Twins

• Lydia Ann b. Dec. 12, 1836 d. 1866 at age 30 (of consumption)

• William Henry b. Dec. 12, 1836 d. Oct 25, 1898 (of heart disease) at age 62

In a deed dated June 2, 1830, "In consideration paid by John Winning of Billerica (yeoman), for \$2,650, the receipt for a tract of land, partly in Woburn and partly in Lexington, containing 134 acres more or less, with a dwelling house and a barn and out buildings thereon, a piece being that which formerly belonged to James Wright (180 acres-1700's).

James Wright was the son of Joseph Wright, Jr. The Wrights were one of the first of many early settlers to come here and many of the men of this family were Deacons of the church.

Upon the decease of James Wright, he left several pieces of his estate to his nieces and nephews; probably because he had no children. These heirs, listed on the deeds to John Winning, among others, were Philemon Wright, founder of Hull, Quebec, the Choates, the Wymans and others.

In another Deed dated October 24, 1835, to

John Winning and Abel Fitz (millwright), in consideration of \$528 (also part of the same James Wright Farm and in one piece), 24 acres more or less, of woodland, brook near ledge of rocks, and meadowland near meadow lane on easterly side, all in one piece. (This would be the Winchester and Woburn land which stretches back to the brook and Zion Hill). All total about 158 acres.

Abel Fitz was the brother-in-law of John and Nancy. He married Nancy's sister. Later they

had a daughter who married Daniel W. Pratt and it was their son who was to become a trustee of William's Estate.

John Winning was, in those days, called a yeoman, which means (a farmer who owns the freehold of his land; a freeholder of land above a certain value, entitled to serve on a jury and to rank next below an esquire when attached to a noble or royal family.)

Oxen were the means by which farm work was done at this time. The work was too hard for horses to handle. In William's time, farming tools were better designed to work with horses, and trucks soon were to come.

John was the son of Captain John Winning (of Billerica) and Betsy Parker (of Chelmsford). The Parkers and the Winnings ran a mill for many years on the brook from Winnings Pond, in the area where Treble Cove Road is today.

Son John learned the tanning trade here and in 1861 moved to Fort Plain, NY. Nancy (the mother) died in 1862 and Lydia, sister and twin to William, died in 1866. She died of consumption, (T.B. of the lungs, suffering from or prone to pulmonary T.B.)

She was 30 years old at the time of her death. If one were to see the list of children who died from this disease in the 1800's, one would say she lived a long time. Most children were quite young when the disease took them.

Upon the decease of the father in 1869, John, Elizabeth, and Nancy Maria appointed William executor of his estate.

# Winning

John Winning left no will. However, he left \$13,765.24 in his personal estate, which included gold, bonds, silver, cash and several bank accounts. Two of which were listed for Lydia.

His real estate was worth \$8,182.00 which included the farm, his half of the meadowland and woodlot, and a lot of land in Chelmsford. (Winning Farm was appraised at this time for \$7,670.00 and \$412.00).

Some of his personal estate listed: Furniture in parlor — \$5 In sitting room — \$45 Stairs carpets and rugs in entries — \$5.50 In bedroom — \$15 In parlor chamber — \$35 In sitting room chamber — \$23 In bedroom chamber — \$5 In kitchen chamber — \$16 In kitchen — \$5 Silverware — \$15 Crockery and glassware in sitting room closet - \$12Crockery vase in kitchen — \$5 Dishes in sink room - \$4 Tools in Grain room— \$10 Ox wagon — \$15 Ox cart — \$5 Ox sled - \$1.50 Grindstone - \$.50 Three Ox yokes — \$1.50 Watering trough and tub - \$1.50 Covered wagon — \$25 Twenty posts — \$10 Chaise sleigh and open wagon — \$8

Perhaps the reason William was elected by his sisters and brother to administer the estate is because he had already proved himself a brilliant businessman, as well as a successful farmer and a very generous Philanthropist!

John, his brother, was already living in Fort Plain, NY and his sister Elizabeth was listed as living in Somerville. So, William was already running the farm, and it was highly cultivated. Why it was then placed in the names of John and Elizabeth is unclear. Perhaps just because they were the oldest and Nancy Maria was not healthy. She died in 1876 at age 47 in Boston. Nevertheless, in 1877, John and Elizabeth, in a Deed of May 8 of that same year, sold to William their right, title and all their interest to all the land consisting of about 134 acres, (20 acres to O.B. Darling), along with all the buildings thereon. And also their half of another tract of land, (Woburn/Winchester) woodlot, and meadow. The Meadow is located next to the Brook, and is a grassland used for hay.

The price William paid to his brother and sister for their property was \$4,777. This did not include the 1/2 that belonged to (Fitz), which was now D. W. Pratt's (heir to Fitz.) But this would soon change.

This was now the William Henry Winning Farm!

, 1900s

Winning Farm was highly cultivated, and Mr. Winning owned many dairy cows and chickens. In the 1800 to 1900s, farmers would haul produce and dairy products into Boston. This was called Market-Gardening.

It was a way to make a living and a way to do business. Mr. Winning had Market Wagons, and possibly trucks as this was becoming more popular.

It was believed that Mr. Winning's contact with children came about when they would come to the farm to work. Perhaps he came across them when he would do his market gardening in Boston. There were many children orphaned in those days when sickness that could not be cured claimed their parent's lives, or men would go off to war and leave behind widows with so many children they couldn't care for alone. According to newspaper articles, there were many mothers with children in the inner city with no fathers to take care of them. Whatever the reason, children did come

to the Winning Farm, all types of children, and Mr. Winning welcomed them with open arms.

Mr. Winning had plans in the making for a long time to make these children the heirs to his Estate. The first signs that we see are when his brother and sister, John and Elizabeth, sell their title to the farm to him in 1877. This was followed by the donation of the D.

W. Pratt land (Fitz' share of Winning property), to W.H.W. in 1888 for \$1. Then another land donation in 1893 by Albert Fitch. This area of the farm is located in Winchester and a pond was located there.

Then, another land donation, in 1895 to W.H.W by Levi G. Fessenden and others, for \$1. All of these land donations were properties that were attached to the farm (see map).

Only a portion of the Fessenden land donation was used for the Winning Farm Estate. There was a path called Winning Farm Lane that stretched from Maple Street in Lexington, (Winnings Fessenden Place), up through his property, (which is Blueberry Lane today), past the caretaker's house, (which is where Allie Wall lived), and went past the Cow Barn, (which has since burned down), and past the house, and down the road to the Lexington Street entrance in Woburn.

On June 3, 1898, Mr. Winning signed his last will and put all his papers in order. On October 25, 1898, William H. Winning died at the age of 62.

The Legacy Begins

The Probate records show Mr. Winning left: Sixteen separate bank accounts totaling \$31,797.59;

• Twelve shares in Fitchburgh R.R. Stock @ \$114.00 a share (\$1,368.00);

• Six real estate mortgages he was holding for other people (\$11,000);

• Three pieces of personal property with others (probably equipment) (\$592),

• as well as his own personal possessions totaling \$31,797.59.

Cash in Safe Deposit Vaults \$125.

Cash in hands of Howard M. Munroe \$526.

Household Furniture, wearing apparel, ornaments, pictures, crockery & kitchenware - \$50

Silver watch - \$5

Barbed wire and vase - \$3

Tools and Implements used on farm - \$42 One Bay Horse - \$50

Fourteen (14) cows @ \$30.00 - \$420.00

Nineteen (19) hens @ 0.75 — \$14.25

Hay in the Cow barn — \$75

Hay stacked in the horse barn - \$20

Hay stacked in the field - \$10

Four cords of wood in the field — \$10

Express wagon, small open — \$15

Old sleigh and old buggy - \$2

Set of double harnesses — \$6 Single harness — \$5

Cart harness — \$2

Two horse blankets — \$6

Travers runner sled - \$8

One, One horsemarket wagon - \$20

One, Two horse market wagon — \$25 Wagon in the cellar of cow barn — \$3

Cart - \$30

Total amount of W.H.W. personal estate — \$46,433

Real Estate

Winning Farm 157 1/3 acre — \$10,000 House in Lexington & 8 acre — \$2,000 Barn in Lexington & 24 acre — \$2,000 Total amount of W.H.W. real estate

\$14,000

After all the legacies were dispersed, and the funeral expenses and taxes were paid, the remaining balance was, as of January 1900, \$28,542.25.

In 1901, the trustees, along with others, formed Winning Home Corporation. Winning Home Corporation purchased for \$1, the land of 157 acres and the house and buildings thereon, from the Trust. The Home and Land were now the property of Winning Home Corporation.

The Trustees immediately started repairs on the house and in no time the children came. The exact accounts of the goings on at the Home on Winning Farm are best described by the people who were in charge of the children. These stories were printed on a regular basis in the newspapers and church bulletins.

The Winning Farm

From the WOBURN NEWS, June 16, 1900 — Mr. William Henry Winning died Oct. 25, 1898. In its issue of Oct. 29 of that year the NEWS printed the following paragraphs in relation to the will left by Mr. Winning.

He gives his home place containing about 157 acres, and situated in Woburn, Lexington and Winchester to John W. Johnson of Woburn, Daniel W. Pratt of Winchester, and Howard M. Munroe of Lexington, and to their successors in the trust so created in fee for the establishment and maintenance of a home for orphans and other destitute children, either for their permanent or temporary care. All of the residue of the estate is given to the same persons in trust to appropriate the net income thereof for the maintenance of said home with full power to manage the same, and to join with others in a corporate capacity to carry out said trust. The three named are also executor of the will.

The trustees under the will above renovated the house to carry out the object outlined by the testator. Workmen have been and are engaged in transforming the Winning house into a home for the purpose mentioned. The exterior of the building has been transformed, and now presents a most attractive, well proportioned and commodious appearance.

The two upper stories are being fitted as dormitories, and when completed will show from 20-25 rooms, each say 5x9 ft. divided by moveable partitions and fitted with swing doors. Each child will have a room by itself. An addition has been built, 25x20 ft. which will be used as a dining room. An ample supply of pure spring water from Winchester has been provided for. The cost of these changes and additions will be approximately \$5000.

The management of the home, the apportionnent of child guests, the length of their stay, and the thousand and one details incident to such a project have been placed in the hand of Reverend George L. Perin of the Peoples Everyday Church of Boston.

No better man could have been selected. He has a practical, common sense of understanding of the needs of Boston's poor children and his administration will be a wise find. Many of our readers will recall his delightfully interesting talk before the Men's League a year or two ago, on the subject of benefit for the masses.

It is understood that 20 children at a time will be sent out for a stay of two weeks. 160 children will be able to secure a needed release from the foulness of the congested district. The home will be ready for occupancy July 1. To the support of the home, the trustees donated \$800, and Mr. Perin will accept subscriptions in addition.

What a noble use to which to donate one's property! The high elevation of this spot with its fine outlook, the advantages of wholesome food, pure water and outdoor exercise, the minimum of transportation expense and the complete change of scene and environment will work wonders with the thin and wasted, pale and sickly, ill-fed and half nourished children of the poor from the urban streets. (The Everyday Church was a nondenominational institution located at Shawmut Ave. in Boston. A Day Nursery was also part of this institution. Ironically, this Shawmut Ave. property was to be one of the branches of the Boston Public Library and, in 1905, suffered a serious fire.

