

# 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

R076 000

Newton

BG

WLT.63-  
64,1198-  
1207

**Town/City:** Waltham

**Place:** (neighborhood or village):

**Name of Area:** Robbins Street Area

**Present Use:** Residential

**Construction Date or Period:** 1883-1911

**Overall Condition:** Fair

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

**Acreage:** 1.29 acres

**Recorded By:** Zachary Violette

**Organization:** Consultant, Waltham Historical Commission

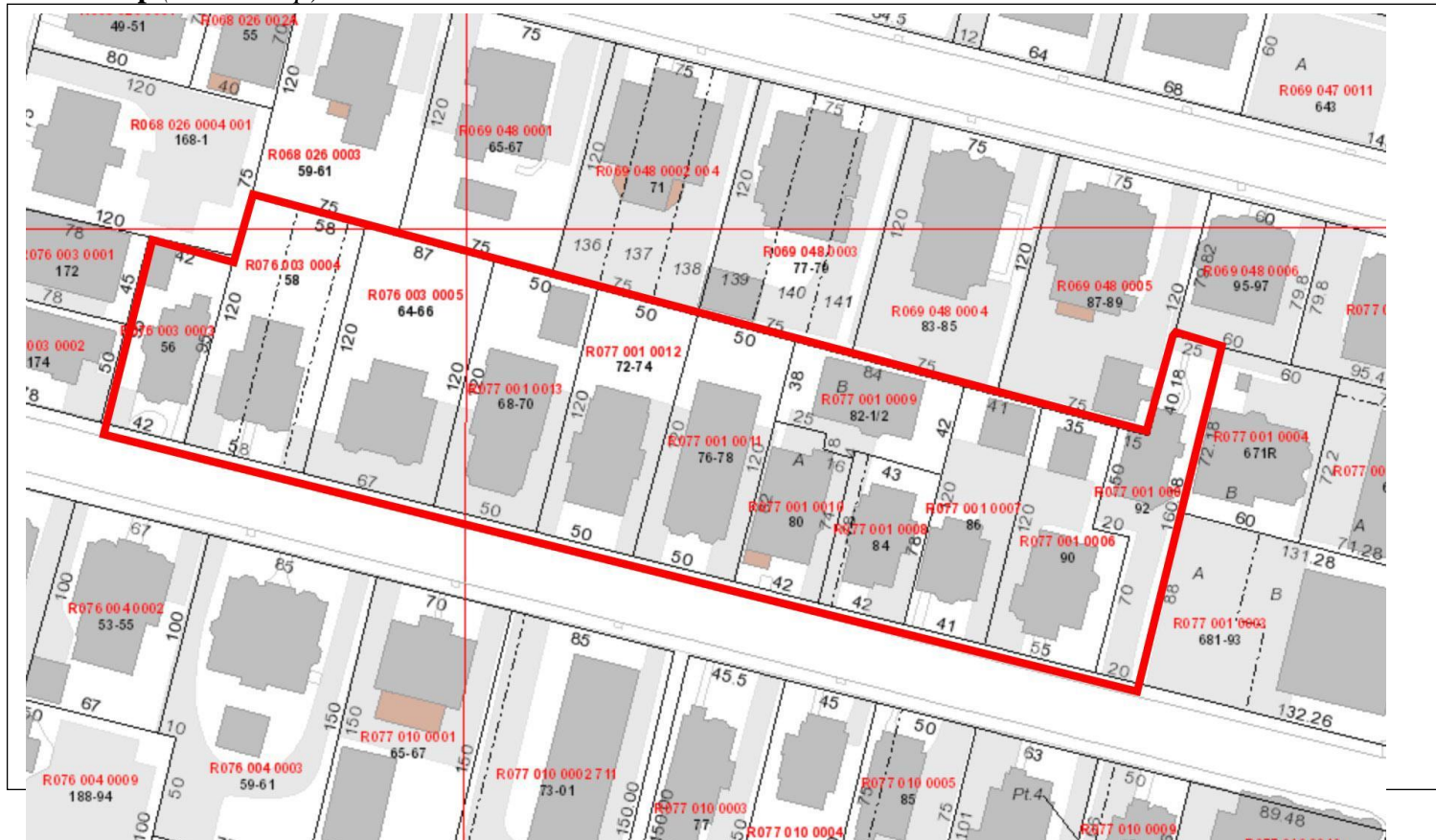
**Date** (month/year): September 2021

## Photograph



Robbins Street looking east from Adams showing (L-R) 56, 58, 64-66, 68-70, 72-74, 76-78, and beyond. Photo by Zachary Violette March 2021

## Locus Map (North is up)



# INVENTORY FORM A CONTINUATION SHEET

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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.

The north side of Robbins Street, between Adams and Moody streets, contains one of the most cohesive streetscapes in the Watch Company neighborhood. The block's twelve buildings were built by separate individuals over the course of a decade. However, they demonstrate a near uniformity of setback, cornice height, and spacing. Most notably the buildings are unified by their most prominent element: stacked, canted bay windows that are prominently placed on the front of each of the houses. This kind of consistency without a superseding authority was called by historian Sam Bass Warner in his study of the Boston suburbs "regulation without laws."<sup>1</sup> The streetscape of Robbins Street consists of a mix of single, two-family, and four-unit tenements, all but one of which is of wood frame. Each is two stories in height, although rooflines are a mix of side-gabled, front-gabled, and low hip.

