

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
R068 023, R068 024, R069 047, R069 048,	Newton	BE	WLT.53-54,61-62,547,581-582,1175-1193

Photograph



Brown Street looking south from Adams showing (L-R) 23-33, 9-19. Photo by Zachary Violette March 2021

Town/City: Waltham

Place: (neighborhood or village):

Name of Area: Brown Street Area

Present Use: Residential

Construction Date or Period: 1867-1926

Overall Condition: Fair

Major Intrusions and Alterations: Siding and sash altered on all buildings

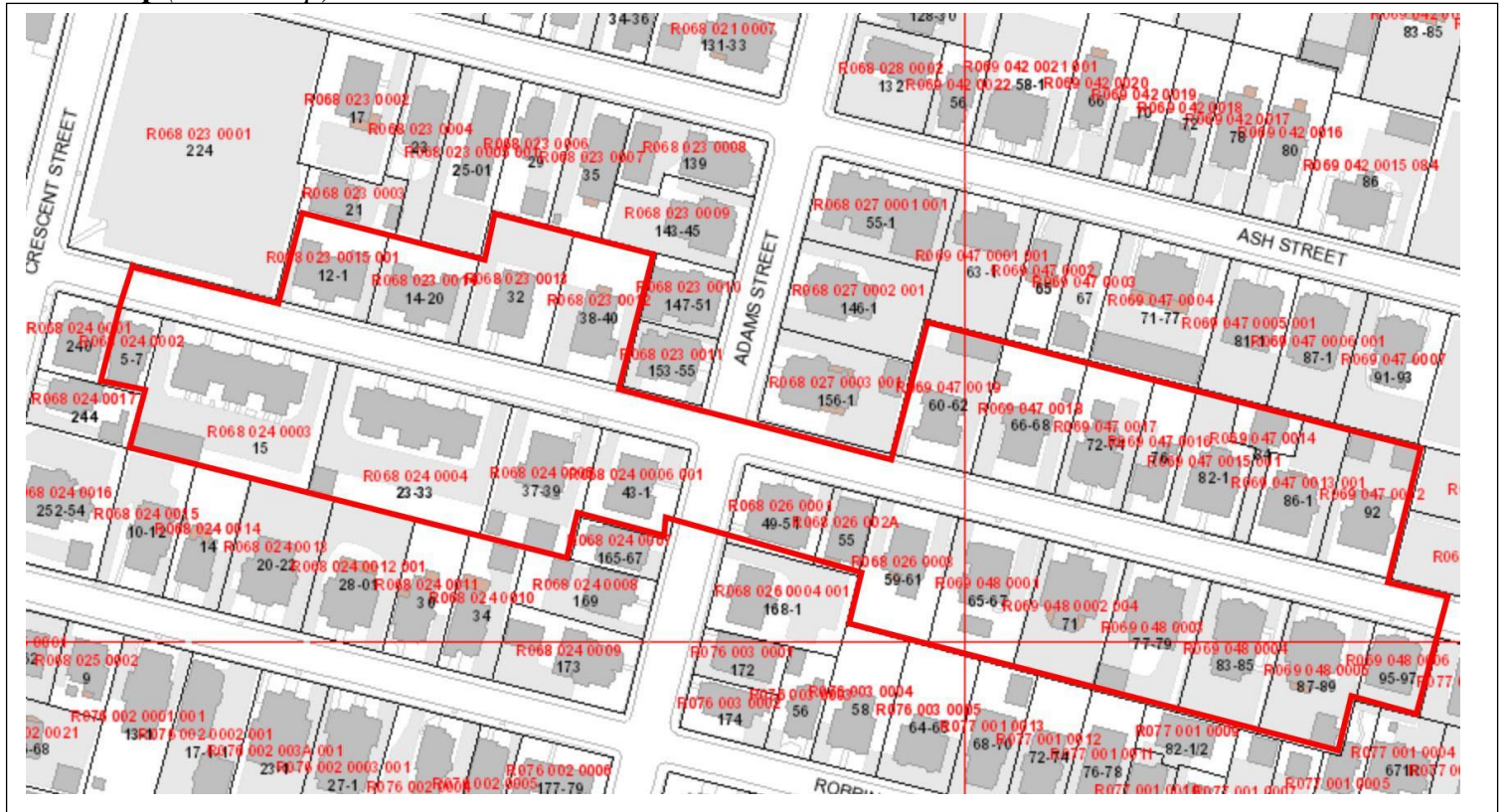
Acreage: Approx 3.5 acres

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

Locus Map (North is up)



INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

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Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Almost entirely developed in the quarter-century after the Civil War, the Brown Street Area contains a variety of solutions of single-family, duplex, and small multi-family houses built chiefly for the use of the well-paid workers of the American (later Waltham) Watch Company. These represent a variety of company-built houses and buildings constructed by small investors on land purchased from the company. All are of the buildings are of wood-frame construction.

