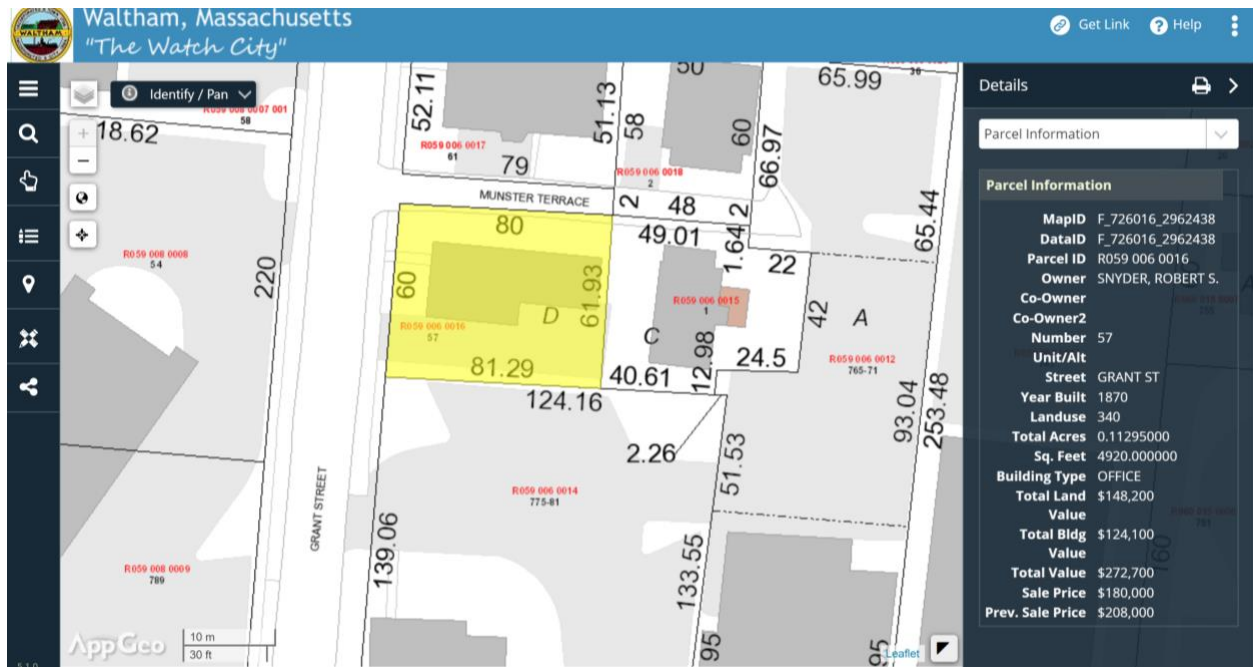
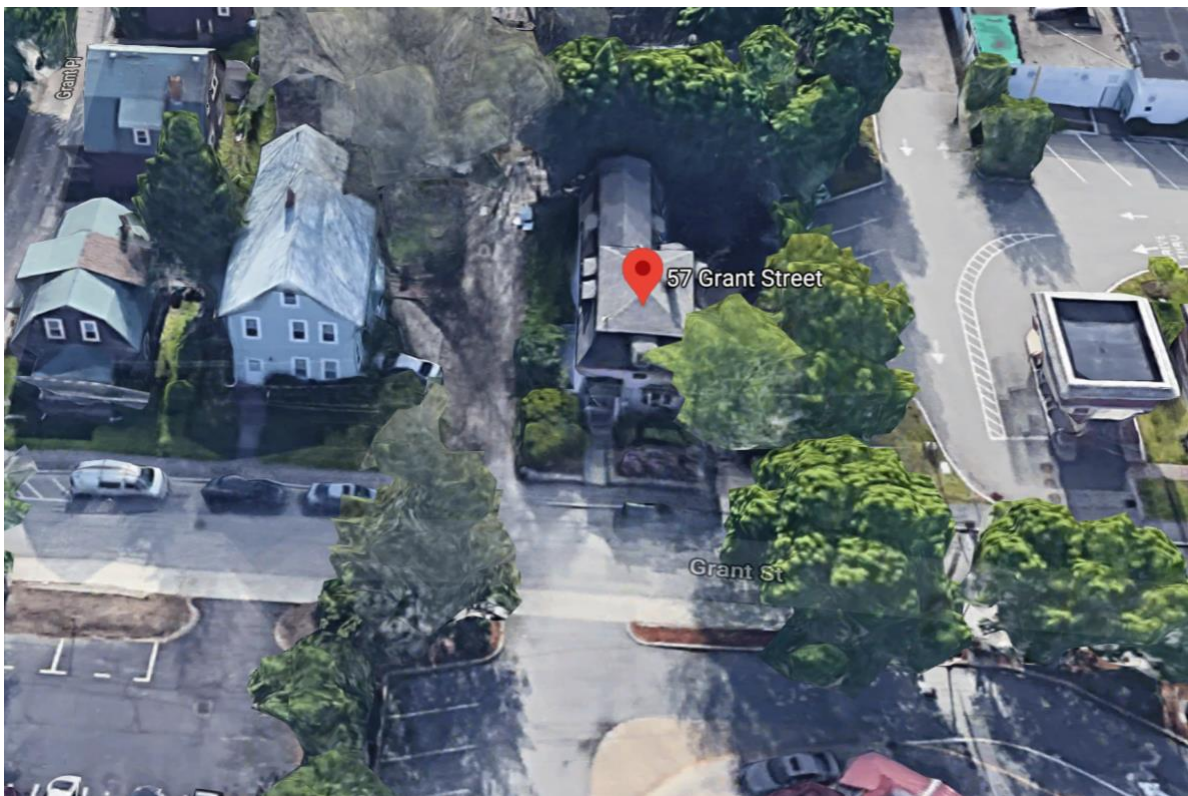