Winchester Star Oct. 1908-Winning Home

One picture in Oct. 1908, in the Winchester Star showed a group of Winning Home boys enjoying a ride with one of the gentle farm horses who seems to enjoy the picnic as much as the boys.

The following clipping is from the South Bay Union Bulletin, a publication issued by the South End Association. Winning Farm: Ninety-

eight girls and thirty-seven boys were at the farm in two groups. The first group went shortly after school closed, and the second group just before school opened.

The Fourth of July celebration and the picnic in the Shaker Glen were the big events for the first group.

On the Fourth of July, fire crackers were going off all day and in the evening there were fireworks. The boys who came out in September, had a special event also.

During the week they built a bonfire which was lighted off on Saturday evening. After dancing around it and roasting corn in the embers, they returned to the playroom where an informal entertainment of recitation and songs was given by some of their number.

That afternoon the boys visited the house in Lexington in which Hancock and Adams were warned by Paul Revere of the approach of the British. Another day some of the boys went over the battlefield and the old cemetery. The night before they returned to Boston, a pillow fight was held.

It is well within reason to say that in every respect that this was the most successful season at the farm.

In 1905, John Winning, William's brother, died in New York and left \$8,000 to the Winning. Home.

Around 1906, the South End Settlement Association, in conjunction with the Winning Home Trustees, started a Summer Camp. Boys and girls would alternate and come 20 to 25 at a time. On staff, there was a cook, a camp director, and a superintendent. The farm was, up to this date, handling from 250 to 275 children per season, this was summers only. In 1911, a case of Diptheria was reported at Winning Farm and in 1912, according to newspaper reports, 3 boys tried to vandalize the mailbox at Winning. They were reported as looking for work and were from Boston. The appropriate authorities were notified.

Pleas for funds and help with maintenance came on a regular basis in the local newspapers, and church bulletins. However, in 1923, the Winning Home, by vote, decided to sell 46 1/2 acres of the Lexington land to Harvey C. Wheeler, for \$150 per acre; Total price \$6,975. Mr. Wheeler paid \$2,500 in cash and the balance was held by a mortgage through Winning Home for \$4,475, to be paid in 5 years at 7 percent interest. (Deed Bk. 4645 pg. 201).

# Second of two parts: William Henry Winning **The last 50 years** 100 years since signing of will

#### WINCHESTER ROTARY - 1950s

In 1958, the Winchester Rotary completely renovated the Winning Farm inside and out. A room was added onto the then dining room, complete with furniture; the kitchen was renovated and equipped with the latest modern appliances, and a laundry room was constructed in the breeze way.

Outside, they added a wading and swimming pool, a swing set, a shuffle board court and a carousel. In addition to this, the Director's cabin was renovated, (this was Miss Madeline White's Cottage).

Through the years, the Winchester Rotary constructed four to five outdoor cabins and one cabin with lavatories and toilets.

At this time, a very unique merry-go-round was built by Deputy Auxiliary Police Chief Andy Puzzo. Also unique to the area was the Animal Petting Zoo which the children loved.

In a bulletin put out by the South End House in 1958, Camp Winning Farm was described as hidden from surrounding highways and housing developments by its 100 acres of woodland and has the most accessible location.

Most important is its distinguished and enthusiastic citizens from all three communities who share a vital interest in the

camp. They make up the membership of the Winning Farm Board. This past summer about 50 people contributed time, materials, and equipment to improve the camp site and facilities.

Rotary members, as well as officials from Woburn and members of the local clubs and fraternities, made up the Officers and Directors of the Winning Home. This same year the road entrance from Lexington Street was resurfaced.

#### Engineer Companies Improve Winning Farm Home

The Star News Article 1959 — Most Winchester residents know about Winning Farm Home at the Winchester, Woburn, and Lexington lines, where girls from Boston Settlement Houses are given summer vacations away from the reck and heat of the city.

Officers and directors of the Winning Farm Corporation include many prominent in Winchester and Woburn, and organizations in both communities have devoted themselves physically and financially, to improving the farm facilities and making it possible to give the children coming yearly to the farm a better and better time. Winchester Rotary has done much for Winning Farm, constructing cabins, building a wading pool and remodeling the farm house lounge and dining room.

Among others aiding in the improvement of the property are Headquarters and B Companies of the 101st Engineers, members of which have worked hard making proper surveys of the farm, constructing roads, bridging brooks, building culverts and laying out a proper drainage system.

Last year the men built a new main road to the farm from Lexington Street in Woburn. The Engineers had already this year spent a Sunday at the farm and last Sunday 75 men under Captain Ed Langley of Woburn, reported at the farm again with bulldozers, shovels, trucks, and other construction equipment, all of which immediately went into action on the improvement work laid out for that day.

The labor at the farm is, according to Captain Langley, part of the outdoor work laid out for the engineers to give them practical experience. It is possible for the companies to work at Winning Farm because it is a charitable institution, and we suspect that Woburn's John Black, current president of Winning Farm, may have had more than a little to do with the whole project.

The engineers spent the whole day at the farm and at 11:30, mass was celebrated out of doors under a big tree by the 101st Engineers Chaplain, Rev. Gerald Donovan, of St. Polycarp's Church, Somerville. The local photographer, (current *Daily Times Chronicle* staffer) Bill Ryerson, snapped a picture showing this unusual service.

### 1960 was the 60th anniversary of Winning Home

In 1962, the following was noted in two newspaper articles (see "First Sunset" and "Camp Director" below): "Winning Farm Camp for Children asks for Town's help with chores." They also announced that Winning Farm Home was now legally a charitable institution and that gifts were tax deductible.

Winning had set up a private foundation. They also announced plans for the 1962 summer season: The construction of a shelter and clearing of land, as well as the supply of water to a large area in the woods for overnight stays as a use in day camps and picnic areas.

Through the constant use comes the endless maintenance. Things needed to be repaired and repainted and many hands were needed to do these things.

In 1964, a new committee on camping was formed. This was comprised of corporate members and officers from both Winchester and Woburn. This new Committee planned to expand the camp to accommodate 500 children per season. Plans were in the making for year-round area use.

A joint meeting of the committee on camping and the Executive Committee of Winning Farm, together with the Woburn Boys Club officers, pointed up broadening plans and present needs of the associated groups working toward maximum community use of the farm facilities.

At that time, the land was comprised of about the same, equally attractive acres between Woburn and Winchester and that over the years many men and women here served in its interest.

## Winning Farm Camp Given to Woburn Boys Club

In 1965, exclusive use was given to the Boys Club of Woburn. Their intention was to give camping experiences to all youths in Lexington, Winchester, and Woburn.

It was discovered that many youths in this area would never be able to afford this experience unless a camp were available for a very low fee. The Boys Club, whose basic aim and philosophy is to serve all youths, particularly the

needy, has already begun to finance the cost of the operation.

The Winchester Rotary has been the greatest booster of the camp over the past 15 years. Many hours of labor and money have been invested in the camp. The existing campers cottages are named in memory of Winchester Rotarians.

During the 1960s, a heating unit was installed in the main house. They also had hoped to construct ski runs and enlarge the small pond for ice skating. At this time, the main hall in the house was available for functions and other recreational purposes.

#### Winning Farm Flourishing

June 1975 — During the 60's and 70's, the farm was in constant use. It was in these years that the farm was used by thousands. The Winchester Rotary, the Woburn Boys Club, the Boy Scouts, the Woburn Kiwanis, Church Groups, the Towanda Club, Special Needs Groups, 4-H Club, Woburn Pony Club (began here), Girl Scouts, Woburn Elks, and many more used the facilities.

These were the good old days at Winning. Many of the members of these organizations were active members of the Winning Farm's Board of Directors and Officers, as well as Corporate members. Those who were not members were, nevertheless, volunteers on a regular basis.

1975 proved to be a busy year. It was at this time students from the Northeast Regional Vocational School pitched in and helped with improvements at the Farm. They built picnic tables, helped construct new bathrooms in the main house, and printed the "Winning Farm Pamphlet." It was during this year that Winning Home, Inc. established Scholarship Funds for Woburn, Northeast Regional Vocational School and Lexington graduates at Minuteman Technical School.

At this time, Winning Home decided to expand again with the creation of an athletic field and larger camping area in the wooded areas. Plans included a running track, football field, tennis courts, and baseball field. Plans were drawn and land alterations began. This would expand over a period of 6 to 7 years.

Trouble ensued and the plans were never fully carried out. 'I'his was to be done in what is referred to as the lower field. The upper field near the main house was still able to be utilized and various outings were still held.

In the midst of the ongoing problems with the athletic field, the Winning Home decided to sell a portion of land to a hospital. This would have comprised the rear half of the Farm property in the wooded section near the brook. These plans too would not come to pass. However, this created more problems for the corporation.

During the 1980's, careful consideration was given to selling some of the property. Currently, no outside entity was managing the property and the buildings were starting to fall into disrepair. The search was started to locate a reputable organization to take control of the upkeep and management of the property.

At this time, use of the Farm became limited. The only activities involving children were the 4-H and Pony Club. Allie Wall, who now had been caretaker at the farm for many years, was involved with charitable work with ponies for children. He traveled throughout Massachusetts with his ponies to accommodate organizations such as the United Cerebral Palsy Assn., Woburn Middlesex Lions for Eye Research, Burlington Recreation Dept. for Muscular Dystrophy, and many others too numerous to mention.

In addition, many a birthday party was held at Winning Farm with pony rides and buggy rides as their main attraction. The 4-H and Pony Club children were invited to take care of these ponies for Mr. Wall, as he knew how much they loved the responsibility.

As these children got older, Mr. Wall would take them along with him as he set an example of how charity work begins. These children would go for hours at a time on weekends, from one church to the next and one school to the next. This started the benefit horse shows for "Special Olympics" which was extremely enjoyed by those who participated.

Charitable work with special needs children and in combination with ponies and horses proved to be a successful undertaking. Today there are many organizations who run such programs. Though many would like to have seen this kind of organization happen at Winning Farm, this is not what the Trustees had in mind.

Problems were mounting with the athletic field and the buildings were still in disrepair. Discussions were ongoing with the YMCA of Greater Boston.

In 1989, according to papers at the Public Charities Division of the Attorney General, the Articles of Organization were amended and the purpose of Winning Home was now to provide services support for children who were economically, socially, physically, and emotionally disadvantaged, and the mentally handicapped and their families.

Still, no organization was formally located to take over Winning Farm, and the years were passing by. Though an occasional outing would be had by local organizations, the Farm was not being utilized for its intended purpose.

At this time, the students of the Winchester Ex-Cel program became involved and more children were becoming involved with the ponies as more visitors were coming for pony rides. On weekends, the usual coming and goings to and from pony functions continued and gradually the children were taking over the responsibilities of booking times and places, driving ponies around, and taking care of the house that Allie lived in. This included painting the playground and raking and removing debris from the ground, mowing the field and bringing an occasional meal to Allie.

Little was it known at this time that they would be the last children to utilize Winning Farm.

After all avenues and funds were exhausted, a vote was taken to sell Winning Farm.

The shock and dismay by the citizens that followed was to echo for many months to come. The city's efforts to acquire this land were futile. These were the same citizens, who through the years had maintained and utilized the property with a lot of sweat and devotion. Citizens who had come here as children were now grown and thought perhaps their children could enjoy what they did.