The earliest and perhaps most interesting buildings on the street are a series of nearly-nearly identical company houses: **American Watch Company Double House, 37 - 39 Brown Street (c.1867 - 1875) WLT.1178**, **American Watch Company Double House, 43 Brown Street (c.1867 - 1875) WLT.1180**, **American Watch Company Double House, 59 - 61 Brown Street (c.1867 - 1875) WLT.1183**, **American Watch Company Double House, 60 - 62 Brown Street (c.1867 - 1875) WLT.1184**, **American Watch Company Double House, 65 - 67 Brown Street (c.1867 - 1875) WLT.1185**, WLT.62. These are one-and-one-half story wood-frame, back-to-back duplexes. In their original form, the buildings had a front block with a footprint 30 feet wide along Brown Street and 30 feet deep. This is expanded by a 40 foot wide, 14 foot deep rear wing. The main block has a broad front-gabled roof with two bays of fenestration. The entrance is centered on the side elevations, with one bay of fenestration in the front pile and two in the rear. The rear block originally had a low hip roof, although these have been expanded in a variety of configurations on a number of these houses. Each of the front doors was sheltered by a hip roof canopy supported on robust, openwork brackets, a distinctive feature of mill housing in Waltham of this period, including the contemporary tenements built by the Boston Manufacturing Company (see Boston Manufacturing Company Tenement: 426 - 432 River Street, WLT.151, among dozens of others). While the surface materials have been altered on all of these houses, a 1978 photograph of the house at 66-68 Brown Street shows the original surface treatment. The buildings were clad in wooden clapboards, with wide, flat corner boards rising to a flat trim board under the eaves. Windows were capped with window hoods supported on small brackets. At that date, the building retained 2/2 wooden sash windows, likely the original, as well as wooden shutters.

Contemporaneous with these was a pair of company tenement rows: **American Watch Company Tenement, 15 Brown Street (c.1867 - 1875) WLT.54**, **American Watch Company Tenement, 23 - 33 Brown Street (c.1867 - 1875) WLT.547**. These are the only two such buildings the company appears to have built, preferring smaller duplexes that more closely matched the company's ethos that used the quality of its housing as a selling point. More similar to the company tenements of the Boston Manufacturing Company, these rows are set on brick foundations, 108 feet wide and 23 feet deep, divided into six, two-story units. The two-story main block is augmented by three ells, 13 feet by 18 feet, each of which appears to be divided between two units. The ells are connected by 3-feet-deep, lean-tos. The main block of the building has a single-slope roof, pitched away from Brown Street. This is obscured by a high parapet wall, extant on the building at 9-19 Brown Street. The original fenestration has been altered on both buildings, but it appears that each of these units originally had two bays of fenestration. The entrances are paired, with each unit having a side-hall plan. These entrances are sheltered by pedimented canopies set on low gabled roofs. While the roofline of 23-33 Brown Street has been altered, the building at 9-19 Brown Street retains its original parapet and cornice made up of paired, scroll-sawn brackets. This cornice runs around the front and both flanking elevations.

In addition to these buildings, the company built two other houses, each using a different plan. The **American Watch Company Tenant House, 32 Brown Street (c.1867 - 1875) WLT.1177** is a two-and-one-half story, wood-frame building which appears to have been built as a two-family, with units stacked one on the other. This building consisted of the main block, 30 feet wide by 33 feet deep. This is extended by a rear ell of 27 feet by 20 feet. The building has a side-hall plan, with paired entrances sheltered by a hip-roof portico set on turned porch posts. The front elevation has a two-bay fenestration. There are two windows

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in the broad front gable, suggesting living space in the upper level. The west side elevation has four evenly-spaced bays. West of this is the **American Watch Company Double House, 38 - 40 Brown Street (c.1867 - 1875) WLT.1179**. This is a two-and-one-half story, wood-frame duplex set on a brick foundation. Entrances are centered on the four-bay flanking elevations, each of which has a hip-roof porch running along its length. The front elevation is two bays wide. The main block has a footprint of 27 feet wide and 31 feet deep, extended by a 20 by 27 rear ell. Both of these buildings have been clad in synthetic siding. This building is very similar in format to the **Mayfield Duplex, 5 - 7 Brown Street (c.1886 - 1900) WLT.53**. That building has two bay windows on its front elevation.