## 57 Grant Street

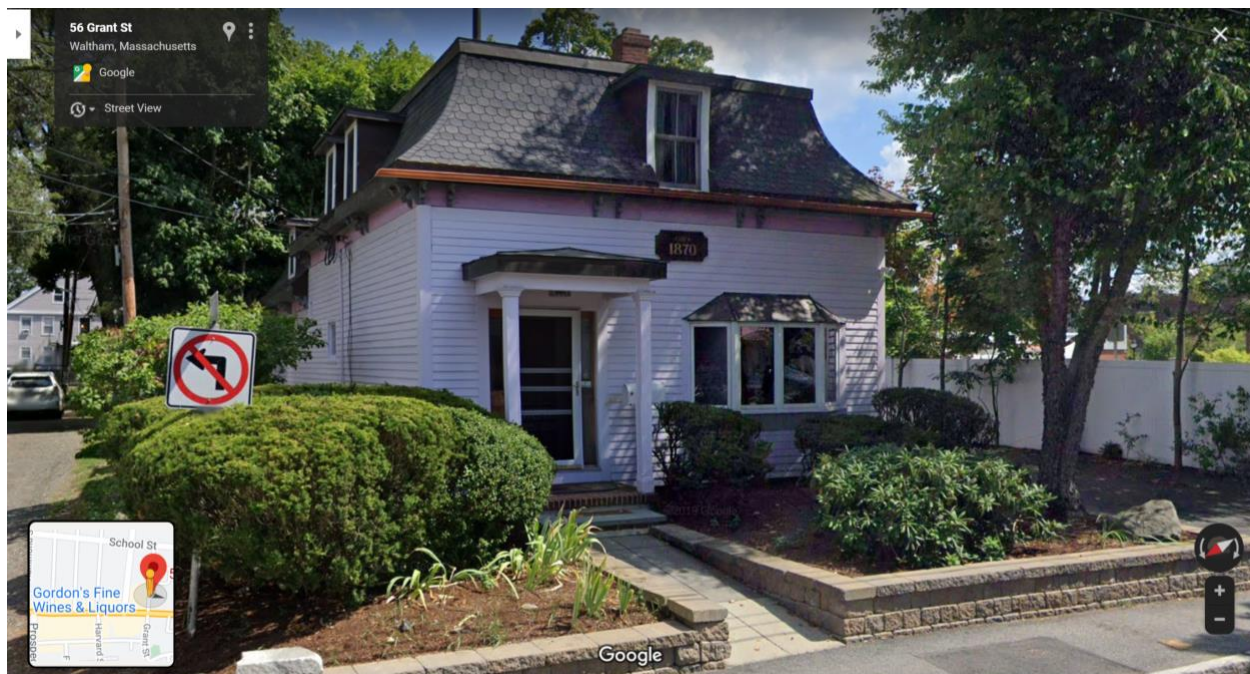


Waltham GIS

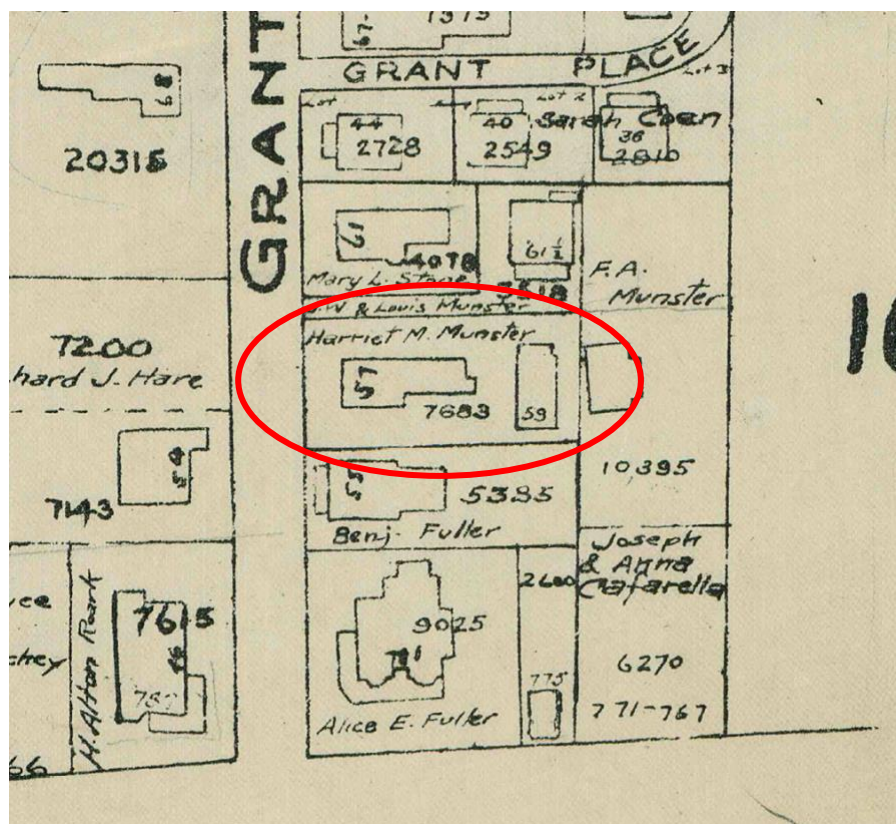


Google satellite view