In December of 1996, according to Probate records, Winning Home Inc. was given permission, with approval of the Attorney General's Office of Public Charities, to sell all its land. The plan was to invest the proceeds and donate the interest to organizations that provide services and or support for children that are economically, socially, physically, and emotionally disadvantaged and the mentally handicapped and their families.

Though there have been a few organizations and many local citizens concerned that this would eventually happen, all their efforts to divert it were to no avail.

In February of 1996, all persons and animals, along with their belongings were told to leave Winning Farm. Plans were made for Winchester to purchase the Winchester portion of the Farm. It so happened that this was the area of the Farm that housed the ponies. And so, those children that gathered there, as well as all the ponies, left.

As for Mr. Wall, most of his house was in Lexington, but he had close to 15 years worth of property to move.

In February 1996, the Town of Winchester purchased 43 acres of the Farm from Winning Home, Inc. for the sum of \$1.2 million dollars.

On September 11, 1997, according to a one local publication, "a small piece of the past died last week when several buildings at Winning Farm were torn down."

These included the two stables and three cabins. This was done by the Town of Winchester, apparently because they proved to be unsafe.

On September 23, 1997, Allie Wall passed away at Winning Farm while asleep in his chair. The memories must have come flooding back of the times he served as an officer of the Corporation, and all the many good things he saw and people who transformed the "Winning Farm for Children."

Thanks to all the photos taken through the years by photographer Bill Ryerson and *Daily Times* - the Winning Farm years in pictures will be preserved.

As of this writing, another Land Trust is in danger of being sold. The Mary P. C. Cummings property in Burlington and Woburn with well over 200 acres, which also was left for children. One must wonder who is responsible for overseeing that the trusts are being carrier out for the benefit of the children?

(Editor's note: The above was compiled by Woburn resident Susan DeTeso and the research branch of the Winning Farm Volunteers.

## Special Town Meeting may alter course of Winning Farm development By Ellen Knight - 2016

WINCHESTER – A half hour after Town Meeting begins on April 25, a Special Town Meeting is scheduled to take place. However, it is expected that consideration of the two articles, both concerning Winning Farm, will be promptly postponed until May or June while the Board of Selectmen engages in more discussion and information-gathering to make its recommendation.

If the first article is passed, the Board of Selectmen would be authorized to amend, modify, or rescind its operation and regulatory agreements connected with the 12.5 acre parcel sold to Winning Farm, LLC, or "enter into any other and further agreements which in the Selectmen's opinion are in the best interest of the Town."

According to the warrant, the Board is requesting this authorization so that the parcel "can be developed by Ronald S. Bonvie et al., substantially in accordance with the development plan presented to this Special Town Meeting or take any other action in relation thereto."

The second article, sponsored by the Planning Board, would include the parcel in the Attached Residential Cluster Development Overlay District.

Proposals to develop a portion of the former farm have generated many years' worth of meetings, reports, hearings, controversies, decisions, appeals, and judgments, along with a long string of news stories. For the past several years, however, little has happened. Since the farm has been out of the public eye for a while, a summary history may be in order.

# Before the Town bought it

Winning Farm was formerly a 110-acre parcel of farmland located in Winchester, Woburn and Lexington. In 1898, by the terms of the will of William Henry Winning, the home in Woburn and land went into a trust "to be used and appropriated for the establishment and maintenance of a home for orphan and other destitute children, either for their permanent or temporary care."

Through most of the 20th century, Winning Home, Inc., used the property for youth services such as camping and horseback riding. In 1995, the trustees of Winning Home, Inc., decided that the most effective way to protect the corporation's financial stability and continue to help local children was to convert from a landowner to a charitable trust. They decided to sell the property.

## Town purchase & sale

In June 1996, Town Meeting approved the purchase of the Winchester portion of the

property, about 44 acres, at a cost of \$1.2 million. The funding sources included the Conservation Fund (for the initial payment of \$230,000), the Selectmen's Housing Fund (\$670,000), and borrowing.

The same Town Meeting approved a motion that 12.5 acres be designated "for development for housing opportunities consistent with the requirements of the Selectmen's Housing Fund or other lawful uses set forth in the Winchester Zoning Bylaw as it may be amended and approved by the Winchester Town Meeting." The proceeds were to pay any balance to Winning Home and pay back the Conservation and Housing funds. The motion also stipulated that the remaining acreage be preserved, protected, and maintained for conservation and passive recreation uses. Thus, the Town acquired a valuable parcel of conservation land at no cost.

A Winning Farm Use Committee was appointed, held public hearings during 1997, and reported to spring Town Meeting. As summarized by the Board of Selectmen for a special Town Meeting in 2000, the Use Committee report "recommended that the 12.5 acres within an 18.77 acre development envelope be sold for either single family or assisted living developments, both with affordability components."

"Consistent with this report, which was accepted by Town Meeting, a Request for Proposal (RFP) was placed" in November 1998. Four proposals were received, and in January 2000 the Selectmen designated the Salter Healthcare Group as the developer of the parcel.

The Board of Selectmen recommended the sale at a Special Town Meeting in February 2000. "The Town has a unique opportunity to preserve a substantial parcel of conservation land effectively at no cost to the taxpayers. At the same time, the Town will gain an additional 145 units of assisted and independent living for our seniors including 29 units of affordable housing which shall be available to our seniors who have a documented need," the Board wrote.

Town Meeting authorized the sale of the land and created an Independent Elderly Housing Overlay District. The IEH outlined special permit criteria, including affordable housing options, which include either setting aside units to be affordable or making a payment to the Winchester Housing Fund.

The Salters planned a complex including an independent-living building and an assisted-living building, with 20 percent affordable housing units, plus walking trails, conservation shelter, parking lot, and a new access road (Gershon Way) to cross a vacant lot on Thornberry Road, then owned by the Town.

# Permitting

The project went through a series of approvals and permits, including Conservation Commission delineation of wetlands and an Order of Conditions, Planning Board approval of the definitive subdivision plans, and Zoning Board of Appeals approval of a special permit. This last decision was filed on June 15, 2001.

Throughout the entire permitting process, the neighborhood raised concerns with the

size of the development and consequent negative impacts, such as increased traffic and a dangerous ingress and egress, as well as overburdening sewer, water, drainage, parking, and other infrastructure which they said was already inadequate. All the decisions were appealed. In February 2003, based on the possible impartiality of one member of the ZBA, the Superior Court ordered that the ZBA decision be vacated and that the matter go back to that board for a new hearing. A vote at the fall 2003 Town Meeting defeated an article sponsored by project opponents meant to amend the purchase and sales agreement. This vote was viewed as a reaffirmation by Town Meeting of the Salter project.

The ZBA held a new hearing and again approved a special permit in October 2003. Again the decision was appealed.

## **Project scaled back**

The developer and a group of neighbors then reached a settlement agreement whose terms included the reduction of the development from 145 units to 88 and from two buildings to one, a non-interference agreement signed by the plaintiffs to the litigation then pending and a number of other neighbors, and a joint motion to stay the litigation. The motion to stay was accepted in the Middlesex Superior Court in June 2005.

In July 2005, Town Counsel Wade Welch wrote to the Board of Selectmen that in amending the P&S to accommodate the 88-unit project, "all the critical benefits to the Town remain in place." These included the same purchase price originally negotiated for the Town to recover the purchase price for the entire 44-acre parcel, the same offsite improvements to the area's sewer and water systems, and the same conservation benefits (a kiosk and activation of the area).

Another "critical benefit" was that "at least 20% of the units will consist of low/moderate income housing, as required by the RFP and the P&S, which will fully satisfy DHCD Chapter 40B criteria, and the developer has committed that the entire project will qualify to be included in the Town's G.L. Chapter 40B Affordable Housing Inventory."

Correspondence from the Housing Authority and Housing Partnership Board affirmed the importance of the Town having the affordable units.

The ZBA held a new hearing on the scaled-back project and voted a new permit in January 2006. The Conservation Commission then voted a new order of conditions. At a Special Town Meeting in November 2005, the members approved an amendment to the P&S, paving the way for the Town to convey the land to be developed to Winning Farm LLC (the Salters) on March 27, 2006. One further appeal was filed but was dismissed in March 2007.

The Board of Selectmen entered into a regulatory agreement, focused on the

affordable units, and an operating agreement with Winning Farm LLC. The latter lists other Town benefits including new water supply pipes, sidewalks and curbing at entrance, conservation shelter, and walking trails, driveway, and public parking to the conservation area.

# Work begins and ends

In the fall of 2008, construction began with the building of the first 375 feet of the access road and some utility work. A sales office appeared. The ZBA approved a sign in 2009. There were some meetings on the renewal of permits, but activity at the site ended years ago.

In 2012, the Town followed up on a 14-year-old option to purchase two additional acres of land contiguous to the conservation area, following DEP-certified remediation of construction debris, for \$1. When a question arose at Town Meeting about the development, Welch said that since the developer's special permit was extended there had been no further work on the site.

# New proposal

Now the Salters want to sell the land. Ron Bonvie of Bonvie Homes has an agreement with Salter, subject to the Town Meeting votes. Though also intended to provide senior housing, Bonvie's proposal differs from Salter's. As presented to the public, it will have about 26, high-end townhouses, none of them designated affordable. After 20 years, people involved with the process have certain expectations, such as actual affordable units (rather than a monetary donation, as Bonvie has proposed), the area improvements in the operating agreement, and public access to conservation trails through the project site. Thus they have questions, such as whether Bonvie's offer of a \$1 million donation would actually go to affordable housing units and where they might be located if Winning Farm, one of the largest pieces of developable land left, is not to have them.

On the other hand, townspeople have also been expecting that something would be built up at Winning Farm. Bonvie has said that, once he has his approvals, he would get right to work and have his project finished within two years. Neighbors to the project site who have opposed the Salter project might be happier with the Bonvie proposal due to its smaller number of units. Yet they also have raised questions about area improvements and access to the conservation area. Despite its long history of supporting the Salter project, Town Meeting may be interested in a change or compromise. Since full details of the alternate project are

apparently still being ironed out, how the Bonvie plan may be greeted at Town Meeting remains to be seen.

# Winchester Star & Woburn Times references to Winning Farm

## Newsy Paragraph

Mr. D. W. Pratt is much interested in the work of the Winning Home. He is one of the directors, and the Home is making life pleasant for many deserving but unfortunate boys.

August 16, 1901

## The Winning Farm.

This Farm, which is doing so much good to unfortunate children, by affording them an opportunity to get fresh air and good wholesome food during the summer months, is situated in Winchester, Woburn and Lexington, the greater part of the farm being in our town. It affords a grand opportunity to assist in doing good to some deserving boy or girl.

Five dollars gives three children a week's vacation. One of the latest contributors to this blessed work, was the Lend-a-Hand Club connected with the Winchester Unitarian church which contributed twenty-five dollars. Send your contributions at once to George L. Brigiam, No. 397 Shawmut avenue, Boston, Mass. Visit the farm any Sunday atternoon. Woburn-Lexington electrics pass the farm.

Mr. D. W. Pratt of this town, is one of the Board of Directors. The Every Day Church has this to say of the home:

Our regular method is one week of girls and one week of boys. We usually send twenty-two or twenty-three in a group. Thus far the girls have predominated.

The outing season is half over. Already, including this week's group, 150 children have been registered.

Notwithstanding the fact that the groups have included children five and six years old, there have been no cases of homesickness. Every waking minute is employed in making the children happy.