Two houses on the street - **William H.P. Smith House, 56 Robbins Street (c.1881 - 1883) WLT.1198, Daniel A. Gindrat House, 86 Robbins Street (c.1887 - 1890) WLT.1205** - take the form of a two-story, end house with a low gabled roof. These buildings have a traditional side-hall plan and stacked, canted bays both on the front elevation and in the rear pile of the side elevation (obscured on the Gindrat House by later additions). The Gindrat House further emphasizes its front bay by extending it to a full third story. On the Smith house, the bays are topped with low conical caps.

Another two buildings on the street - **Selden F. Rand Tenant House, 58 Robbins Street (c.1879 - 1883) WLT.1199, John Benedict Tenant House, 64 - 66 Robbins Street (c.1879 - 1883) WLT.1200** - are in the form of center-hall, side-gabled roof houses, each with a pair of stacked, canted bays flanking a centered entrance. On the Benedict Tenant House entrances are paired, while on the Rand Tenant house there is a single central entrance. The Benedict building also terminates its front bays in conical caps, whereas on the Rand building these have low hip roofs. Each of these has high brick chimneys aligned along their ridge, one in each unit.

Three buildings - **John E. Olcott Tenement, 68 - 70 Robbins Street (c.1881 - 1883) WLT.64, Lois E. Gragg Duplex, 72 - 74 Robbins Street (c.1881 - 1883) WLT.1201, Lois E. Gragg Tenement, 76 - 78 Robbins Street (c.1886) WLT.63** - are each four-unit buildings which take the form of back-to-back duplexes. The Olcott Tenement is noteworthy for its brick construction, with wide, wood-frame bays at the front. The other two are more conventional frame construction. The older Gragg building has a broad front-gabled roof, while the newer one has a high hip roof with low conical caps on its bays. The side elevation of the Olcott and the older Gragg building have bump-outs in the rear pile, while the Gragg building has 11 bays of nearly evenly spaced fenestration on its flanking elevation. Four tall brick chimneys run along the ridge of the newer Gragg tenement, while three are along the ridge of the older one.

The somewhat later buildings at the east end of the street show somewhat greater variety. The **Charles Tracey Two-Family, 84 Robbins Street (c.1887 - 1892) WLT.1204** is an early two-family house, with cutaway canted bays at the front and side. The later **Harriett Tracey Two-Family, 80 Robbins Street (c.1897 - 1900) WLT.1202**, built on the same lot, shows the trend toward larger, more commodious two-family houses. Even at this later date, it retains canted bays on the front and in the rear pile on the side. The **Harriet Tracey Tenement, 82 Robbins Street (c.1903 - 1910) WLT.1203** at the rear of the same lot is a two-story, flat-roof, four-unit building, one of two rear tenements on the street. (The other is a gabled-roof building behind the Olcott Tenement.)

<sup>1</sup> Sam Bass Warner, Jr. *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900* Cambridge: Harvard University Press, 1962, 117-152

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Of more unusual form is the **Mira Moore Duplex, 90 Robbins Street (c.1884 - 1886) WLT.1206**. While a duplex with paired entrances at the center, the building is noteworthy for its mixed roofline on the front. The eastern unit in the building has a front-gabled roof, while the western unit has a side gable, resulting in two distinct forms. While this suggests the building may have been built in two segments, the foundation, as well as map evidence, suggest this was the building's original appearance. Like the other buildings on this side of the street, each unit has a stacked, canted bay at the front. This building also has stacked porches at the center of its facade. At the rear of that lot is the **Mira Moore House, 92 Robbins Street (c.1887 - 1897) WLT.1207**, one of the few purpose-built single-family houses on the street. It is noteworthy for its angled corner bay, high hip roof, and spindle work porch across its facade.

While the building on Robbin Street retains much of their original massing and fenestration, most have had their surface materials altered and trim removed. Every building is clad in vinyl clapboards, and trim is covered in aluminum panning or other synthetic materials. The houses at 56 and 58 Robbins Street retain their original door hoods set on heavy, scroll-sawn corbels. At 76-78 Robbins Street entrances are marked by a more modest hip canopy, set on Stick-style openwork brackets. Other than the spindle work porch at 92 Robbins Street little original trim remains. Nearly all the windows on the street have been replaced by vinyl sash. A 1978 photograph of 68-70 Robbins Street shows the two front bay windows with clapboards on the first floor, and a variety of patterned shingles - including staggered pattern, sawtooth, and fish-scale. At that date, the building had cottage sash in the wide front windows and retained spindlework side porches. A photograph of the neighboring 76-78 Robbins Street shows that building with its original simple clapboard siding, paneled bay windows, and tin-covered flared skirts between the first and second story of the front bays.