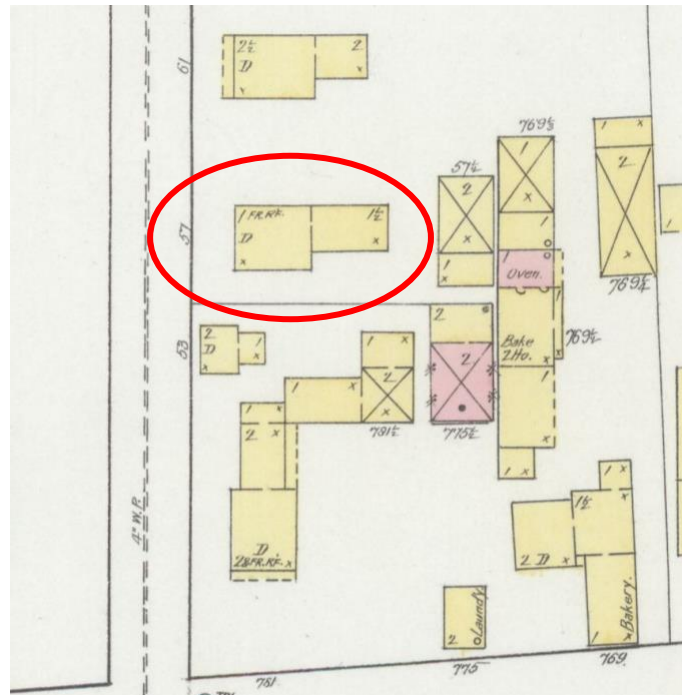
Google street view



1928 map



1900 map

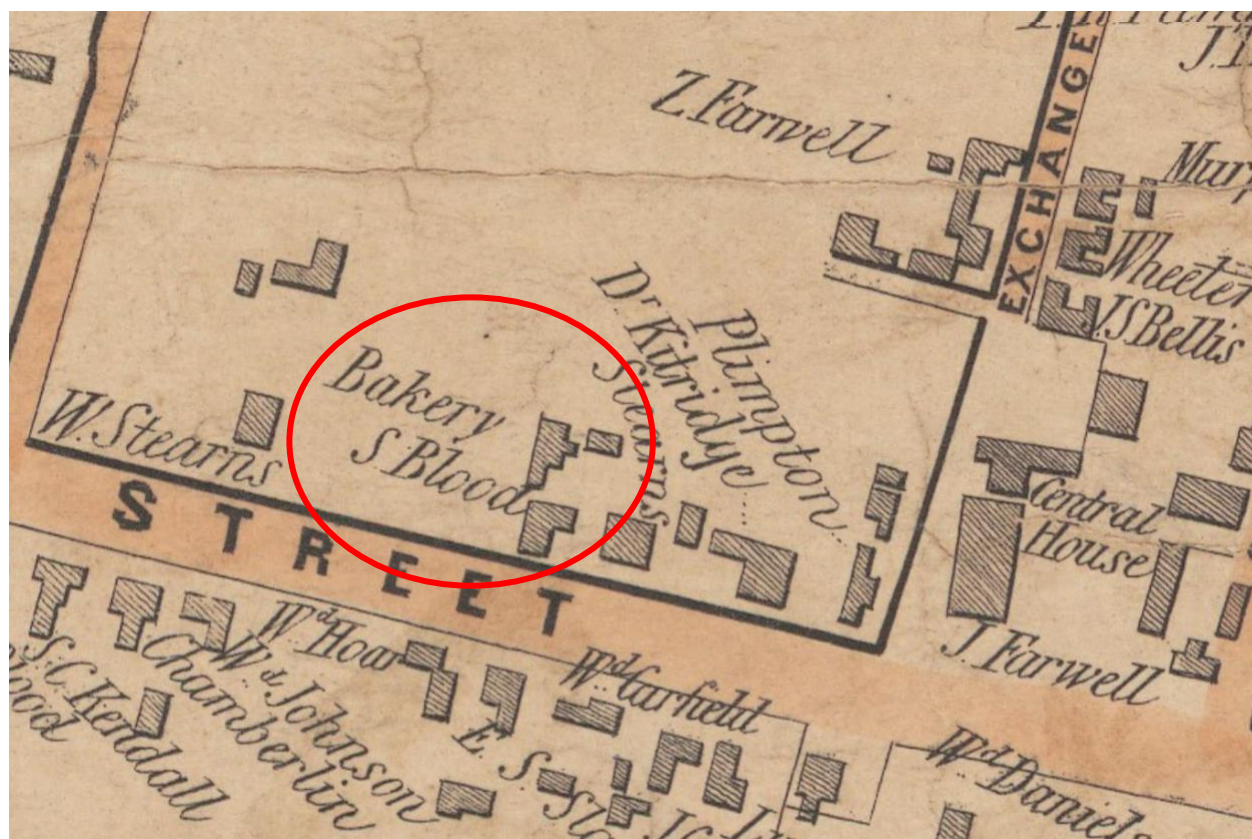


1892 Sanborn map





1875 map



1854 Woodford map

1869 Charles W. Bemis to George W. Daniels [MLR 1097/477] (south parcel – 5,692 sf., with 46.75 ft. frontage on Grant Street)