Up to the present time we find that there have been seventy contributors to the Children's Outing Fund for the current year. If our readers could only re alize what blessing there is is in this work, there would still be many more. Do not think it is too late.

There have already been 135 visitors to the Farm. Visitors are especially welcome Sunday afternoons.

There have already been 135 visitors to the Farm. Visitors are especially welcome Sunday afternoons.

The boys have been indulging in baseball, among their numerous other amusements. Croquet is the competitive game with the girls. But there are no end of other amusements—swings in rich abundance, see saw boards, teeters, joggling boards, etc., to say nothing of blueberrying, rambles over the hills, nature tramps and the weekly barge ride.

The beneficiaries of Winning Farm have thus far included ten nationalities and almost every known denomination and religious creed. Yet all join together happily in making a good time for themselves and the others.

The barge ride of three hours on Monday afternoon to historic Lexington takes in a visit to the old Hancock-Clark house, with its many relics and reminders of the Revolution.

Mr. Barter's capabilities as care-taker and nature teacher are strenuously taxed by the eager, restless children and their clamor for something new. How eagerly many of them beg to be permitted to hunt woodchucks! Happily, how ever, they seldom find them at home. The fishing resources of Winning Farm and vicinity are not great, though there are plenty of frogs and turtle. On these nature excursions the girls find their chief enjoyment in numberless varieties of wild flower, and in curious questionings about song-birds and insects.

With twenty-three children always at her side and always upon her mind, lit le wonder that the superintendent. Mrs. J. C. McGarry, often feels like " the old woman in the shoe." But she is happily endowed with enthusiasm for her task, and has made things run thus far like clockwork.

August 23, 1901

Mr. D. W. Pratt has been re-elected treasurer and a director of the Winning Home for children. This Home is situ ated on the borders of Lexington, Woburn and Winchester, and during its brief existence has accomplished a great deal of good.

May 2, 1902

#### **Newsy Paragraphs**

While we, who are more fortunate, than those who have to live in the "slums' are planning our vacations would we not better enjoy our own outings if we should help some of the poor children to leave their cellar or attic home and for a week to inhale good fresh air and to learn that there is something better in life than to live in the "slums." The number of children who can be taken to Winning Farm depends entirely upon the voluntary contributions of those who are willing to help in this good cause. Will not you be one? \$2.50 gives one child a week's "paradise." Contributions should be sent to the Every Day Church, No. 397 Shawmut avenue, Boston, Mass., and marked " Outing Work."

July 18, 1902

### An Appeal to the Citizens of Winchester.

#### EDITOR OF THE STAR:

May I, not a resident of your town, call renewed attention to a very beneficent institution in your midst? Probably nearl, every man and woman in Winchester has heard at least casually the name "Winning farm." Most of them perhaps know in a general way what is being done there, but very tew I suspect really know what a splendid work has been carried on there for boys and girls during the past three summers. May I tell your readers a little about it?

The place is that known as the old Henry Winning farm located at the point where the three towns of Lexington, Woburn and Winchester corner. The farm and the estate were left by Henry Winning in the hands of Trustees chosen from the three towns to be administered for the benefit of children. For the present the trustees have thought that the best use to be made of the farm was as a place of summer resort for boys and girls from the crowded districts of Boston. For this purpose they made connection, very wisely, as it seems to me, with a society which had for several years been engaged in Children's Outing Work. This society uses such money as may be contributed in response to an annual call, looks after the Boston end of the work, gathers the children together, sees to their transportation and to their care on the farm.

The Trustees on their part provide the home, have furnished it in exceedingly good taste, have brought the purest water from a spring, provide milk and fresh vegetables for the children, and in short do everything in their power to make them comfortable and happy. As a result of this cordial co-operation 150 children were sent to Winning Farm the first summer, 225 were sent last summer, and those concerned are planning to send 250 the present summer. The plan has been to send a group of 22 girls one week and a group of 22 boys the next week. Most of these children come from very poor homes. Many of them come from the most crowded parts of the city where life is only barely tolerable in winter, and where it is nearly intolerable in the heat and dust of summer.

It is surprising as well as very gratifying to see the improvement made in many of the children in a single week. They go to the farm with thin, white cheeks. When they return, laden with wild flowers and souvenirs of their farm life, they bring back a healthy brown face and cheeks touched with red.

From an intimate knowledge of the work being done for these neglected city children at Winning Farm I venture to say that in my judgment there is' no children's outing work in Boston or any other city, carried on more systematically, under better conditions, or with better results than that in your midst.

But the question immediately before us and on account of which, chiefly J write, is this: Shall the work[come to an end in the middle of the summer? To send 250 children to the farm about \$500 is needed. This covers cost in some cases of clothing for a child not suitably. clothed, of transportation, of food and attendance. To cover this, those upon whom the work devolves must depend entirely upon the contributions of those interested. The trustees of the farm generously placed it, with all its fine equipment, at the disposal of the children, but the estate is not in a position to warrant it in contributing money for the care of the children. But why should it do so? I believe the work at Winning Farm only needs to be known by the people of the surrounding towns to elicit generous contributions for the care of these children.

July 18, 1902

This conviction is based upon the fact that already there are a few generous contributions in each of the towns of Arlington, Winchester, Woburn and Lexington. There ought to be, and I believe will be hundreds of contributions from these towns, when the needs of the work are known. Note these facts. (1) The work is not on the other side of the sea, it is in your midst; you may go and see it any day and judge of it for yourself. (2) It is wholly non sectarian ; children of all creeds and of no creeds are sent to the farm. (3) The work is thoroughly well done. It deserves to be supported. (4) On the week that the contributions are exhausted the work will have to end. Two hundred and fifty children have been invited to the farm and are anxiously awaiting their turn to go. One-third of them will have to be disappointed unless immediate contributions are sent in. Will not the people of this town respond ? Any gift from \$1 to \$50 will be gladly received. If any information is desired, please consult Messrs. John W. Johnson, John Winn, and Charlie A. Jones of Wo-burn, Messrs. D. W. Pratt, Louis Park-hurst, and John L. Ayer of Winchester, and Messrs, Howard N. Monroe, Edward P. Merriam, and George W. Spaulding of Lexington.

All contributions should be sent Miss Margaret Powers, Treasurer Children's Outing, 128 West Concord street, Boston. Acknowledgment will be made.

GRORGE L. PERIN. Franklin Square House, Boston, July 15, 1902.

# Winchester Should Become More Interested.

The outings on the Winning Farm have been inaugurated for the summer. This Farm is on the borders of Arlington, Lexington and Winchester and Mr. D. W. Pratt of this town is one of the directors. The object is to give deserving poor children an outing in the country. Last Saturday ten children returned to Bos ton after a delightful time amid the green fields and flowers. The Arlington Advo cate says of this outing :

" Both physically and mentally the gain has been so marked as to indicate that if these and other backward children could be kept for longer periods under such favorable conditions of country life as are offered by the Winning Farm, a large proportion of them might be made into normal and useful members of society. That Miss Shovelton, the very excellent teacher in charge of these children, has been able to accomplish so much with them in so short a time as five weeks has been due very largely to the cordial and efficient help which she has received from the trustees of the Winning Farm, from the Lend-a-Hand Society of Lexington, and from other good friends of the work. One or more ladies from the Lend-a-Hand have gone to the Farm every day, and not only have given themselves enthusiastically to the work of taking care of and teaching the children, but have provided rides, picnics and other forms of entertainments for them. Perhaps the best result of this generons co-operation has been in bringing the children in contact with a variety of cultured women, for there is no better stimulus for the slow-minded than association with intelectual and symphthetic women."

July 3, 1903

### Winning Farm.

The outing season for the poor children of Boston under the direction of the Every Dav Church of that city, closes Tuesday, Sept. 8. The total number of children who have enjoyed a week each this summer at Winning Farm is 252-161 girls and 91 boys.

For the past four summers this outing work has progressed finely under the direction of the trustees of the Home, three of whom reside in Winchester-Mr. Daniel W. Pratt, Mr. Lewis Parkhurst and Mr. John L. Ayer. More than 500 different children have been sent to their vacation there, making in all 019 since the work began.

The Lend-a-H and Society of the Unitarian Church made a splendid contribution of money toward this summer's work.

Mrs. J. C. McGaney, the matron of the Home for four years, and Mr. Charles F. Barter, superintendent of the children for three seasons, will close the house for the summer on Thursday afternoon, Sept. 10, and return to their homes in Boston.

September 4, 1903

#### "Practical Christianity."

WHAT THE WINNING HOME IS DOING

Tuesday marked the closing day of the season of "Children's Outing" connected with the Winning Home, and it was our good fortune to visit the form on Monday and see some of the good work that is being done for these children, and the sight of the happy, joytul faces of these poor children of the "slums," after a week's vacation at Winning Horoe, did us more good than anything we have seen anywhere else this vacation season.

The Winning Home is one of our own institutions, it being situated at the very corner of Winchester, Woburn and Lexington. The farm of the acres and the buildings were left in trust, by the will of William Henry Winning, "for the bene fit of poor children." and John W. Johnson of Woburn, D. W. Pratt of Winches ter and H. M. Munroe of Lexington were appointed trustees to carry out the provisions of the will. Later the Winning Home was incorporated and the number of trustees increased to nine. three being from Winchester, three from Wahurn and three from Lexington, the three Winchester members being Lawis Parkhurst. John L. Ayer and D. W. Fratt, Mr. Pratt also being treasurer.

The Rev. George L. Perin, pastor of the "Every Day Church," has provided for the sending of the children, 24 each week for the eleven wacks of the summer variation season. This season 271 children have enjoyed a week's outing at this ideal country home.

Since root this splended work has been in progress, and each summer children have been enjoying the beneficence of Nature, breathing in God's pure air and by means of the unbimited supply of good pure milk and vegetables, storing up health to guard against the slums, to which they must again return, but with the sweet memory of the country week at the farm.

At the close of this, the fifth season, 1200 children's names are upon the register of the Home.

liesides the provision made for the children by the corporation, the Every Day Church raises about 3700 each year from general subscriptions to pay for transportation, salaries of the caretakers and for the living expenses of the children while there.

### September 9, 1904

### Continued:

The interesting phase of the work is that it is strictly undenominational in character. This is shown by the season's report. Out of 271 children 91 were Catholic, 22 Jewish, and the 158 others divided among all the Frotestant denominations. Nearly every nationality has been represented, and, while the groups are usually of mixed children, one whole week was devoted to colored children.

The e who have interested themselves in this philanthropy spare no pains and labor to make this " Home " farm a most delightful memory in the hearts of the children who might otherwise know no such blessing.

The selection of Mrs. E. F. McGeary as matron and Key. Charles F. Barter as caretaker and nature teacher were most fortunate, and to their efforts the success of the work is in no small measure due.

After the day's play is over the children gather in the living room and sing the songs they love so well, and those of us who have been thus entertained will long remember the pleasant hour thus spint, and the Winning Farm Song is still ringing in our ears. I heard one gentleman visitor say, "that is what I call Practical Christianity." I would that many nore could have visited the farm and become interested in the good work, and, I doubt not, that their own vacation would have been a little better for having helped these less

fortunate children to get a glimpse of Nature

<sup>15</sup> WINNING, FARM<sup>15</sup> SUNG.
Words and orosis by Mr. Charles Project Dictor, Dedicated to the charges above we Winning Farm.