Throughout the rest of the area, large duplexes dominate. Typical of these is a pair of similar buildings: **Edgar A. Emerson Duplex, 80 - 82 Brown Street (c.1880 - 1883) WLT.61**, (WLT.582). These two buildings have a rectangular, side-gabled roof main block extended by a central pavilion. The entrance is paired at the center of the building, flanked by canted bays on the first floor. Stacked, canted bays are also placed in the rear ell of both units. This results in a four-bay fenestration along the front elevation. The main block is extended by a two-story ell that extends from the center of the rear elevation.¹ The **Herbert Dustin Duplex, 72 - 74 Brown Street (1878 - 1883) WLT.1187** is a simplified version of this, with an unbroken side-gabled roof, and a pair of stacked, canted bay windows flanking the paired centered entrance. The **Samuel E. Locke Duplex, 77 - 79 Brown Street (c.1883 - 1886) WLT.1189** is an even simpler. This has no bay windows on the front elevation and square bays in the rear pile of both side elevations. That front slope of the roof is broken by shed roof dormers. While all these buildings have lost their original trim to the application of synthetic siding. Photos of 80-82 and 84-86 Brown Street in the 1980s depict their original appearance. The first-floor bay windows were paired, with a cornice made up of paired, scroll-sawn brackets. The cornice of these bays connected the cornice of the porch roof on which the second-story pavilion was placed. The windows on the front elevation were capped with window hoods supported on small brackets. The cornice had paired scroll-sawn brackets. Another large duplex, **John Logan Duplex, 71 - 73 Brown Street (c.1886) WLT.1186**, has a projecting front pavilion with an unusual pent roof, perhaps indicative of a later alteration, or a now-vanished decorative scheme. Two later duplexes: **Sophie Richards Duplex, 95 - 97 Brown Street (c.1891 - 1897) WLT.1193**, and **Edwin J. Hall Duplex, 49 - 51 Brown Street (c.1892 - 1897) WLT.1181** have a similar form. The latter building has a high hip roof and gabled wall dormers over the stacked, canted bays on the front, forming cutaways. The front slope of the roof is broken by a shed roof dormer. A stacked canted bay is placed in the rear pile of of each unit. Each of these has a shed-roof dormer above, suggesting living space in the third level. Of the privately-built duplexes, the only to take the back-to-back form is the **George Hopkins Duplex, 83 - 85 Brown Street (1885) WLT.1191**. This has a broad front-gabled roof, with a pair of stacked, canted bay windows on the 28 by 23-foot main block. This main block is extended by bump-outs on either of the flanking elevations, with a series of ells running from the rear. The building is set toward the center of each side elevation. While this is the only duplex of this type is this Area, although this is a common type throughout the late nineteenth century neighborhoods of Waltham. The most elaborate duplex of this period is the **Edgar A. Emerson Duplex , 92 - 94 Brown Street (c.1886 - 1892) WLT.581**. With a footprint similar to the other two Emerson duplexes to the east of it, the building has a main block 40 feet in width and 30 feet deep, extended by a 30 by 15 rear ell. It is broken by square bay windows on the first floor, canted bays in the rear pile of each block. These bays are stacked, with canted bays on the front and rear. The building has a straight-slope mansard roof -- the only of its type in the Area -- broken by a high gabled wall dormer that acts as a central pavilion. The building has been clad in synthetic siding that has obscured most trim. A 1984 photograph shows the building at a juncture when it retained some of its trim. While the original siding had been obscured by wooden shingles, this photograph shows pedimented window caps with incised scrollwork. The central pavilion was flanked by over-scale wooden brackets with incised work. The building also retained its front porch. Set on turned posts, the building had a low hip roof, with scroll-sawn spandrel brackets. The building had 2/2 sash windows and slate shingles on its roof. Finally, the **Wilder C. Covell and Emma L. Cole Tenement, 87 - 89 Brown Street (c.1907) WLT.1192** is built in a format similar to the older duplexes that surround it. That building has a footprint of 30 feet in width and 32 feet in depth. It is extended by an ell of 16 feet by 23 feet. It is three stories in height. Stacked, canted bays are placed on the first floor, flanking the paired centered entrances, as well as in the rear pile on the main block. The bays do not continue to the third story, which has a four-bay fenestration on the first floor. This suggests the third floor may be a later addition, although map evidence suggests the building was originally built in this format.

¹ Assessor's sketches with dimensions are not available for these buildings

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There are a smaller number of single-family houses on the street. The largest of these is **Gertrude Dustin House, 76 Brown Street (c.1886 - 1892) WLT.1188**. This building has a main block, two-and-one-half stories in height, 27 feet wide and 30 set deep. This is extended by a rear ell, 14 feet by 15 feet. The main block has a square bay on the front elevation. Entrance is on the east flanking elevation, reached through a shed-roof porch that runs along that elevation. The stacked front bay has a front gable; the main block has a side-gabled roof. The **Edgar A. Emerson Two-Family, 84 Brown Street (after1923) WLT.1190**, likely built elsewhere and moved to this lot. This may have been built as a single-family house. It has a broad front-gabled roof, with a stacked, canted bay with a hip roof porch. A later, more highly developed example is the **Gertrude Whitten Block, 53 - 55 Brown Street (c.1900 - 1918) WLT.1182**. The building appears to have been purpose-built as a mixed-use building, with a projecting ground-level storefront, with a unit above. The building has a broad front-gabled roof, with a hip-roof porch set on the storefront roof along the front elevation.

The two latest buildings in the neighborhood, replacing at the nineteenth-century boarding house, are the **Andrew Gray Tenement, 12 Brown Street (c.1926) WLT.1175** and the **Andrew Gray Tenement, 14 - 20 Brown Street (c.1926) WLT.1176**. These are large blocks, 57 feet wide and 29 feet deep, extended by four by 14 feet projections at the rear. The building has a central hall, likely with two units on either side of the entrance core. A two-story porch with a hip roof extended from the center of the front elevation. The building has paired windows in the inner bays on the front elevation, single windows in the outer bays. The side elevations alternate between paired and single windows.

Throughout the Area, buildings have been clad in synthetic siding. However, they retain much of their original massing and fenestration, most have had their surface materials altered and trim removed.