1869 Samuel G. Blood to George W. Daniels [MLR 1098/448] (north parcel – 9,621 sf. with 75 ft. frontage on Grant Street)

1871 Directory, George W. Daniels, machinist, North Grant Street, near Main Street, house, ditto

1874 Directory, George W. Daniels, cotton batting manufacturer, North Grant Street, near Main, house, ditto]

1879 Deed, George W. Daniels to Charles H. Daniels [MLR 1507/396]

1880 Charles H. Daniels to John Munster [MLR 1534/383]

1883 Death, John Munster

1886 Annual listing, Frank E. Tower, 57 Grant

1886 Marriage Frederick August Munster to Mabel Harriet Lewis

1890 Directory, Frederick A. Munster, 11 Felton, h. 57 Grant

1891 Annual listing, Fred A. Munster, 57 Grant, baker (same address year before)

1895 Annual listing, Fred A. Munster, conductor, (he was the son of John Munster)

1900 Census, Fred A. Munster, salesman in a grocery store, 57 Grant, owns

1903 Deed, Charlotte Munster to Harriet Munster (wife of Fred A. Munster) [MLR 3032/122]

1910 Census, Fred Munster, watch worker, 57 Grant, owns

1912 Death, Charlotte Munster (widow of John)

1920 Census, Fred Munster, assistant foreman, watch factory, 57 Grant, owns

1930 Census, Cecelia Cate, no occupation, 57 Grant, rents

1935 Death, Fred A. Munster

1940 Census, Harry B. Cutting, watchman in a business building, 57 Grant, rents

1941 Deed, Harriet Munster to Irving W. Phillips [MLR 6465/353]

1941 Deed, Irving W. Phillips to Miriam Cutting [MLR 6491/10]

1945 Directory, Miriam Cutting, teacher, Harry B. Cutting, machine operator, 57 Grant

1950 Annual listing, Harry B. Cutting, Miriam S. Cutting, teacher, 57 Grant

1950 Marriage, Miriam S. Cutting

1950 Deed, Miriam (Cutting) Heffernan to Eleanora Osol [MLR 7676/259]

1950 Deed, Eleanora Osol to William and Miriam (Cutting) Heffernan [MLR 7676/260]

1950 Directory, Harry B. Cutting (Marie), machine operator, h. 57 Grant

1955 Deed, William & Miriam (Cutting) Heffernan to Harry B. Cutting et ux [MLR 8553/321]

1957 Deed, Harry B. Cutting et ux to Stella Strazdas [MLR 9033/440]

1957 Deed, Stella Strazdas to Marie Cutting (wife of Harry) [MLR 9033/441]

1962 Directory, Harry B. Cutting (Marie), elevator operator, Mercantile Bldg., h. 57 Grant

1966 Death, Harry B. Cutting

1967 Deed, Marie Cutting to Harry Zeltzer et al. [MLR 11305/575]

1967 ZBA decision to allow professional office building

1972 Directory, Harry I. Zeltzer, optometrist, 57 Grant, r. Lexington, Mass.

1980 Deed, Harry Zeltzer to Darryl Zeltzer et al. [MLR 13939/130]

1984 Deed, Darryl Zeltzer et al to Morris Weiner et al. [MLR 15896/503]

1987 Directory, David Weiner, optometrist, 57 Grant

1997 Deed, Morris & Vivian Weiner to Robert S. Snyder [MLR 27180/181]

1997 Lawsuit, Snyder vs Collura, 1<sup>st</sup> floor ETCO, 2<sup>nd</sup> & 3<sup>rd</sup> floors, masseuse & paralegal

1999 Directory, Robert Snyder, 57 Grant

2020 Deed, Bonnie Clendenning & Robert Snyder Estate to Silvestre & Lianna Buscemi [MLR 75730/547]

## Summary

The building at 57 Grant Street was built in 1870 possibly by Charles W. Bemis and/or Samuel G. Blood, both carpenters, for George Washington Daniels, and is listed in the MACRIS database. The building had been a single-family residence until 1967, when it was rezoned for three professional offices. The property lot was originally assembled in 1869 from two unequal-sized parcels totaling 121.75 feet of frontage on Grant Street, and totaling 15,313 square feet in area. By 1886, the lot had been subdivided in half, so that the lot at 57 Grant Street was 7,683 square feet. The 57 Grant Street lot was again divided so that the current area is 4,920 square feet. The demolition application pertains only to the professional office building on the subdivided south parcel.