Far from the city's heat and noise There stands a lovely home,

Where many happy girls and boys. In the summer months may room.

A breeze from heaven bathes the brows Of the children gathered there.

And fills there hearts with proise and love For the country home so tair.

#### CHORUS:

O Winning Farm, thy praise I sing 1 I hold thy memory dear.
I love thy flowers and waving trees.
Thy woodlands far and near.
Thy hills and valleys fertile green.
Will never lose their charm;
My heart shall sing its love for thee.—
Three cheers for Winning Farm.
The day\* go by in happy play.
The childish heart is free.

Sweet montrus form for later years, Wherever they may be

The birds make morey in the trees.

The flowers bloom for all,

With song they great the morning sun. With prayer the twdight's fall.

t hours

September 9, 1904

#### Winning Farm.

One of the most charming places in which to pass the summer is Winning farm, near the point at which the three towns of Woburn, Winchester and Lexington connect. This is the place to which Dr. George L. Perin, formerly pastor of the Every Day Church, sends nearly 3co children for vacations each summer. This is the sixth year that the Trustees of the property have given the use of the farmhouse to Dr. Perin, and he intends to fill it up again this summer with a crowd of happy boys and girls from the poorer quarters of Boston.

The place is a real farm, with hills and berry pastures, and any quantity of fresh milk and vegetables, and grass to roll about 'in, and shady nooks and pleasant groves which are just the place for picnics. There are trees to climb and a delightful barn to play in. Swings and hammocks there are in plenty and games for stormy days and a plano to use at the "sings." It is no wouder that the children who have been there in the past have hurried to have their names entered for another vacation on the farm this season, and are never tired of talking about it and its glories, especially to those who have seen them.

The plan is to send 24 girls to the farm one week and the same number of boys the next week, and thus keep the house tall all through the vacation. The

the use of children, and Dr. Perin, with the help of a generous public, sees that his desire is carried out. It costs only \$2.50 to keep a child there a week, and no doubt there are many people who have lovely summer homes of their own who will be glad to multiply this small amount and send the the fund to him, at Brookline, and thus be sure that many little folks have a good outing when the city becomes uncomfortably hot.

Mr. Daniel W. Fratt of this town is one of the trustees, the other two being John W. Johnson, Esq., of Woburn and a gentleman of Lexington.

June 23, 1905

The "Channing Ten" of the Lend-a-H and club, vo meet d with the Winches t r Unitarian Clurch, with invited guests held a picnic at Winning Home, last Saturday-all had a g'orious true.

June 30, 1905

John Winning, a native of Woburn, died at Fort Plain, N. Y., Saturday, aged 74 years. He was born on what is known as the "Winning Farm" where children are entertained during the summer months. This farm is on the borders of Woburn, Lexington and Winchester.

October 13, 1905

Members of the Unitarian Society and Sunday School are invited to a picnic at Winning Farm tomorrow, Saturday, starting by trolley from Young & Brown's at 9 a.m.

June 29, 1906

#### Unitarian Picnic.

The picnic for the Unitarian Church and Sunday School was held last Saturday (lune 30) at Winning Farm.

The day was hardly an ideal one for a picnic, and the frequent showers, doubtless kept many away who had intended to go and interferred somewhat with the plans as previously arranged for.

However a goodly number of enthusiastic people, ranging in years from 31-2. to re, did attend and envoyed a "right jolly" good time. On the way to the farm , "road side Cribbage" was played as they journeyed over in the electric cars and occasioned much sport. Upon arriving at the farm, the "boys" started a ball game with Captains Frederic B. Reynolds and D. W. Pratt choosing sides. No record of errors was kept but much fun was had until the game was "called" on account of the rain and in-door-sports were then in order. Later in the day, the ball games were resumed with re-inforcements from later arrivals and from some of the "older girls" who entered into the sport most heartily. If some of the experts could have seen how parson. Lawrance caught and batted the ball and ran bases they would doubtless endeavor to secure his services on the "league." One of the ladies had probably heard of "slide, Kelley, slide," from the way she slid to first base regardless of her white dress.

It proved most fortunate that the picnic was held where a house and stables could be enjoyed during the rain, and the Winning farm house and barn were admirably suited for this purpose.

With the aid of the piano, the singing of solos, duets and choruses; the playing of games and the fine recitations by Mrs. Reynolds a most enjoyable time was had.

At lunch time, the large and pleasant dining room was thrown open and all ate together. Plenty of delicious ice cold milk (from the farm cows) was furnished and several drank a quart apiece, also tea, coffee and lemonade was supplied and much appreciated. After lunch, the swings, see-saws and hammock were again enjoyed and more games played so that there was not a dull moment during the day.

All who were so fortunate as to attend have a pleasant recollection of the picnic of 1906 and we were all sorry when the time came to go home and with "three cheers for the Winning Farm" we were loth to leave that pleasant place.

July 6, 1906

### WINNING HOME.

The summer season at Winning Home ends next Tuesday after a most successtul season. Many parties of children from the tenements have had a happy vacation at this beautiful " hill top " farm, and return to their city homes with the recollection of the happy days spent among the fields and woods, and carry with them the knowledge of another and better way of living than of huddling in the stifling and unsanitary tenements that have thus far been their lot.

May not the seed thus sown by Winning Farm bear good fruit later on.

The Trustees are pleased to acknowledge many acts of kindness from Winchester friends who have felt an interest in that work. The Lambda Phi Sorority of Bridgewater Normal School has sent \$18 through its Secretary, Miss Helen G. Ayer.

Mr. Edward H. Stone contributed a case of paper. Another Winchester gentleman has generously given the use of his beautiful touring car and chauffer to take the children on weekly rides through Lexington and Concord. These with the weekly picnics to Shaker Glen have been the source of great pleasure to these children, and was reflected from their happy faces as they left the farm.

The good pure air, spring water, vegetables and milk did them lots of good, and even in the short vacation of ten days one could note a decided change in their appearance.

Messrs Ayer, Parkhurst and Pratt are the Winchester representatives on the Board of Trustees, there being three trustees from Woburn and three from Lexington.

August 30, 1907

# WINNING HOME OFFICERS.

The Winning Home Corporation held its annual meeting Tuesday evening and elected Dr. Robert Chalmers of Woburn a trustee to fill the vacancy caused by the death of John Winn, and Lewis Parkhurst was elected a director to fill the vacancy caused by Mr. Winn's death.

The board of officers are: John W. Johnson, Woburn president; Howard M. Munroe, vice president: Charlie A. Jones, Woburn, clerk: Daniel W. Pratt, Winchester, treasurer.

The directors are Howard M. Munroe, Lexington, George W. Spaulding, Lexington, Lewis Parkhurst, Winchester.

August 30, 1907



November 13, 1908

# WINNING HOME.

The above picture shows a group of Winning Home boys enjoying a ride with one of the gentle farm horses who seems to enjoy the picnic as much as the boys. The past summer, as for the previous two summers, the trustees of the Winning Home worked in conjunction with the South End House Association of Boston and made use of the farm during the summer months for a vacation home for poor children from the tenement house district in the South End of Boston. The Winning Farm is located partly in Winchester and partly in Lexington and Woburn, so that the board of trustees contain three members from each of those places. The Winchester members are John L. Ayer, Edward H. Stone and Daniel W. Fratt. We feel that this work is a most excellent one and does a great deal of good for those poor children.

The following clipping is from The South Bay Union Bulletin, a publication issued by the South End Home Association:

#### WINNING FARM.

Ninety-eight girls this summer in groups of eighteen or nineteen, et joyed the usual stay of ten days at Winning Farm. On its arrival each group was greeted by Miss Borroughs, the matron, and after the unpacking of suit cases and parcels, the children were ready for what proved to be the most novel part of the outing, namely, the taking of their weight. At the end of their stay they were weighed again, and in almost every case a marked gain was noted. Many of the girls were found to be heavier by seven or eight pounds. They had undergone a physical examination before leaving for the farm when was elso an innovation. Thus more atte .tion than ever before was given to the general health of the children in order that the greatest benefit possible might be gained from these days in the country.

Besides these ninety-eight guls, thirtyseven boys were at the farm in two groups. The first group went shortly after school closed, and the second group just before school opened. The Fourth of July celebration and the picnic in Shaker Glen were the big events for the first group. On the Fourth of July, fire-crackers were going off all day, and in the evening there were fire works. The boys who went out in September had a special event also.

During the week they built a bonfire which was lighted off on Saturday evening. After dancing around it and roasting corn in the embers, they returned to the play-room where an informal entertainment of recitation and songs was given by some of their number. That afternoon the boys had visited the house in Lexington in which Hancock and Adams were warned by Paul Revere of the approach of the British. Another day, some of the boys went over the battle field and the old cemetery. The night before they returned to Boston a pillow fight was held.

It is well within reason to say that in every respect this was the most successful season at the farm.

# UNIQUE CHRISTMAS PARTY.

# "A Festival of Lights," at the Winning Farm.

On Tuesday, of this week, there took place at Winning Farm a Christmas party which, in many respects, was one of the most unique parties ever held in this vicinity. This was the first Christmas party given under the auspices of "Winning Farm" and probably the first one ever held in this old farm house.

While many, probably most of those who attended the party, had visited the farm in the summer time, practically none of the little guests had seen this, or in fact any farm, in the winter time.

The "South End House Association" have for several years co-operated with the Trustees of Winning Home by sending children to the tarm for "summer outings ;" but heretofore the farm has not been used by the children in the winter time. The trustees are anxious to use the farm all the time and this year a " vision occurred to the workers at the "South End House" of a Christmas party in the country. Some kind triends helped to raise the necessary funds for transporting the children to and from the farm; the trustees contributed money and some of the "wives, sisters and daughters and other kind triends, all helped to m<sub>2</sub> ke the party a success. In fact there were two parties, one in the morning and another in the attennion and evening and altogether some one hundred and htty people took part.

The Boston children came by special cars. Upon arrival at the farm they started for the woods where they raced to their heart's content and gathered evergreen, with which to decorate themselves and to take back to their humble homes, and to less fortunate brothers, sisters and parents something with which to decorate their rooms and as a reminder of Winning Farm. It was my privilege to attend the atternoon party. One unique feature of the party was the " Birds' Christmas Trees," Previous to the arrival of the Children, some of the helpers went into the woods and pastures and decorated some of the small evergreen trees with candies and hung balls of suct for the birds to eat. After the children had romped through the woods and as dusk came on, some one went ahead and lighted the candles and the children were surprised to come across these lighted trees and danced and sang around each tree. It was then time to go to the house, which in the mean time had been lighted by two candles in each window, and made a very pretty sight. The cluidren gathered in the large dining room, which had been cleared of tables and with a Christmas tree at one end and a roaring fire in the fireplace at the other end of the room made a welcome sight. The children and assistants for the most part, were seated on the floor, and such a good time as they had singing their songs, vecting pieces and story teiling, As one looked around on the happy children which consisted mostly of Irish, Jeas and Italians and listened to them, all singing 11 The Star Spingled Banner'

December 29, 1911

# Continued: December 29, 1911

and "America." one could not help but teel that the amalgamation or bringing together of these different nationalities under one flag, and in their youth, could but work for the good of all and for our beloved country.

A similar thought came to me last July, when some of these same boys stood and saluted the flag which waved over the house and pledged once more their " allegiance to the flag and the Republic for which it stood."