The buildings have a narrow, but generally regular setback from the street. At 56, 64-66, 68-70, and 76-78 Robbins Street this area, originally a grassy strip, has been paved for parking. The grass remains at the other properties, which has been enclosed in a number of instances with fences - chain-link in the case of 80 and 86 Robbins Street, picket-style PVC in the case of 90 Robbins. Most buildings have an asphalt drive on one side. At the rear of 86 Robbins Street is a two-bay garage. Built of textured concrete blocks this structure has a high pyramidal hip roof and wooden vehicle bays. At the rear of 56 Robbins Street is a smaller wood-frame garage of early twentieth-century vintage.

## 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.<sup>2</sup> 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 Company and erected separate independent houses on ample lots and thus took the first steps to establish an individual community, unsurpassed in the country."<sup>3</sup> 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

<sup>2</sup> "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

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

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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."<sup>4</sup> 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.

Unlike most parts of the neighborhood, none of the parcels in the Area were purchased directly from the company by buyers who built on those lots. Instead, the lots were sold as tracts to investors, who later built houses, many of which were used as rental properties, there. The Area represents lots 159 through 17 on the 1854 Doane Plan of the company's land. Yet the 1875 Waltham map shows the Area completely undeveloped. A large portion of the land was still owned by the American Watch Company at that juncture. Tracts closer to Moody Street had been sold to J.W. Clarke and C.N. Burton, neither of whom had developed that land. In 1875 the company sold the first parcel east of Adams Street to William Craven.<sup>5</sup> Craven would leave that lot undeveloped for eight years, selling it in 1883 to William H.P. Smith for \$390.<sup>6</sup> Shortly thereafter Smith built the house at 56 Robbins Street. Smith was an inspector at the watch company, and lived in this house shortly after its completion, listing this as his address in the 1886 directory. By 1890 he lived on Crescent Street and the Robbins Street house had been sold and rented to tenants.

The development would proceed rapidly beginning in the early 1880s and generally followed a west-to-east pattern. Between 1879 and 1881 the Company sold four parcels to Selden Rand, then of Bellows Falls, Vermont.<sup>7</sup> Rand, later a grocer who worked in Boston, arranged for a number of mortgages on the property, building the duplex at 58 Robbins Street by 1883. Rand sold the remainder of these parcels to individuals who built buildings of similar plan, massing and detailing to his duplex. The lot immediately to the east of Rand's duplex had been sold by the company to John Benedict in 1879 for \$400.<sup>8</sup> Benedict built a duplex similar to Rand's in the same period. Rand, however, had purchased the lot immediately east of Benedict's in 1880.<sup>9</sup> The following year he sold the parcel to John E. Olcott for \$350. Olcott built the distinctive brick duplex at 68-70 Robbins Street over the course of the next two years.<sup>10</sup> Olcott, who lived at 35-37 Cross Street (see WLT.135) was a mason by trade, which likely explains his uncommon choice to build that building out of brick. It also suggests that he was responsible for carrying out the construction there. Just to the east of this, in the same period, Rand in 1881 sold a lot for \$360 to bank clerk Louis E. Gragg. Gragg built the duplex at 72-74 Robbins Street on that lot shortly thereafter.<sup>11</sup> Four years later Gragg would buy the parcel adjoining his duplex to the east.<sup>12</sup> This land had been sold by the company to Frank H. Gordon in 1881.<sup>13</sup> Gordon had left the parcel vacant, selling it to Gragg for \$600. Gragg arranged for a \$1500 mortgage in 1885 from the Waltham Savings Bank to finance the construction of that building. This building, not standing in 1886, was finished by 1887, when Gragg sold the land, with buildings, to Charles H. Davis.<sup>14</sup> The one exception to the development of the street eastward from Adams Street was the parcel at 90 and 92 Robbins Street. This land, which was owned by Walter Latham and James Symonds, was purchased in

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

<sup>5</sup> MSRD 13403:368

<sup>6</sup> MSRD 1640:211, 1883

<sup>7</sup> See MSRD 1525:150, 1879;1532:397, 1880; 1532:297, 1880

<sup>8</sup> MSRD 1527:575, 1879

<sup>9</sup> MSRD 1532:297, 1880

<sup>10</sup> MSRD 1583:155, 1881

<sup>11</sup> MSRD 1583:103, 1881

<sup>12</sup> MSRD 1721:242, 1885

<sup>13</sup> MSRD 1582:383, 1881

<sup>14</sup> MSRD 1815:392, 1887

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1884 and 1887 by Mira Moore.<sup>15</sup> Those parcels had been traded a number of times since they had been sold by the company. Moore, and her husband Samuel, arranged for a \$2600 mortgage on the property in 1884 from the Workingman's Cooperative Bank of Boston. That money likely financed the construction of 90 Robbins Street, which was standing by 1886.<sup>16</sup> The English-born Moore was a tailor.

All of these early buyers agreed to a series of deed restrictions, not uncommon to such corporate-controlled housing projects, that aimed to create a neighborhood that was homogenous in terms of building type, use, and ethnicity of its residents. They agreed to build no closer than 15 feet from the street and to refrain from operating a chandlery, soap boiler, charcoal burner, distillery, or any other of a dozen "offensive" trades. They also agreed not to erect a church, cemetery, or public livery stable on the land. And they agreed, for 20 years, that the property would not be sold or leased to anyone who was not a native-born citizen of the United States.