Born in Waltham in 1830, the first inhabitant, George W. Daniels, was a machinist and an inventor, who made calipers, dividers, and bench vises. He also built a cotton batting manufactory on the back end of the north parcel, as shown on the 1875 map. His residence was on the south parcel, which eventually was numbered 57 Grant Street. His cotton batting business went bankrupt in 1879, and the property was sold to his relative, Charles H. Daniels, who held a mortgage on the property and who flipped it to John Munster in 1880. George Daniels moved to School Street and began making musical instruments, for which he became well known. He died of brain disease in 1886 in Waltham.

Sewall Blood was a baker who lived on Main Street, where he had his shop, as shown on the 1854 map. He was living and working on Main Street before Grant Street was laid out. In the 1860 census, John Munster was listed in the Sewall household as a baker. Sewall Blood was likely distantly related to the Samuel G. Blood, a carpenter, who had purchased a piece of land from Mary Stearns in 1867, and who sold the north parcel on Grant Street to George W. Daniels in 1869. Sewall Blood had nothing to do with the 57 Grant Street parcel.

John Munster was a baker in business with his brother, Augustus. Their bakery was located on Main Street, near Grant Street, and the property extended northward from Main Street in back of the bakery. See the 1875 map. John Munster and his family lived on Elm Street, near Music Hall Place. He purchased the 15,313-sf property and house from Charles H. Daniels in 1880. In that year, the federal census manufacturing schedule shows that John and Augustus Munster's bakery business employed 10 people. John Munster died only three years after purchasing the Grant Street property, and his family did not move into the house until 1890. Charlotte rented out the house on Grant Street, first to Charles E. Kendall, a milkman, and 2<sup>nd</sup> to Frank E. Tower, a grocer. Her son, Frederick A. Munster, moved into the house ca. 1890, but Charlotte remained on Elm Street. Fred Munster started out as a baker, but soon worked at other occupations, including the watch factory, where he was an assistant foreman. Frederick Munster died in 1935, and in 1941, the house eventually went to Harry B. Cutting, who had been a machine operator, watchman, and elevator operator.

After the death of Harry Cutting, the house was sold in 1967 to Harry Zeltzer, an optometrist, who successfully petitioned the board of appeals to convert the single-family dwelling to a three-office professional building. It remained an optometrist office from 1967 to 1997, when it was purchased by Robert B. Snyder. Snyder ran a computer engineered tooling company. So the property came full circle back to a tool business from 1870 to 1997.

Except for George W. Daniels, most of the inhabitants of the building at 57 Grant Street were not historically significant. George W. Daniels lived in the house for a period of ten years. The MACRIS report states that the house has a "mansard roof with cornice head dormers and paired bracketing (with pendants); cornerboards; fieldstone and rubble foundation. This is a very early Mansard house for

Waltham, and reflects this in the purity of its design.” The deed research in the MACRIS is erroneous. Sewall Blood had no connection to the property, and although baker John Munster purchased the house in 1880, he never lived in it. His son, Frederick, was employed in the family bakery business for a very short time.

**NEW MACHINE SHOP.**— Our townsman, Mr. George W. Daniels, who for some two or three years has carried on the business of making punch-nippers, dividers, locks, and a great variety of other useful articles for Boston and other markets, has removed his works to quite near his house on Main street, nearly opposite the Central House ; about the same spot occupied for several years by his late father as a blacksmith's shop. Mr. D. has his shop fitted up in a very nice and convenient style for the several branches of his business, with ample steam power, and to appearance with all the tools and conveniences that could be desired for turning out highly finished articles in his particular line of business.

Waltham Sentinel, May 16, 1862



Robert S. Snyder 1932-2019 died peacefully at home November 3 after a courageous battle with kidney disease. Beloved husband of Bonnie Clendenning Snyder, cherished father of Nadine Nesbitt and David J Snyder and stepfather of Max Clendenning. He leaves his grandchildren Amber Stefaniak, Genevieve Heaps, Matthew Heaps, Alexandria Heaps and Autumn Pirie, his great niece Sophie McCardle and great nephew Jack McCardle. Robert served with distinction as a mechanic in the Korean War and graduated from Boston University. After a long career in the packaging and paper machine industries

Robert used his gifts as salesperson and entrepreneur to create Engineered Tooling Company which he ran for thirty years as President and CEO. Above all, he was a constant friend, mentor and partner to his extended family and friends.

*Single Point Tool Holder with Carbide Inserts.*



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