There are garages and other auxiliary structures at the rear of a number of properties. A concrete block, six-bay garage is behind 9-19 Brown Street and a similar two-bay structure behind 23-33 Brown. A large, one-and-one-half-story garage stands behind 37-39 Brown Street. A four-bay, flat-roof, brick garage stands at the paved rear of the duplex at 60-62 Brown Street. A pair of two-bay, concrete block garages with pyramidal hip roofs stands behind 92-94 Brown Street. A single, flat roof garage is behind 77-79.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

Annexed from Newton in 1849, the development of the South Side of Waltham, particularly the area west of Moody Street, was inextricably linked to the formation of the American (later Waltham) Watch Company. In 1854 the Waltham Improvement Company, a corporate forerunner of the watch company, purchased a 160- acre tract of land known as the Bemis Estate. The company, which pioneered the American production of timepieces, constructed a large factory along the banks of the Charles River. The remainder of the estate was laid out with gridded streets with regular house lots. Using a plan drawn by the Charlestown civil engineers Thomas Doane and John Doane, Jr. the subdivision called for lots 25 feet in width and generally between 120 and 150 feet in depth.² On some of these parcels, most of which were combined over the subsequent decades, the company would develop houses for workers, many of which were sold to those employees shortly after their construction. In other cases, the company traded at low prices lots to individuals, generally associated with the enterprise, who quickly erected houses on those parcels. It offered loans and other incentives to its employees to build homes in the area. The company invested heavily in the neighborhood, building parks across from its extensive factory along Crescent Street, which helped to spur development on the surrounding blocks further. The area attracted widespread notice in the nineteenth century for the commodious housing conditions found there, in part a reflection of the company's control over the land. As one later observer noted of the watch company's employees, whose skills tended to be in high demand: "The operatives were of a class of men who did not care to be denizens of boarding-houses, but aspired to own and live in their own homes. They bought land of the

² "Plan of Lands owned by the American Watch Company, formerly Waltham Improvement Company in Waltham" ... October 1854. Thomas Doane and John Doane Jr, Civil Engineers and Surveyors. Original on file. (Copy in three sections) June 20, 1944. MSRD Plan Book 11, Page 49. MSRD TIF copies with MHC

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Company and erected separate independent houses on ample lots and thus took the first steps to establish an individual community, unsurpassed in the country."³ One sociological study of the area in 1888 went so far as to call the watch company neighborhood as a "model city." It noted that one-fourth of all married workers in the watch factory were homeowners (190 out of 729) and that this percentage was on the increase. The author of that study, a prominent progressive journalist and *New York Times* editor named John Swinton (1829-1901) forcefully described the neighborhood as "the most beautiful manufacturing village in the country." The houses, which were valued between \$2000 and \$5000, and "nothing could be more noteworthy than the contrasts between them and the tenement houses of New York, in which myriad of families cluster." The company's policy, Swinton asserted, "induced every man in the factory to become the owner of his own house ... while doing this it has refrained from interfering in the slightest with the spirit of independence which out to be the pride of every American citizen." "All this," he concluded, "is greatly to the advantage of the employees, who are now owners of nearly the whole place ... the chief value of agreeable and wholesome surrounding was their moral influence on the workplace."⁴ The pragmatic yet nearly utopian manner in which the area was developed meant the watch company neighborhood formed a distinctive landscape. The quality of worker housing here offered a noteworthy contrast to that found in lower-wage and lower-skill enterprises, such as the much more modest tenements of the Boston Manufacturing Company on the other side of the Charles River in Waltham, which that company built, owned, and controlled well into the twentieth century.

This area represents the watch company's dual strategies of building houses for the use of its employees while at the same time selling lots, both to employees who built houses for their use and investors who built buildings for rental income. The Area contains some of the earliest and most ambitious developments the company undertook. During the first period of the company's growth, in the years immediately after the Civil War, the company built ten buildings containing 28 units of varying sizing and quality. These ranged between small, two-story units in six-family row houses and three varieties of duplex units. This likely reflected an attempt to cater to the high-skilled workers on which the company relied. The 1875 map shows the Area consisting of these ten buildings, with the company controlling most of the remaining land. The exception to this was a large lot at the corner of Moody and Brown Street, which had been sold to Leonard Green in 1870.⁵ A portion of that large parcel had been sold by Green to Herbert B. Dustin later in 1870.⁶ Neither Green nor Dustin had built anything on the land they had controlled for five years at that juncture.

Like other company-sponsored developments, the Brown Street duplexes appear to have been built in anticipation of a relatively quick sale. However, unlike many industrial corporations of the nineteenth century, the company did not seem inclined to act as landlords for its employees. By 1886 all but two company houses, including the large tenement rows, had been sold. One of those, the building at 23-33 Brown Street, had been sold to Francis Buttrick. Francis Buttrick (1814-1894) was a prominent lumber dealer, builder, and real estate owner, Waltham's largest by the end of the nineteenth century. Born in Pepperell, he came to Waltham in 1814 as a carpenter. He later founded Buttrick Lumber Company. He served as selectman for the town, was a president of the Waltham Co-Operative Bank and the National Savings Bank. He was a major stockholder in the American Watch Company and had interests in the Waltham Gas Company and the Watch Clock Company. His obituary noted that "as a landlord, Mr. Buttrick was kind-hearted, and many a poor family was allowed to remain in his houses when owing for unpaid rent for months. ... he was of a very unassuming and general disposition, and was highly respected in the whole community."⁷ The other was then the property of J.B. Gooding. The smaller duplexes had all been sold, most to individuals to appear to have had a relationship to the company.