The 1886 map, produced shortly after the neighborhood's first wave of development, shows a tract of undeveloped land, then retained by C.W. Clark, between Gragg property and the newly-built Moore house. Deeds in this period do not trace to a C.W. Clark. However, they show Edward H. Owen in control of this parcel. In 1886 Owen sold a 60-wide portion of it, adjoining the Moore house to the west, to Swedish-born Daniel A. Gindrat for \$492.<sup>17</sup> Over the course of the next four years Gindrat built the house at 86 Robbins Street for himself. Gindrat was a finisher at the watch company. Around the same time Charles Tracey, a fellow watch company employee, purchased the remainder of the undeveloped land on the street from Owen.<sup>18</sup> Tracey built the two-family houses at 84 Robbins Street shortly after his purchase. He lived there with his wife Harriet until his death in 1900 but left the remainder of the parcel vacant. Shortly after his death, the widowed Harriet built another two-family house at 80 Robbins Street.

Tracey's construction of 80 Robbins Street around 1900 left all of the street-facing parcels filled. However, the rear yards of these generous parcels would soon become the site of increased development. The first rear house on the street was built between 1887 and 1897 when Samuel and Mira Moore built 92 Robbins Street behind their older house. Tracey would likewise build the four-unit building at 84 Robbins Street behind her two older properties c.1903-1910. And a small two-family house was built at 70 1/2 Robbins Street, behind the brick house at 68-70, between 1911 and 1918. This replaced an older, two-story carpenter's shop that had stood in the rear yard of that building between 1903 and 1911.

Many of the newly-built buildings in the Area traded rapidly shortly after their construction, being purchased by investors who did not live in Waltham and seem to have had little connection to the watch company. At the time of the 1900 census, the only owner-occupants on the street were Moore and Gindrat. All of the other households rented. While the majority of those who lived on the street that year worked for each company, others found work as a carpenter, a machinist, an enameler, a painter, and a bookkeeper. Many lived in households that took in boarders or lodgers, most between one and three. Most of the residents were American-born, with a small number of Swedish, Danish, and English-born residents.<sup>19</sup> Among the investors who purchased property on Robbins Street in this period was Robert M. Stark, who purchased 56 Robbins Street as early as 1892, and bought three other properties on the street over the course of the next two decades.

The area would continue its trend of being purchased, often time in batches, by investors. These included the Sinclair family, which owned 58 and 64-66 Robbins Street in the 1950s, and the Wilson family, which purchased at least four of the houses in the third quarter of the twentieth century. Photographs of a number of buildings in the Area in 1984 show them derelict. They have been significantly rehabilitated since that time. The Area retains its status as mostly residential rental properties, retains all of its original buildings, and has had little alteration, except to surface materials, since 1911.

## BIBLIOGRAPHY and/or REFERENCES

<sup>15</sup> MSRD 1658:336, 1884; 1816:579, 1887

<sup>16</sup> MSRD 1658:337, 1884

<sup>17</sup> MSRD 4791:274, 1886

<sup>18</sup> MSRD 1812, 151, 1887

<sup>19</sup> 1900 US Census



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### Public Records

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Waltham MA. City of Waltham Assessors Office. Assessors Records

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

Waltham Poll/Voting/Street Lists.

### 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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## 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
	<p><b>Lois E. Gragg Tenement, 76 - 78 Robbins Street, c.1886 R077 001 0011</b>  <b>WLT.63</b>                      Italianate / back-to-back duplex Hip-roof, four-unit building with side entrances                      Wall Material: Stucco                      Siding and Sash Altered</p> <p>Lois Gragg, wife of George, buys lot in 1885, this building by 1886. Gragg a clerk, lives on Gardner Street. 1900 occupancy unknown</p>
	<p><b>Daniel A. Gindrat House, 86 Robbins Street, c.1887 - 1890 R077 001 0007</b>  <b>WLT.1205</b>                      Queen Anne / end house End house with stacked bays, canted dormer on low slop hip roof                      Wall Material: Vinyl                      Siding and sash altered</p> <p>Lot sold by Edward Owen to Daniel A. Gindrat 1887. Gindrat, Swedish born finisher at Waltham Watch, builds house by 1890. Gindrat here in 1900, watch factory worker.</p>

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**Charles Tracey Two-Family, 84 Robbins Street, c.1887 - 1892 R077 001 0008**

**WLT.1204**

Queen Anne / two-family Early two-family with steeply sloping abled roof

Wall Material: Vinyl

Siding as sash altered

Charles Tracy, employee American Waltham Watch Company.