Then the ladies turnished hot cocoa, coffee, sandwiches, ice cream and cake in great abundance. Games were played, and at eight o'clock they all departed for home with bags of candy and apples and " three cheers for Winning Farm."

Thus ended the "party," but the recollection of it will long be remembered by those who were fortunate to be present and to bless the name of William Henry Winning, who made the party possible, D. W. Pratt,

# Winning Farm Report 1971

#### WINNING HOME, Lexington St., Woburn. (Incorporated 1901.) Report for year ending April 30, 1917.

John W. Johnson, President; Edward P. Merriam, Secretary; Daniel W. Pratt, Treasurer; Miss Pauline Fisk, Matron.

Eventually for a permanent or temporary home for orphans or other destitute children; at present used as a vacation home in conjunction with the South End House Association.

Number of paid officers or employees, 7.

Number aided during year, 178, viz., 172 paying, 4 partly paying, 2 free.

		Dr.					C7.				
From beneficiar	ies				\$464	30	Salaries and wages .			\$1,515	50
Subscriptions and donations .					457	61	Provisions and supplies			469	44
Income from investments					1,308	75	Heat, light and power			23	60
Rent of lane					5	00	Furnishings and incidental	repa	irs	217	93
Farm products					2,734	50	Laundry			43	26
Sale of live stoc	k				323	62	Farm expenditures .			1,354	80
Miscellaneous					4	45	Purchase of live stock			650	00
							Telephone and insurance			120	69
Total current receipts \$5,298 23						23	Miscellaneous			512	87
Cash on hand at			of y	ear	547	03					_
							Total current expenses			\$4,908	09
							Income invested .			927	86
							Cash on hand			9	31
					\$5,845	26	1			\$5,845	26

Value of real estate owned and occupied for corporate purposes, \$20,000; value of investments, \$31,985.93.

Many Winchester residents saw the illumination from the burning barn at the Winning Home on Woburn street Tuesday night. The barn caught fire shortly before 10 o'clock, and for nearly an hour illuminated the heavens with its glow. Nine cows and a Allen A. McKinbull were burned. non, who leased the barn from the Home, saved 16 cows and two horses from the fire, and he is unable to state how the blaze started. An ice house, milk room and silo attached to the barn were also destroyed. The Winning Home, used as an outing headquarters for poor Boston children, is well known to many Winchester people.

# April 23, 1923

The children of the Winning Home held their second outing of the summer at Sandy Beach yesterday. The children walked from the home at the Woburn iine to the Winchester Boat Club, where canoes and boats were provided for their transportation to Sandy and incidentally for trips around the lake so far as was practicable.

September 4, 1925

The speaker at our own meeting this week was Albert H. Stoneman, member of The Rotary Club of Boston and resident in charge of The South End Settlement of that city. Mr. Stoneman gave us a most entertaining and instructive talk descriptive of settlement work in general and his own activities in particular. It may be informative to some of our readers to be told that "Winning Farm," located at the boundary junction of Winchester, Woburn and Lexington is conducted under the auspices of The South End Settlement. This work is of peculiar interest to Rotarians and we propose to keep in touch with it.

Rotarian Notes - Winchester Star - July 4, 1930

### July 4, 1930

Rotarian A. H. Stoneman of the Boston Club was guest speaker at our entertainment period last Thursday. "A. H." is manager of "The South End House" in Boston, which institution is in charge of "Winning Home" the local settlement for the care of children of the big city-those children who suffer from inability to enjoy the freedom and fresh air of the open country. Winning Home was founded in 1898 by the late Henry Winning and is a tract of more than 100 acres of land located on the boundaries which delimit the towns of Lexington and Winchester, and the city of Woburn. It has facilities for caring for 28 children, each of whom is resident for a period of two weeks during the season. At present a two weeks' period is assigned to 28 girls. which is followed by a period of two weeks for 28 boys, and so on alternately. This welfare work is intensely interesting and should be better understood by our citizens. At the conclusion of the address several of our members went on a short inspection tour to the home.

# July 28, 1933

# Building Permit from Town of Winchester

South End House of Boston-addition to present camp building Winning Farm.

# June 26, 1936

Winning House Camp for children at the Winchester-Woburn-Lexington line, run by the South End House, Boston, for more than 35 years, opens June 28. This camp is at the old Winning Farm property and is for girls from 7 to 15 years, less fortunate than other children but otherwise normal. It is in need of both a cook and a helper and has an advertisement in another column of the Star. Many Winchester people have long been interested in Winning House and the work it is doing.

## June 25, 1943

### WINNING HOME, INC.

A meeting of the Winning Home Corporation was held on Thursday, Dec. 9. Mr. Warren Johnson was elected member of the Corporation to succeed Edward Johnson of Woburn.

Mr. Thomas J. Turley reported on the operation of the Farm during the last camp season. The South End House sent 102 girls to camp during the season for two week camp periods.

Among the counselors who volunteered to assist in the operation of the camp were two Winchester girls. Mrs. Jean West, granddaughter of Andrew Hunnewell, first treasurer of Winning Home and Miss Ruth Dolben.

Winchester men attending the meeting were William A. Kneeland, president; Wallace F. Flanders, treasurer and Leslie J. Scott, secretary of Winning Home.

December 17, 1943

### ANNUAL MEETING OF WINNING HOME

Mr. Wallace F. Flanders of Lakeview road was elected President of the Winning Home at the annual meeting of the Corporation on May 28. Mr. Flanders had served the Home as Treasurer since 1921 and succeeds the late William A. Kneeland as President. Leslie J. Scott, formerly Secretary, was elected Treasurer. Warren T. Johnson of Woburn was named Secretary succeeding to the post held before him by his father. Edward Johnson, and his grandfather, John Johnson, Ralph H. Bonnell and Judge John J. Connelly of the Boston Juvenile Court were added to the Board of Directors, succeeding Mr. Kneeland and the late Howard M. Munroe of Lexington.

Mr. Thomas J. Turley, head of the South End House outlined plans for the coming Camp season, during which it is planned to provide camp vacations for over 100 underprivileged children from the South End.

The Home is celebrating its 46th year of operation, having been organized in 1901 by Howard M. Munroe of Lexington, John Johnson of Woburn and Daniel W. Pratt of Winchester, original Trustees under the terms of a Trust set up by the will of William Winning.

### June 6, 1947

# ANNUAL MEETING - WINNING HOME

The Winning Home for Orphans and Other Destitute Children held its annual meeting on Monday, May 3rd. The following officers were elected.

President - Ralph H. Bonnell Vice-President - Everett S. Emery Treasurer - Leslie J. Scott Secretary - Kendall L. Johnson Directors :

Judge John J. Connolly Timothy J. Harrigan, Jr. Franklin J. Lane Arthur J. Moore Donald R. Simonds Thomas J. Turley

The officers and directors were guests of Mr. Turley at the South End House for dinner. After dinner, the meeting was called to order and Mr. Bonnell was inducted as new President of the Home. A report of the activities of the Home covering the last 40 years was discussed and plans were made for the coming season.

### May 14, 1948

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#### WINNING FARM FOR CHILDREN Leslie J. Scott. Winchester. Treasurer. Kendall L. Johnson, Woburn, ter. Secretary. The annual meeting of the Winning Farm for Children was held The officers and the following are Monday afternoon, May 19 at the directors: Farm. Judge John J. Connelly, Boston Juvenile Court. Officers elected were: Arthur J. Moore, Woburn, Pres-Charles A. Murphy, Winchester, Franklin J. Lane, Winchester, Thomas J. Thurley, Boston. ident. Timothy W. Harrigan, Winchester, Vice-President. Mrs. Alice G. Moore, Woburn.

Philip H. Gallagher, Winchester, Mrs. Emily H. Marks, Winches-

Henry Shea, Lexington.

Mr. Bonnell, the retiring President, welcomed the new members to the Corporation, and introduced Mr. John M. Kingman, the new Head of the South End House, who, with Miss White, the Camp Director, outlined the plans for the 1952 season. A House Committee was appointed to see to the improvement of the living quarters in the camp and it is hoped that a program may be developed that will be carried into the next few years and will result in a complete modernization of the Camp.

Star - May 30, 1952

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# VISITED WINNING FARM HOME

There was a large attendance yesterday at the meeting of the Rotary Club of Winchester, the meeting being held at the Winning Farm For Children on Lexington street Woburn. A delicious farm dinner was served by the staff at the Home and Arthur Moore, president of the corporation spoke in outlining the work done. Following the dinner an inspection of the grounds and plant was held. Many out-of-town Rotarians attended. The Winning Farm provides three week's vacation for underprivileged girls of Greater Boston.

Star August 8, 1952



The Rotary Clubs of Winchester, Woburn and Lexington met Monday at noon for a joint luncheon-meeting at the Old Belfrey Club in Lexington. About 250 were present.

Primarily the meeting was called to see what action the three clubs can take to promote the comfort and welfare of the youngsters who are at the Winning Farm Home, a charitable enterprise, with its property located in Winchester, Woburn and Lexington.

It was voted during the brief business meeting to have each club president appoint two of his members to serve on a committee of six Rotarians who will meet with the directors of the Home to receive suggestions as how best Rotary can help.

Star January 2, 1953

# ROTARY CLUB BUILDS CABIN AND WADING POOL AT WINNING FARM

Following the recent unanimous vote of the members of the Winchester Rotary Club, which included the appropriation of \$600.00 of the money raised at the recent annual Country Auction Sale to defray expense of materials only, a cabin suitable to sleep eight and ten persons has been built by the Rotary Club and is ready to be turned over to the Winning Farm Camp for Boston under-privileged children conducted on the Winning Farm property by the South End House and other similar welfare agencies in Boston.

There were many evidences of butchers, bakers and candle stick makers, to say nothing of doctors, lawyers and Indian chiefs, suddenly turned brick masons, carpenters and painters in connection with the construction of the cabin in which all the labor was donated by various members of the Rotary Club during the past month.

The cabin is an attractive 18' by 20' building designed by Jerome Baily Foster a member of the Rotary Club, following a tendency toward a Swiss Chalet type of construction. It is located on a wooded sloping lot immediately across from the main building on the Winning Farm property.

The Winning Farm Camp is located on about 90 acres of open land and woodland at the boundary lines between the towns of Winchester and Lexington and the City of Woburn reached by an entrance off the old route No. 128 between Woburn four corners and the Lexington line, part of the land and buildings being within the boundries of the three communities.

The Winchester Rotary Club hopes to build up sufficient interest in this Winning Farm Summer Camp to induce the Rotary Clubs of Woburn and Lexington and possibly the Rotary Club of Boston to build similar cabins or to carry out some other project at the Winning Home for the comfort and convenience of the girl campers who are sent out in groups of over forty for a three weeks vacation from the hot congested tenement area in the South End of Boston.

On motion made by Past President, Alfred D. Elliott, the Winchester Rotary Club also unanimously voted to construct a wading pool at the Winning Farm which it is expected will be a feature of lasting pleasure for the annual summer campers. The new wading pool, about 20' square, is in process of construction and is expected to be finished prior to the opening of the annual camp season on July 1st.

The wading pool is to be supplied with constant changing water and with a sluiceway or gate so that it can be completely changed and cleaned at frequent intervals. It is to be constructed of concrete retaining walls and gently sloping cement floor with the idea of safety for the children as well as their pleasure in mind. It is expected that the wading pool and surrounding sand boxes will be the center of camp activity at the Winning Farm Home for many years to come.