The block of Brown Street between Adams and Moody streets saw four buildings erected in this period. Two of those were built by Hester Emerson, who had purchased 4200 square feet of vacant land from Leonard Green for \$3800 in 1880.⁸ Emerson developed that parcel with the duplexes at 80-82 and 84-86 Brown Street between 1880 and 1886. Outside of the Area, on the

³ Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

⁴ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

⁵ MSRD 1125:256, 1870

⁶ MSRD 1124:635, 1870

⁷ "Francis Buttrick" *Boston Journal* 10/9/1894, 1

⁸ MSRD 1549:241, 1880

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Moody Street side of the property, Emerson erected an ambitious house for his use at 327 (now 643) Moody Street. (WLT.60) Emerson was the overseer of the finishing room at the bleachery in 1882. While the 1895 directory indicated he had moved to Great Falls, New Hampshire, he retained his Waltham properties and was living in the Moody Street house at the time of the 1900 census. He listed no occupation that year, suggesting he used his rental properties as his source of income. Next door, Herbert Dustin erected a similar duplex at 72-74 Brown Street. On the opposite side of the street, in 1883, Samuel E. Locke, an undertaker who lived on school street, purchased a parcel of land for \$810.⁹ Shortly after that, he erected 77-79 Brown Street. Around 1884 George Hopkins purchased the lot to the east of that from the watch company. He erected the duplex, described in deeps pdf this period as "a double tenement house" in 1885, the year it was subject to liens by the tradesman who worked on it.¹⁰

A similar pace of development was carried on on this block over the next decade. Emerson built a third and more elaborate duplex at 92-94 Brown Street between 1886 and 1892. Nearby, the widowed Gertrude Dustin built a second house on the remainder of the parcel that her husband Herbert had purchased around the same time. Across the street, John Logan built the duplex at 71-73 Brown Street shortly after he bought that lot for \$900 in 1886.¹¹ The watch company initially sold that parcel in 1870 to Edward Quinn. Quinn sold that lot three years later to Franklin B. True.¹² Both Quinn and True left the lot vacant until it was sold to Logan. Two more duplexes were constructed on the south side of Brown Street in the 1890s. Edwin J. Hall built 49-51 Brown Street and Sophie Richards built 95-97 Brown Street, in the first half of the decade. Richards had purchased her lot from Francis Buttrick, who bought it from the watch company in 1877 and built a rental house on Moody Street.¹³ In this period, the company also built a large boarding house (not extant) -- a four-story, mansard-roof building with stacked porches along its front elevation, on the land they continued to own on the north side of the street, just east of Crescent Street.

At the time of the 1900 census, the vast majority of the residents of the streets were renters. Among the only owner-occupants was Eliza Dustin, who lived with her sister Gertrude at 76 Brown Street. Neither of those women reported an occupation. Joseph Randello lived in one of the two units in the building he then owned at 68 Brown Street. He lived with his wife, son, and grandchild. Edwin Hall, a watchmaker, lived his one unit in his duplex at 49 Brown Street. Finally, Charles Richards, a mechanical engineer, lived in the unit at 97 Brown Street, one of the units in the building he and his wife Sophie had built in the previous decade. Of the renters, the vast majority were employees of the watch company. Others found work as a bookkeeper, a carpenter, a machinist, and a dressmaker. Nearly all of them were native-born, although several residents had been born in Canada, Ireland, or England. One Swedish family also lived in the Area.¹⁴

The first decades of the twentieth century saw the remaining lots infilled. Around 1907 Wilder C. Covell and Emma L. Cole built the building at 87-89 Brown Street. The store and apartment block at 53-55 Brown Street were also built in this period, on the side yard of the Edwin J. Hall duplex next door. In this period, another building appears between the two Edgar Emerson duplexes at 84 Brown Street. While this building did not appear until around 1923, the building seems to have been at least a decade older than this and may have been associated with one of Emerson's other properties.

The most significant change in the Area occurred between 1918 and 1923 when the large Watch Company boarding house was demolished. In 1926 the company sold the parcel on which it stood and the two older duplexes to the east of it to Andrew Gray.¹⁵ Gray built a pair of four-unit apartment buildings at 6-12 and 14-20 Brown Street on its site. These were the most recent buildings constructed in the neighborhood.

⁹ MSRD 1649:533, 1883

¹⁰ MSRD 1732:147, 1885

¹¹ MSRD 1752:89, 1886

¹² MSRD 1275:212, 1873

¹³ MSRD 1447:104, 1877

¹⁴ 1900 US census

¹⁵ MSRD 4964:478, 1926

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Few significant changes have occurred in the area since 1926. Many of the properties were controlled for most of the second half of the twentieth century by several families, or family trusts, that controlled multiple properties in the neighborhood. A number of the buildings have been converted to condominium units in the last two decades.

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Waltham MA. City of Waltham Building Department. Building Permit Records

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Maps

Map Sources: WHC: Waltham Historical Commission; DC: Digital Commonwealth; LOC: Library of Congress; NYPL: New York Public Library

1831 Hales Map of Waltham (WHC)

1831 Hales Map of Newton- Waltham Section (WHC)

1854 E.M. Woodford Village of Waltham Map (DC)

1856 Walling Map of Middlesex County (LOC)

1867 Map of Middlesex County (NYPL)

1875 Map of Town of Waltham (DC)

1877 Birds' Eye View, O.H. Bailey (LOC)

1883 Bird's Eye View (DC)

1886 J.B. Beers Map of the City of Waltham (LOC)

1886 Map of Middlesex County (WHC)

1892 Sanborn Map (LOC)

1897 Sanborn Map (LOC)

1898 Bird's Eye View, O.H. Bailey (LOC)

1900 Atlas of Middlesex County (WHC)

1903 Sanborn Map (LOC)

1911 Sanborn Map (LOC)

1918 Sanborn Map (LOC)

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Waltham Directories: 1869, 1871, 1874, 1877, 1880, 1882, 1884, 1886, 1888, 1890, 1895, 1897, 1899, 1903, 1905, 1907, 1910, 1912, 1914, 1915, 1917, 1918, 1919, 1921, 1923, 1925, 1927, 1928, 1930, 1931, 1934, 1936, 1939, 1940, 1941, 1945, 1945, 1948, 1950, 1952, 1957, 1958, 1960