**Lois E. Gragg Duplex, 72 - 74 Robbins Street, c.1881 - 1883 R077 001 0012**

**WLT.1201**

Italianate / back-to-back duplex Gable roof block with front bays, side entrances

Wall Material: Vinyl

Siding and sash altered

Lois Gragg, wife of George, buys lot in 1881 from Selden Rand. Builds by 1883. Gragg a clerk, lives on Gardner Street. 1900 occupancy unknown



**Selden F. Rand Tenant House, 58 Robbins Street, c.1879 - 1883 R076 003 0004**

**WLT.1199**

Italianate / center hall house Center hall, likely originally two or four units

Wall Material: Vinyl

Siding and sash altered

1879 American Waltham Watch Co. to Selden Rand. House by 1883. Rand a grocer from Boston. 1900 rented to two families, 10 residents. Occupations included 5 watch factory workers, one enameler, one teacher in state prison



**Mira Moore House, 92 Robbins Street, c.1887 - 1897 R077 001 0005**

**WLT.1207**

Queen Anne / four square Square Queen Anne house with canted corner bays, high hip roof

Wall Material: Vinyl

Siding and Sash altered.

Land purchased by Mira Moore in 1887 at rear of her house at 90 Robbins Street. This house by 1897. 1900: Sidney Simons, mail clerk; wife, 3 children, lodger



**Harriet Tracey Tenement, 82 Robbins Street, c.1903 - 1910 R077 001 0009**

**WLT.1203**

Classical Revival / apartment block Two-story, four-unit rear tenement

Wall Material: Vinyl

Siding and Sash altered (in recent decades)

Built c. 1903-1910 by Harriet Tracy, widow Charles



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**John E. Olcott Tenement, 68 - 70 Robbins Street, c.1881 - 1883 R077 001 0013**  
**WLT.64**  
Queen Anne / back-to-back duplex Unusual side-entry brick tenement, originally two or four units. House at rear  
Wall Material: Brick  
Bay windows added c.1886-98. Siding altered on bay windows since 1984.

1881 lot purchased by John Olcott from Selden Rand. This building by 1883. 1900 two households, nine residents: 2 watch factory workers, painter, nurse, bookkeeper, machinist



**William H.P. Smith House, 56 Robbins Street, c.1881 - 1883 R076 003 0003**  
**WLT.1198**  
Italianate / end house End house with prominent bays  
Wall Material: Vinyl  
Siding and sash altered

William H.P. Smith buys lot in 1883. House by 1886. Smith inspector at watch co.



**Mira Moore Duplex, 90 Robbins Street, c.1884 - 1886 R077 001 0006**  
**WLT.1206**  
Queen Anne / center hall house Unusual center-hall duplex with front and side gabled roof, stacked bays on fronts and sides.  
Wall Material: Vinyl  
Siding and sash altered, porches early 20th century.

1884 and 1887 land purchased by Mira Moore from James Symonds and Walter Latham. This house by 1886. Moore was wife Samuel, a tailor. Lived here in 1900 with 4 children



**Harriett Tracey Two-Family, 80 Robbins Street, c.1897 - 1900 R077 001 0010**  
**WLT.1202**  
Classical Revival / two-family Large two-family with bays at front and side, large dormer, occupied upper floor  
Wall Material: Vinyl  
Siding and Sash altered (in recent decades)

Built c. 1897-1900 by Harriet Tracey, widow Charles. 1900 rented to 2 households, including 2 watch factory workers, one nickel plater



**John Benedict Tenant House, 64 - 66 Robbins Street, c.1879 - 1883 R076 003 0005**  
**WLT.1200**  
Italianate / center hall house Center hall, likely originally two or four units  
Wall Material: Vinyl  
Sash, Siding and entrance altered

1879 American Watch Company to John Benedict of Littleton Mass. Benedict builds this by 1883. 1900 Rented to two households, 10 residents. Both heads worked at watch factory

Area Letter	Form Nos.
BG	WLT.63- 64,1198- 1207

**PHOTOGRAPHS**



Figure 2. Robbins Street looking east from Adams showing (L-R) 56, 58, 64-66, 68-70, 72-74, 76-78, and beyond. Photo by Zachary Violette March 2021



Figure 3. Google Maps Pictometry view of the area



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

ROBBINS STREET AREA

Area  
Letter

Form Nos.