Star June 5, 1953

# APPEAL FOR CLOTHING

Editor of the Star:

I should appreciate very much the opportunity of speaking through your pages about the Winning Farm in Lexington on old route 128 just beyond the four corners. I am sure that many of your readers, just as I did before I became better acquainted with it, have wondered what sort of a place this Winning Farm was.

In 1898 Mr. Winning of Woburn gave his 140 acre farm and the residue of his estate for the establishment and maintenance of a home for children either for permanent or temporary care. Until 1949 it was operated each summer as a camp for both boys and girls. At that time on the advice of Judge

Connelly of the juvenile court and because boys seemed to have greater opportunity for camping experiences it became a camp for girls between the ages of 6 and 16. Each summer three groups are taken care of, the total of these three being about 145. They are all from the most congested parts of Boston and these few weeks on this lovely old farm are certainly a high point in their lives. Miss White, the camp director is a most pleasant and enthusiastic person and I know welcomes visitors who would like to know more about the whole project. The members of the corporation, who help to run the camp, are from Lexington, Winchester and Woburn. The majority of them are men and I cannot let this opportunity pass without expressing my great admiration for these men who have given so generously of their time and skills to improve the whole setup. A meeting of the corporation is quite an experience because it becomes immediately clear that these men are men of action rather than just words. This is apparent the moment you turn in the drive for even it was graded and paved by them!

A further reason for asking your permission to speak about the Winning Farm in the Star is to appeal to any women who may at this time, as so many of us are, be sorting and putting away our daughters clothes or cleaning our attics. If while doing this we could think of the Winning Farm and its campers and set aside any clothes suitable for girls from 6 to 16. Charlie Murphy, a member of the corporation, has volunteered to pick them up in his truck and to deliver them. He can be reached by calling WInchester 6-7090. Of course any furniture that would help to enhance the living quarters would be very acceptable too. Before calling Charlie on this however it might be well to contact Miss White at the Farm LExington 9-2250-J to be sure that what you have would fit in.

I hope this letter may inspire some of your readers to stop in at the Winning Farm and see for themselves the concrete symbol of a fine and generous service being carried on at your very doorstep.

Sincerely yours, Emily H. Marks

Star Letter to the Editor - June 5, 1953

# MURPHY WINNING HOME HEAD

Men from Winchester, Lexington, and Woburn were elected as officers and directors of the Winning Home at its annual meeting held recently at the Winning Farm Camp located just south of old Route 128 at the intersection of the Winchester, Lexington, and Woburn boundary line.

Charles A. Murphy of Winchester was elected President. Henry B. Shea of Lexington and Alfred D. Elliott of Winchester were elected as Vice-Presidents. These officers replaced retiring President, Arthur J. Moore of Woburn, and retiring Vice-President, Timothy F. Harrigan of Winchester.

Edward D. Duncan of Lexington, Treasurer of the Winchester Cooperative Bank, was elected Treasurer of Winning Home, to take the place of retiring Treasurer, Leslie J. Scott of Winchester. Kendall L. Johnson of Woburn was re-elected as Clerk of the corporation.

In addition to the foregoing officers who are directors ex-officio, the following additional directors were elected at the recent annual meeting: Mrs. Emily H. Marks, Franklin J. Lane, Philip H. Gallagher, Ralph H. Bonnell, Leslie J. Scott, Timothy F. Harrigan and Nicholas H. Fitzgerald all of Winchester. Other new directors included Arthur J. Moore and Mrs. Alice G. Moore both of Woburn, and Thomas J. Turley and John M. Kingman of Boston. Mr. Turley is chairman of the Massachusetts Youth Service Board. Mr. John M. Kingman is head of the South End House in Boston.

Newly elected members of the corporation included: Mrs. Thomas M. Righter, Jr., of Winchester, Mrs. Charles G. Davis of Lexington, John J. Black of Woburn, and John W. McLaughlin of Woburn.

The Winning Home property is the location of the Winning Home Farm Camp For Girls, where each year over 150 girls from the South End House in Boston are given the opportunity of a three week vaca-This year, tion in the country. thanks to the untiring effiorts and generosity of the members of the Winchester Rotary Club, a number of the girls are going to have an opportunity of spending their time at the camp in a newly erected Winchester Rotary Club cabin. members spark plugged by President, W. Allan Wilde and past Presidents, Alfred D. Elliott and Charles A. Murphy, took upon

Star June 26, 1953

themselves the project of constructing this spring a spacious cabin and a large wading pool in order to make the summer camp life more enjoyable.

As Thomas J. Turley, Chairman of the Youth Service Board said at the meeting, "Instead of merely talking about curbing juvenile deliquency, the Winchester Rotary Club has taken affirmative action to help prevent jevenile deliquency before it occurs. The Winchester Rotarians are to be complimented for their splendid community service. Places like the Winning Home Farm Camp for Girls deserve all the support that the public can give them."

In accordance with the vote of the Winning Home Board of Directors, the following letter has been sent to the Winchester Rotary Club:

In accordance with the vote of the Winning Home Board of Directors, the following letter has been sent to the Winchester Rotary Club:

"As secretary of the Winning Home it has become my pleasant duty to write to you and thank you on behalf of the members and trustees of Winning Home and on behalf of unnamed hundreds of underprivileged girls from the South End of Boston. We want to express to you our heartfelt thanks for the cabin and swimming pool that you have erected at the Winning Home. We know that you did this without thought of thanks and without hope of reward. We hope that this letter of thanks will indicate to you how gratified we all are by the significant contribution you have made to the happiness of those who will use the Winning Home Farm in the years to come. I am sure that the greatest reward which can be yours will be the joy and happiness that your efforts are going to give to the underprivileged girls who will be coming out to the Winning Home Farm from Boston this summer and in the summers to come.

"Once again the Winchester Rotary Club has unselfishly showed itself to be a leader in matters of Community Service."

Sincerely yours,

Kendall L. Johnson,

Secretary of Winning Home A meeting of the directors and members of the Winning Home was held at the Winning Home Farm on Thursday, June 25, 1953 at 4:30 p. m. for the purpose of reviewing the final details of getting the Camp in readiness for the 1953 summer season.

# ROTARY NOTES

The next meeting of the Winchester Rotary Club will be held Thursday, August 27th, at the usual time at Winning Farm, in which the club has been greatly interested during recent years.

Star August 21, 1953

Sophie Bowman bought a doll house that cost her brother, "Al" Elliott between \$400 and \$500 in man hours to make, and is giving it to the kiddies at Winning Farm.

(Photo of Doll House in Photo Section)

Star Auction Article Excerpt May 7, 1954

# ROTARY EFFORT AIDING WINNING FARM

### COTTAGES AND SWIMMING POOL PROVIDED BY SERVICE CLUB

Some day when you are driving along Lexington street from the four corners toward the Lexington four corners keep your eye peeled and just before you get to the latter destination you will see at the left side of a road a sign reading "Winning Farm".

A drive leads from the sign up a slight grade through some trees and if you follow it, you will come to a place you probably have heard about many times but never before have seen. You will find, too, that Winning Farm is a sight worth seeing!

Winning Farm is a place where under privileged children from the South End of Boston come each year for a vacation and a glorious breath of country air, good home cooking and fun. It came into being through the will of William Winning, a farmer, who lived on the place until his death in 1898, and then willed his home and grounds to Woburn, Winchester and Lexington as a place where poor children of those communities could have a good time in a country setting.

For a while it was probably run according to these provisions, but gradually as all three communities ran out of youngsters that seemed to need what the farm provided, the young guests were recruited from Boston and now the South End Settlement House is responsible for selecting the kiddies, all girls, who come each year to Winning Farm.

Winchester has always taken an active interest in Winning Farm. The Hon. Lewis Parkhurst was the first Winchester trustee of the farm and through the years public spirited men like Wallace Flanders, William A. Kneeland and Ralph Bonnell have devoted their time and energy to the place. The present president of the Board of Directors is Charles A. Murphy, widely known proprietor of the West Side Texaco Station, and it is safe to say none who has served the farm has had it and its youthful charges nearer to his heart than "Charlie".

(Continued on Page 5)

Star July 9, 1954

The Winchester Rotary has taken an active interest in Winning Farm, largely through the efforts of Charlie Murphy, Al Elliott and Sid Elliott, and a year ago the Club built a cabin to provide needed sleeping accommodations at the farm and a swimming pool, without which no place can be entirely acceptable to kiddies.

This year the Club built a second cabin, and when we say built, we mean this literally. Members of the club actually built the cabin, just as they did its predecessor a year ago. The 1953 job is brown, this year's, green. Both sleep 10 girls and are pleasant woodsy looking little 18x20 ft. cabins that have a great appeal for their occupants, who incidentally, keep them spotless and shipshape. Another much appreciated Rotary facility is a fine, recently installed flagpole.

There are 57 girls at the Farm this year, ages 6 to 16, of all colors, creeds and nationalities. Madeleine White of the South End Settlement House, of which a former Winchester man, John Kingman, is the head, is in charge of the girls at the Farm for the season which is nine weeks long commencing July 29. The girls have to help keey the farm in order, each having chores to do daily.

Their activities depend on their preferences. There are crafts, games, music and dramatics, among other activities, and the day the Star reporter visited the farm there were two interested groups, pegging away, one at organizing a bazooka band and the other painting with watercolors.

There are 175 acres of Winning Farm, plenty of elbow room for racing and romping when the girls want that. Part of it lies in Woburn, part in Winchester and part in Lexington. Of the three original buildings, one is in each community. Present officers include: President, Charles A. Murphy Vice-President, Alfred Elliott Vice-President, Henry Shea Treasurer, W. Allan Wilde Secretary, Kendall Johnson Directors, Harry Damon Nicholas Fitzgerald Ted Harrigan

Ted Harrigan L. J. Scott F. J. Lane Ralph Bonnell Leo Barbo Mrs. George Marks Mrs. Thomas Righter

Getting back to the construction of this year's cabin. The Rotary Club is very proud of this achievement, accomplished in two weeks, with only two actual days of professional assistance. Al Elliott practically insisted on this help to keep eager beavers like Tom Quigley and Bill Hevey in line.

Sid Elliott headed the construction crew with Al a sort of co-chairman as the "Gals" like to put it when naming their fair commit-Others in the detail, all of tees. whom worked like beavers, were Joe Moffett, Dick Hakanson, Paul Lajoie (give him a regular Rotary and three-times-three for the floors. great job), Charlie Murphy, a Henry Clark, Church Hindes and John Wallace. Tom Quigley was official timekeeper and Bill Hevey was in charge of the important nails detail.

In the very near future (perhaps by this time they have it) the big doll house, pictured here, made by Al Elliott, every last clapboard and shingle, and bought at the Rotary Auction for the Farm by his sister, Sophie Bowman, will be at the Winning Farm for the youngsters to admire and enjoy. It has been completely furnished, even to extra drapes and bed linen, by Andrew Enderle, one of Charlie Murphy's Station staff, and his wife, the former Margaret Harrold.

You just have to see this house to believe it. In fact it made such a hit with Frank Geary of Norfolk road, while on display at the Texaco Station, that he decided to do something for Winning Farm too. He made good his decision by laying new floors in the dining room of the Farm and also in the dispensary and alcoves.