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DATA SHEET

See Research Protocol	Name, Address, Date Assessor's Number MHC # Style type/form features Materials (roofs assume asphalt unless noted) Notes on alterations Map and deed date and owner/builder
	American Watch Company Double House, 59 - 61 Brown Street, c.1867 - 1875 R068 026 0003 WLT.1183 Italianate / back-to-back duplex Duplex with broad gabled roof, rear extension, open work brackets on side entries Wall Material: Vinyl Siding and sash altered Built by American Watch Company before 1875. Sold to by Eaves by 1886

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

BROWN STREET AREA

Area
Letter

Form Nos.

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WLT.53-
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582,1175-
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American Watch Company Double House, 43 Brown Street, c.1867 - 1875 R068 024 0006 001 WLT.1180

Italianate / back-to-back duplex Duplex with broad gabled roof, rear extension.
Wall Material: Vinyl
Siding and sash altered, door hoods removed

Built by American Watch Company before 1875. Sold to S.A. Bacon by 1886



John Logan Duplex, 71 - 73 Brown Street, c.1886 R069 048 0002 004 WLT.1186

Altered Beyond Recognition / duplex Unusual pent style Mansard (perhaps altered); large center-hall duplex with front bump-out
Wall Material: Vinyl
Siding and sash altered

John Logan buys lot in 1886. Logan foreman at watch co. lives on Crescent Street.



American Watch Company Double House, 37 - 39 Brown Street, c.1867 - 1875 R068 024 0005 WLT.1178

Italianate / back-to-back duplex Duplex with broad gabled roof, rear extension, open work brackets on side entries
Wall Material: Asbestos
Asbestos siding and vinyl windows, retains trim

Built by American Watch Company before 1875. Sold to SA. Bacon by 1886



Andrew Gray Tenement, 12 Brown Street, c.1926 R068 023 0015 001 WLT.1175

Classical Revival / duplex Large hip-roof four-family as paired two-family
Wall Material: Vinyl
Siding and sash altered

Site of large watch company boarding house, demolished by company before 1923. Land sold to Gray in 1926, this building built shortly thereafter



Edwin J. Hall Duplex, 49 - 51 Brown Street, c.1892 - 1897 R068 026 0001 WLT.1181

Queen Anne / duplex Large duplex with cutaway bays on front and rear pile, shed dormers at front, high hip roof
Wall Material: Aluminum
Siding and sash altered

Lot purchased in 1892 by Edwin J. Hall from John Lyon. Hall, watch company employee, living here by 1895.

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Edgar A. Emerson Duplex, 80 - 82 Brown Street, c.1880 - 1883

R069 047 0015 001

WLT.61

Italianate / duplex Large center-hall duplex with centered gabled pavilion, canted first floor bays

Wall Material: Vinyl

Siding and sash altered

Purchased by Emerson from Green 1880. Built between 1883 and 1886



American Watch Company Tenant House, 32 Brown Street, c.1867 - 1875

R068 023

0013 WLT.1177

Italianate / end house Two-family end house with large rear ell

Wall Material: Vinyl

Siding and sash altered

Built by American Watch Company before 1875. Sold to W. Silman by 1900



American Watch Company Double House, 66 - 68 Brown Street, c.1867 - 1875

R069

047 0018 WLT.62

Italianate / back-to-back duplex Duplex with broad gabled roof, rear extension, open work brackets on side entries

Wall Material: Vinyl

Siding and sash altered

Built by American Watch Company before 1875. Sold by 1886



American Watch Company Double House, 60 - 62 Brown Street, c.1867 - 1875

R069

047 0019 WLT.1184

Italianate / back-to-back duplex Duplex with broad gabled roof, rear extension

Wall Material: Vinyl

Siding and sash altered, early 20th century porches

Built by American Watch Company before 1875. Sold by 1886



Gertrude Dustin House, 76 Brown Street, c.1886 - 1892

R069 047 0016

WLT.1188

Queen Anne / end house Unusual side entry house with gabled roof, square bay at front

Wall Material: Vinyl

Siding and sash altered

Land purchased by Herbert Dustin 1870. This house by Dustin after 1886

INVENTORY FORM A CONTINUATION SHEET

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BROWN STREET AREA

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American Watch Company Double House, 65 - 67 Brown Street, c.1867 - 1875 R069 048 0001 WLT.1185

Italianate / back-to-back duplex Duplex with broad gabled roof, rear extension, open work brackets on side entries

Wall Material: Vinyl

Siding and sash altered

Built by American Watch Company before 1875. Sold to Lovell by 1886



Mayfeld Duplex, 5 - 7 Brown Street, c.1886 - 1900 R068 024 0002 WLT.53

Italianate / back-to-back duplex Back-to-back duplex with front gabled roof, paired front bays

Wall Material: Vinyl

Siding and sash altered, door hoods removed

Built in rear lot of L. Mayfeld house at 240 Crescent Street.