BG

WLT.63-  
64,1198-  
1207

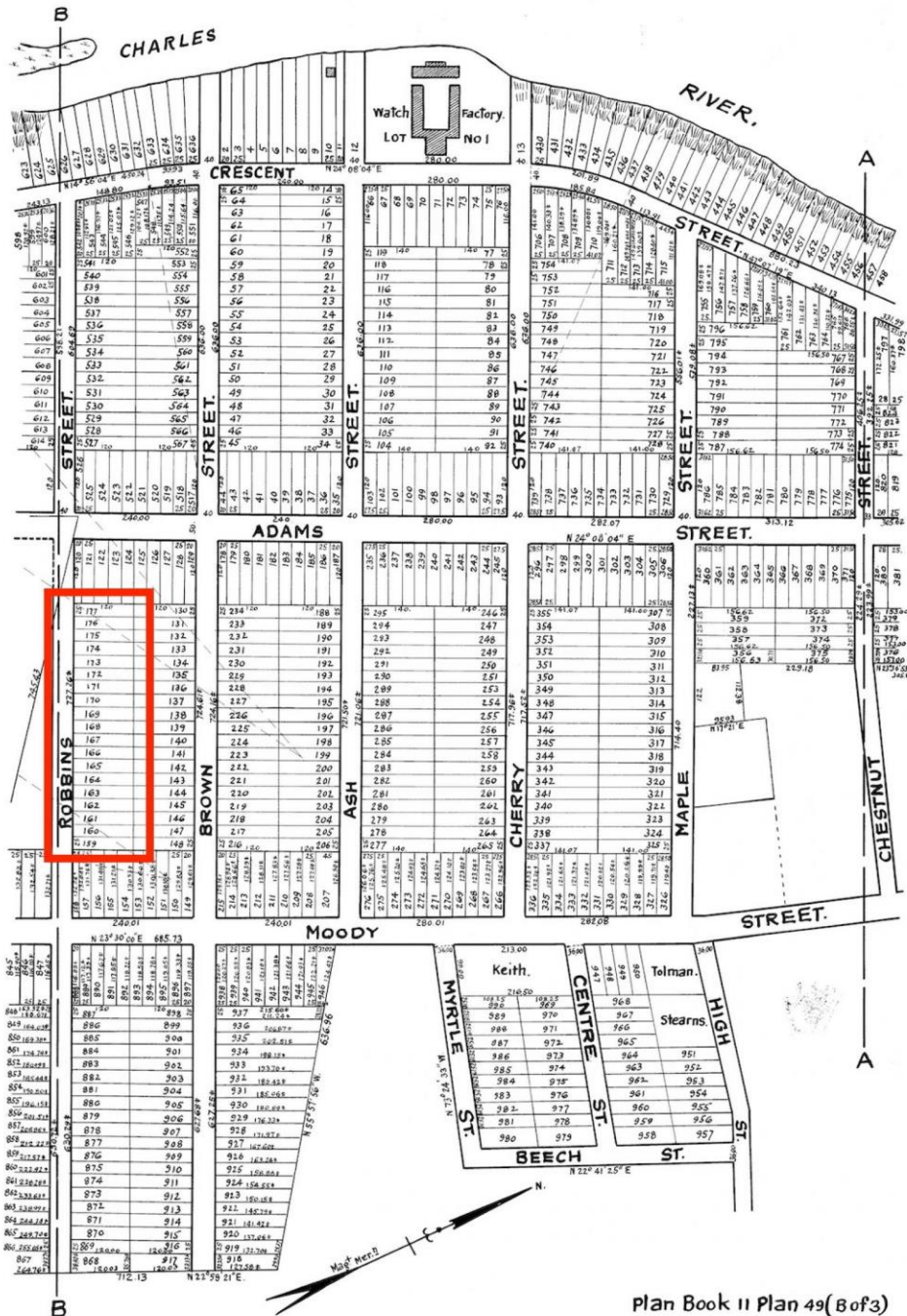


Figure 4. Detail from "Plan of Lands owned by The American Watch Company, formerly the Waltham Improvement Company in Waltham. ... Oct 1854. Thomas Doane & John Doane, Jr., Civil Engineers & Land Surveyors. Original on file, Copy June 20, 1944. MSRD Plan Book 11, page 49.

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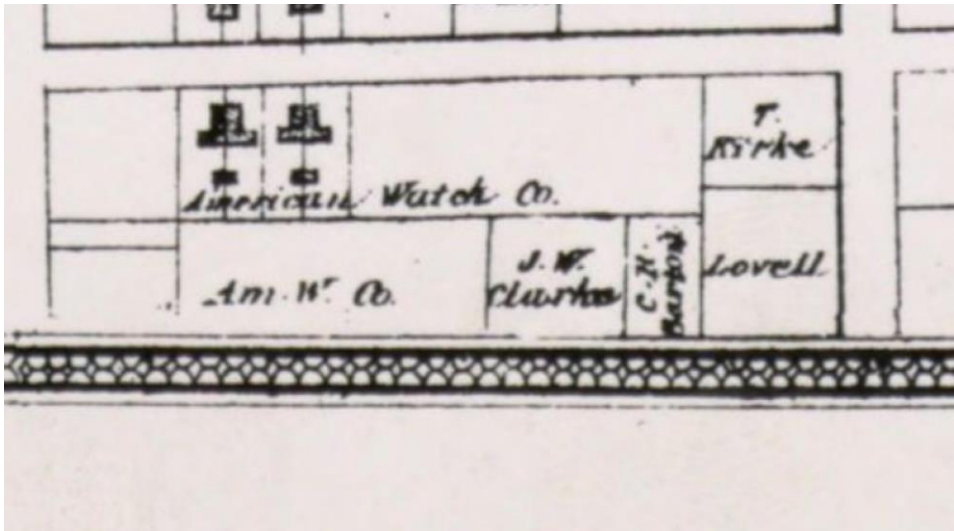


Figure 5. 1875 map depicting Brown Street between Adams (left) and Moody Street, with Robbins Street below the margin of the map. This shows no buildings in the area with much of the land owned by the American Waltham Watch Company