Take a ride out to the Farm some day. See what a grand job it's doing. There may be something you will want to do to help. If so, see "Charlie" Murphy or "Al" Elliott. You won't find it hard to get the job you are looking for.

# CABINS DEDICATED

Cabins named for two deceased members of Winchester Rotary, George T. Davidson and T. Price Wilson, were dedicated last Thursday at the Club's yearly meeting at Winning Farm.

The cabins were built and presented to Winning Farm by Winchester Rotary, that named for Mr. Davidson, who was the first president of the Winchester club, being completed a year ago, and that named for Mr. Wilson, former editor of the Winchester Star and a charter member of the Rotary in Winchester, was built this year. In each case all the work was done by club members under the direction of Alfred and Syd Elliott.

Interest in Winning Farm on the part of the Rotary Club stems from the fact that several members are on the Board of Directors of the Farm, with "Charlie" Murphy, president of the Board, and "Al" Elliott, vice president.

Club President, Dr. Sanford Moses presided at the meeting last Thursday, and Al Elliott spoke briefly on the two former members for whom the cabins were named. Suitable markers, designed by Club Member Jerry Foster and carved by Club Member Charlie Koch were placed on the cabins.

Star Aug 20, 1954

# WINNING FARM ELECTS

At the recently held annual meeting of the Winning Home Farm the following officers and directors were elected for the ensuing year: President—Al Elliott

Vice President—Nick Fitzgerald Treasurer—W. Allan Wilde Directors—Dr. John Wallace, Dr.

Sanford Moses, Syd Elliott, Koko Boodakian

Star May 27, 1955

# WINNING HOME NEW OFFICERS ANNOUNCED

Winning Home, a charitable institution located on the Winning Farm near the four corners in Woburn on land lying in Winchester, Woburn and Lexington, announced the following new officers:

President, Alfred D. Elliott Vice President, Henry B. Shea, Lexington 2nd Vice President, Nicholas H. Fitzgerald Treasurer, W. Allan Wilde Clerk, Kendall L. Johnson, Woburn

Directors: Franklin J. Lane

Mrs. George A. Marks John M. Kingman Mrs. Arthur J. Moore Philip H. Gallagher Charles A. Murphy Ralph H. Bonnell Thomas J. Turley Leslie J. Scott Timothy F. Harrigan Arthur J. Moore Albert J. Wall John J. Blank Mrs. Charles G. Davis Mrs. Ralph H. Nichols Paul D. Haggerty John W. McLaughlin Koko Boodakian New Winchester Corporators: John A. Akeson Mrs. Classence G. MaDex

John A. Akeson Mrs. Clarence G. McDavitt Koko Boodakian John Volpe J. B. Willing Maurice T. Freeman Dr. John R. Wallace Philip C. Efromson Thomas Gouzoule Dr. Sanford H. Moses Mrs. Sophie Bowman Dr. Richard W. Sheehy Sidney Elliott Francis G. Chase Curtis J. Ware

Star June 24, 1955

# ROTARY STILL BUSY AT WINNING HOME

its inception, busied itself with good Murphy is a member of the Club, works, most of which have been Winning Home is very near to the done quietly, so that the public has Murphy heart, and the well-known known little about them. The Club Murphy "persuasion" is sure to couldn't, of course, keep its build- keep his brother Rotarians perenialing of the Girl Scout Cabin a secret, ly busy there, at least for the forenor its gifts of a radio broadcasting seeable future. system to the high school from the public, but so relatively few of the year? Oh! nothing much! Just townspeople know about the Win- building two more cabins to harning Home on the old Winning monize with the Davidson and Wil-Farm property in Winchester, Wo- son cabins, and in addition another burn and Lexington, that the great building to house completely adejob of the Club is doing there hasn't quate washing and toilet facilities

Winning Home for the first time ed and greatly appreciated addition last year when the Star told of the to the facilities there. contribution made the home by the Rotary Club, a contribution that in- is that, from an anonymous friend, volved both material things and human effort beyond that which people are usually willing to make.

Last year there were dedicated at Winning Homes two cabins of pleasing rustic design, given by the Rotary to be used for living purposes and named in memory of George T. Davidson, former Selectman and for many years chairman of the Board of Park Commissioners, and T. Price Wilson, editor and publisher of the Winchester Star. Both were charter members of the Rotary Club of Winchester.

In addition to the Cabins the Club contributed a swimming and wading pool and other items of value, and the interesting part of the contributions is that the cabins and swimming pool were built for the most part by members of the Rotary, headed by the "Homespun Boy," himself, Al Elliott and his brother Sid!

You might think with a job like this done, the Rotarians would have relaxed a bit this season, letting the callouses wear off and the cuts and bruises heal. Not by a long Winchester Rotary has ever since shot! At least not while "Chub'

And what are they doing this and a hot water system for the oc-A lot of Winchesterites heard of cupants of the cabins, a much need-

Another greatly appreciated gift of a public address system making it possible to call all cabins from a central point and to play records which will be heard in each of the cabins. A substantial donation to the Home has been made by the Boston Rotary Club, since the Home works in conjunction with the South End House of Boston in making it possible for girls from the crowded city streets to enjoy a pleasant three-weeks camping experience each year in a country atmosphere under competent supervision.

Several anonymous contributions of cash and materials have been made to the Home this year and the plumbing in the new wash-house is being done by John Black of Wo-burn, past president of Woburn Rotary, and his sons, Tom, and John, Jr.

Star July 1, 1955

# HEVEY MEMORIAL CABIN DEDICATED AT WINNING FARM

A cabin in memory of William H. "Bill" Hevey was dedicated at Winning Farm at noon on Thursday, July 28. One hundred Rotarians from Winchester and Stoneham held their weekly meeting at the Farm to take part in the dedication ceremonies.

Completed three weeks ago, the cabin cost an estimated \$600, which was contributed by voluntary donors. Labor expended in erection of the cabin was performed by members of the Winchester Rotary Club and by friends of Winning Farm.

Mr. Hevey, in whose memory the cabin was dedicated, died on January 28, 1955. He was a pharmacist in Winchester for thirty years. In 1930 he opened his pharmacy in the Brown and Stanton Block, where he remained in business until his death. He was a charter member of the Winchester Rotary Club.

The new cabin was dedicated by Al Elliott, president of Winning Farm. Part of the furniture placed in the cabin was donated by Leo Barbo.

Star - August 5, 1955



Star December 16, 1955

# WINNING HOME ELECTS

Alfred D. Elliott of Winchester was re-elected president of Winning Home, Inc., at the annual meeting of the organization held recently at Winning Farm on Lexington street at the Lexington-Woburn line.

During the business session it was announced that this year marked the modernization of the kitchen in the farmhouse, which virtually completes the extensive building and renovating program which has been in progress for several years.

Charles A. Murphy of this town, a director of the Home, has served as chairman of this building program, in which the Winchester Rotary took an extensive part, as well as a group of men recruited by Mr. Murphy among his friends in the Pond street section of the town.

Following are the officers and directors of the home for the ensuing year:

President, Alfred D. Elliott

Vice Presidents, Nicholas H. Fitzgerald, Henry B. Shay, Lexington Treasurer, W. Allan Wilde

Clerk, Kendall L. Johnson, Woburn Directors, Franklin J. Lane, Emily H. Marks, John M. Kingman, Boston; Alice G. Moore, Woburn; Philip H. Gallagher, Ralph H. Bonnell, Thomas J. Turley, Boston; Leslie J. Scott, Timothy H. Harrigan, Arthur J. Moore, Woburn; John J. Black, Woburn; Mrs. Charles G. Davis, Lexington; Mrs. Thomas M. Righter, Jr., Mrs. Ralph Nichols, Lexington; Paul D. Haggerty, Woburn; Charles A. Murphy, Dr. John R. Wallace, Leonard Barbo, Albert Wall, Woburn; Judge William E. Henchey, Woburn

Star June 29, 1956

The Rotary Club held its regular luncheon meeting last week at the Winning Farm, where the Rotarians enjoyed dining with the youngsters vacationing there. The Club will hold no meetings the last two weeks in August.

### Star August 10, 1956

Winchester Rotary held its meeting yesterday at the Winning Farm at the Winchester, Woburn, Lexington line. It is always a gala occasions for the Rotarians when they go over to Winning, a charity in which they have for some years taken a most active and helpful interest.

Star August 2, 1957

# WINNING FARM ELECTS

At the annual meeting of Winning Farm the following officers were elected:

President, Nicholas H. Fitzgerald Vice Pres., John J. Black (Woburn) Vice Pres., Albert Wall (Woburn) Treasurer, W. Allan Wilde

Clerk, Kendall L. Johnson (Woburn)

Winchester directors include Alfred D. Elliott, Charles A. Murphy, Leslie J. Scott, Franklin J. Lane, Ralph H. Bonnell, Timothy F. Harrigan, Mrs. George A. Marks, Dr. John Wallace, Ernest B. Dade, and Don S. Greer.

August 2, 1957

# IMPROVEMENTS AT WINNING FARM

Friends of the Winning Farm Home at the Winchester, Lexington and Woburn line have effected some much-needed improvements there in recent week.

The exterior of the farm house has been painted and a partition has been removed so as to make the former living room-dining room area into one large room.

There has been a real need in the past for a large room for indoor assemblies and other activities and the new room fills this need very nicely. "Al" Elliott, the "Homespun Boy," bossed the building detail and supervised the tricky installation of a steel beam and column supports to replace the partition that was razed.

Mr. George Connors has undertaken the responsibility for improvement of the grounds adjacent to the camp director's cottage and has commenced a long-range annual and perennial planting project there.

A group of Woburn friends of the Home have recently cleared a section of the more than 100-acre Home property to provide a needed overnight camping area.

# Star July 4, 1958

# ROTARY CLUB NOTICE

Next week's meeting of the Winchester Rotary will be held at Winning Farm at the usual time. This Winning Farm meeting is a popular annual affair, and a large attendance is expected.

### Star July 8, 1958

We hear a lot about the trouble our young people get into. Stories of youthful mischief are easy to come by and pressure is often exerted by irate victims of youthful pranks to have them published in the press. A lot of such stories do get in print and the impression is held by many that our young people as a whole are strictly no good.

Those who come in close contact with youth claim this is not so. They maintain that a big majority of our youngsters are fundamentally sound and a credit to their parents and the community. An instance supporting this contention came to hand this week.

Many in Winchester know about Winning Farm. Located at the Winchester-Woburn-Lexington line, it is a charitable enterprise providing country vacations for needy city youngsters. A number of Winchester men and women are included among the officers of the corporation and the board of directors. Winchester Rotarians especially have contributed both in money and effort to the physical improvement of the farm buildings and grounds.

It was recently brought to the attention of one of the directors that two dead trees on the farm adjacent to the superintendent's cottage really needed to come down. The director while chatting with several boys of high school age mentioned this fact and suggested the removal as a project for the boys.

With typical youthful grumbling and much joking talk of high pay for such a tough job the matter was passed off, but it was not forgotten and the boys did go over to the farm and not only took down the trees, but sawed them into fireplace lengths which were stacked in neat piles for future use.

The Star salutes the boys for a good deed well done and for the community spirit which prompted them to do what was by no means an easy job. We also salute the adult who gave the boys the chance to show their community spirit and sense of responsibility. Many times we would be surprised at what fine things boys will do if given the opportunity.

Star Editorial July 18, 1958