American Watch Company Tenement, 23 - 33 Brown Street, c.1867 - 1875 R068 024 0004 WLT.547

Italianate / row house Six-unit, flat-roof tenement row. Appears to be two-story units with rear lean-to

Wall Material: Vinyl

Siding and fenestration altered, cornice brackets removed

Built by American Watch Company before 1875. Sold to Francis Buttrick by 1886



Edgar A. Emerson Duplex, 92 - 94 Brown Street, c.1886 - 1892 R069 047 0012 WLT.581

High Victorian Gothic' / duplex Unusually ambitious duplex with Mansard roof, gabled center pavilion, varying shaped stacked bays

Wall Material: Vinyl

Siding and sash altered, porch rebuilt

Purchased by Emerson from Green 1880. Built between 1886 and 92



Edgar A. Emerson Duplex, 86 - 88 Brown Street, c.1883 - 1886 R069 047 0013 001 WLT.582

Italianate / duplex Large center-hall duplex with centered gabled pavilion, canted first floor bays

Wall Material: Vinyl

Siding and sash altered

Purchased by Emerson from Green 1880. Built between 1883 and 1886

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George Hopkins Duplex, 83 - 85 Brown Street, 1885 WLT.1191 R069 048 0004

Italianate / back-to-back duplex Back-to-back duplex with front bays
Wall Material: Vinyl
Siding and sash altered

1885 mechanics lien for George Hopkins notes "double or two tenement dwelling ... just finished."



Wilder C. Covell and Emma L. Cole Tenement, 87 - 89 Brown Street, c.1907 R069 048 0005 WLT.1192

Classical Revival / duplex Three-story duplex with flats on each floor. Similar in form to 95-97 with additional sto
Wall Material: Vinyl
Siding and Sash altered

Lot purchased by Wilder C. Covell and Emma L. Cole in 1907. Building shortly thereafter



Sophie Richards Duplex, 95 - 97 Brown Street, c.1891 - 1897 WLT.1193 R069 048 0006

Queen Anne / duplex Center hall duplex, canted bays with conical caps
Wall Material: Vinyl
Siding and porches altered

Sophie Richards buys lot from Francis Buttrick 1891. House by 1897. Richards wife of Charles, mechanical engineer



Samuel E. Locke Duplex, 77 - 79 Brown Street, c.1883 - 1886 WLT.1189 R069 048 0003

Italianate / duplex Center hall duplex with square bays in rear pile
Wall Material: Vinyl
Siding and sash altered

1883 American Watch Co to Samuel E. Locke. Locke an undertaker lived on School Street.



Edgar A. Emerson Two-Family, 84 Brown Street, after 1923 WLT.1190 R069 047 0014

Classical Revival / two-family Small two family on rear lot
Wall Material: Asphalt
Asphalt siding early 20th century

Does not appear on maps until after 1923, perhaps moved to site, while owned by Edgar A. Emerson

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Herbert Dustin Duplex, 72 - 74 Brown Street, 1878 - 1883

R069 047 0017

WLT.1187

Italianate / duplex Center entry duplex with front bays

Wall Material: Vinyl

Siding, sash and porches altered

Land purchased by Herbert and Gertrude Dustin, 1870. This house 1878-83



Andrew Gray Tenement, 14 - 20 Brown Street, c.1926

R068 023 0014

WLT.1176

Classical Revival / duplex Large hip-roof four-family as paired two-family

Wall Material: Vinyl

Siding and sash altered

Site of large watch company boarding house, demolished by company before 1923.

Land sold to Gray in 1926, this building built shortly thereafter



Gertrude Whitten Block, 53 - 55 Brown Street, c.1900 - 1918

R068 026 002A

WLT.1182

Classical Revival / two-family Two-family with ground level storefront, upper level porches

Wall Material: Mixed wood and masonry

Siding and sash altered

Subdivided from parcel of 43-51 Brown after 1900. Gertrude Whitten in 1918



American Watch Company Tenement, 15 Brown Street, c.1867 - 1875

R068 024

0003 WLT.54

Italianate / row house Six-unit, flat-roof tenement row. Appears to be two-story units with rear lean-to

Wall Material: Vinyl

Siding and fenestration altered

Built by American Watch Company before 1875. Sold to G.A. Gooding by 1886



American Watch Company Double House, 38 - 40 Brown Street, c.1867 - 1875

R068

023 0012 WLT.1179

Italianate / back-to-back duplex Two-and-one-half story, back-to-back duplex with front gabled roof

Wall Material: Vinyl

Siding and sash altered. Early 20th century porches

Built by American Watch Company before 1875. Sold to C. Richardson by 1900





















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BROWN STREET AREA

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A three-story light blue house with white trim and a front porch, situated on a street corner. The house has multiple windows and a stone foundation. A yellow '10' street sign is visible on the left. Power lines are overhead, and a cloudy sky is in the background.