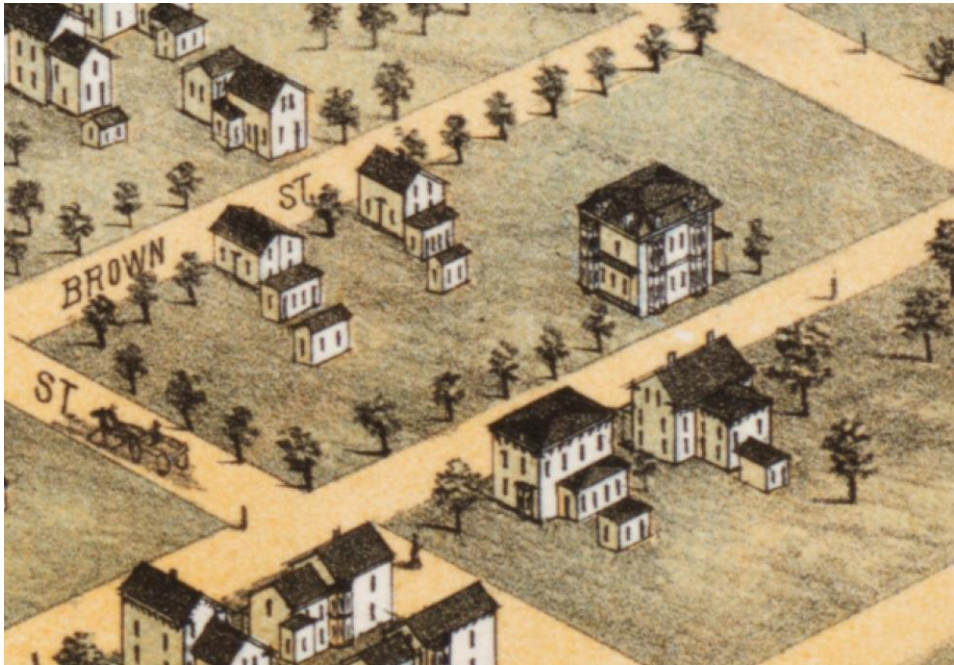


Figure 6. 1877 Bird's Eye View showing little development (NB: Robbins Street, unlabeled, is parallel to Brown Street)



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Figure 7. 1883 Bird's Eye View showing development at the portion of the area nearest Adams Street

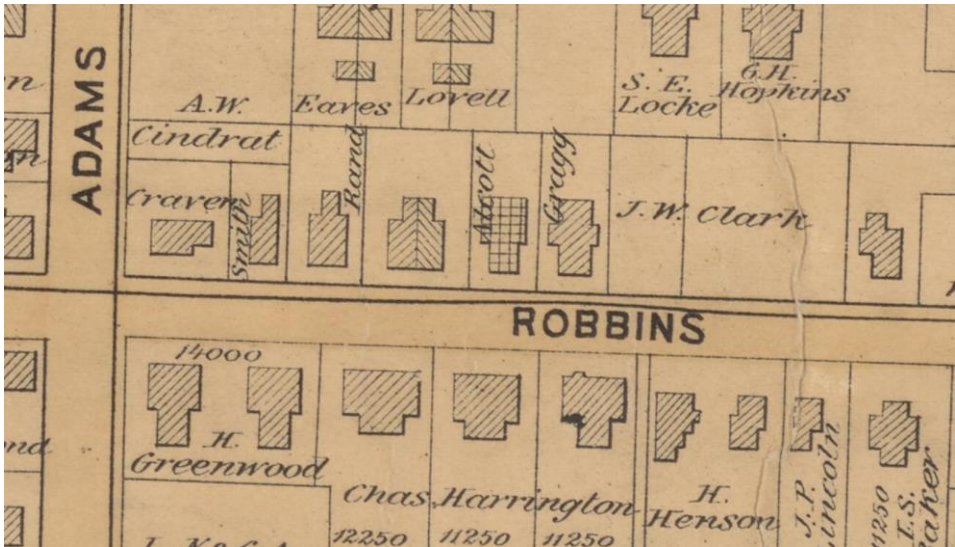


Figure 8. 1886 Waltham map showing most of area developed except parcel at center controlled by Clark

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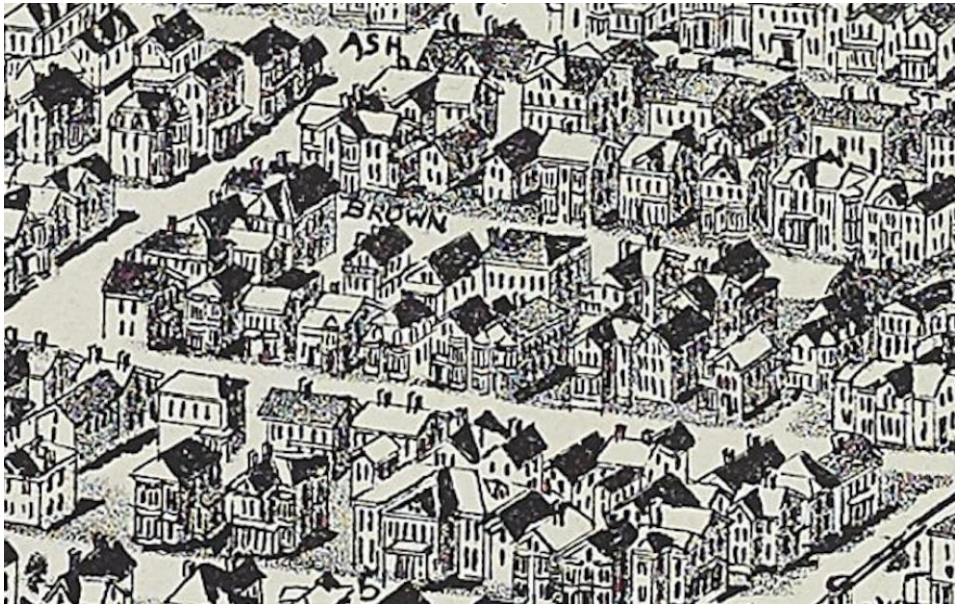