																																																																																																																		
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Continuation Sheet 13

INVENTORY FORM A CONTINUATION SHEET

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BROWN STREET AREA

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Figure 4. 1877 Bird's Eye View

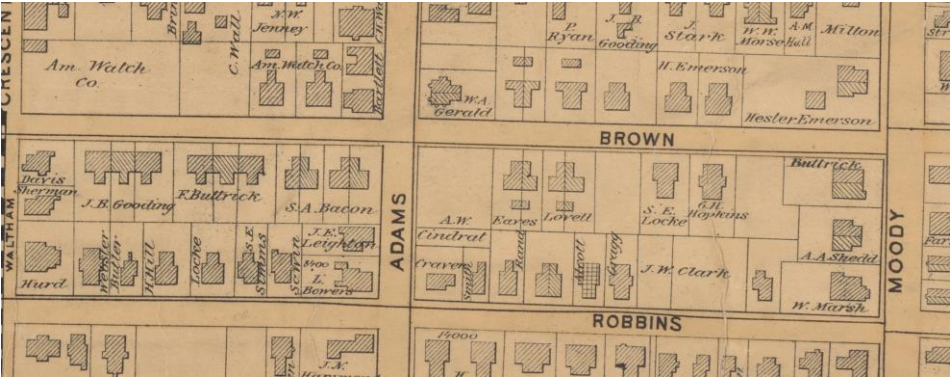


Figure 5. 1886 Map

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Figure 6. 1897 Sanborn, western portion

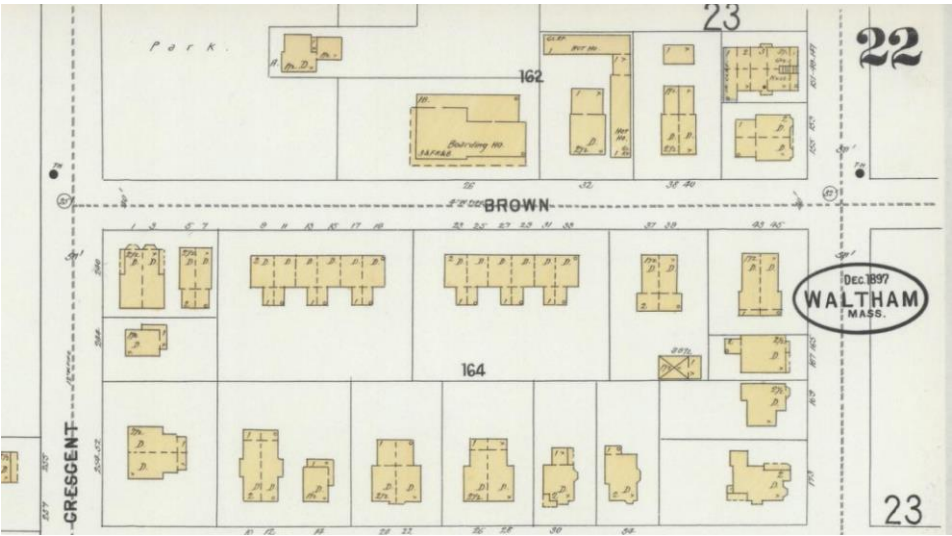


Figure 7. 1897 Sanborn, eastern portion

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Figure 8. 1898 Bird's Eye View

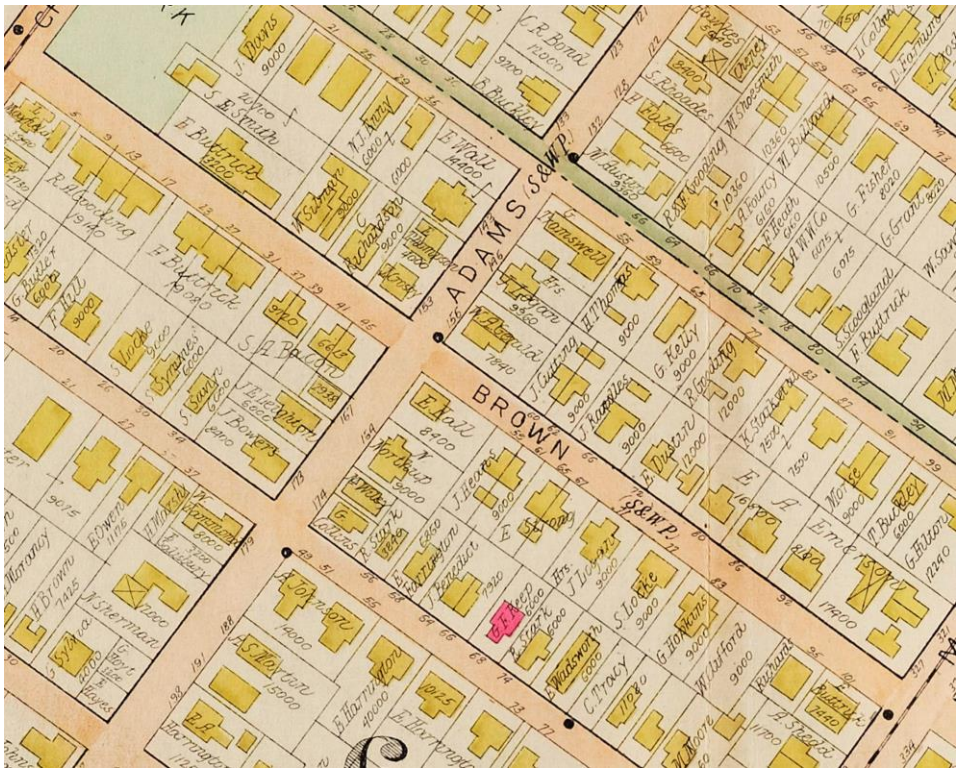


Figure 9. 1900 Map