Figure 9. 1898 Bird's Eye View showing nearly fully developed area

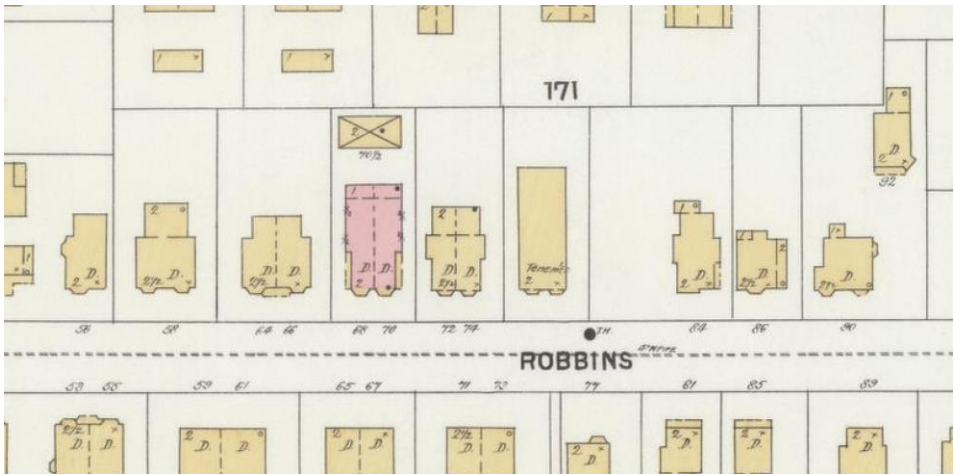


Figure 10. 1897 Sanborn map



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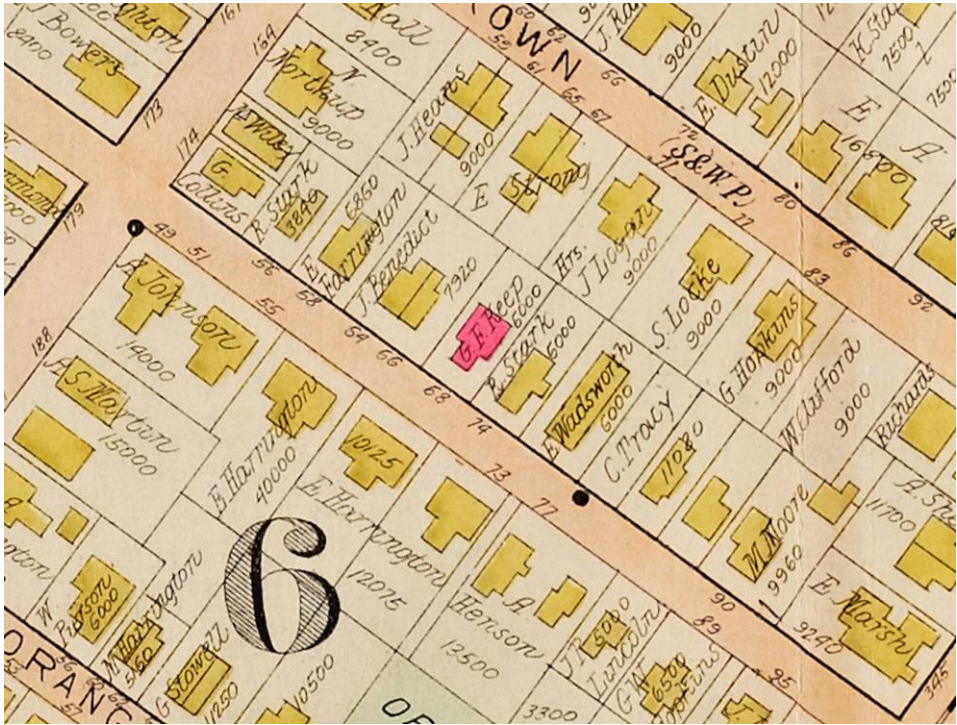


Figure 11. 1900 Map



Figure 12. 1978 Photograph, 68-70 Robbins Street

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Figure 13. 1978 Photograph, 76-78 Robbins Street



Figure 14. 1984 Photograph, 68-70 Robbins Street



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Figure 15. 1984 Photograph, 76-78 Robbins Street