

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R060 032 001	Newton		WLT.512
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Town/City: Waltham
Place: (neighborhood or village): BMC Mill Village

Address: 108 Elm Street

Historic Name: Boston Manufacturing Company Stable

Uses: Present: Mixed Use office/workshop
 Original: Stable

Date of Construction: c.1887 - 1892

Source: Isaacson

Style/Form: Italianate /

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Not visible

 Wall/Trim: Mixed wood and masonry / Wood,
Brick

 Roof: Asphalt

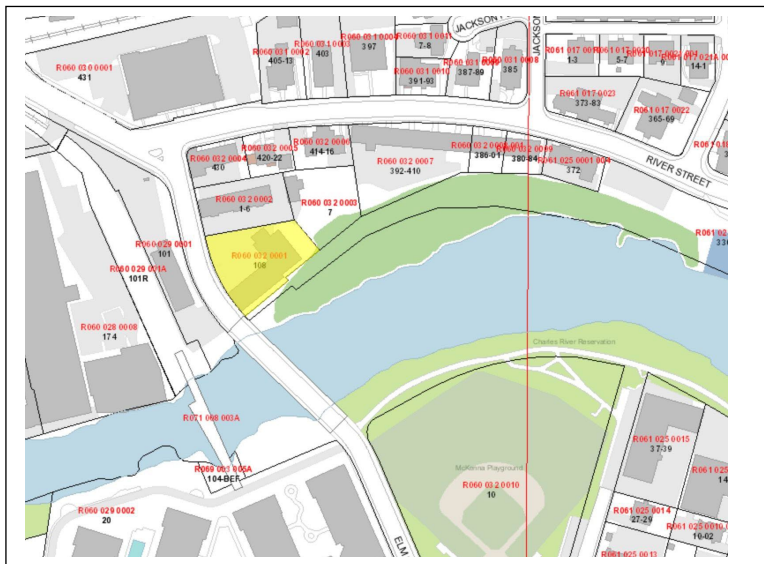
Outbuildings: None

Photograph



View from the west at the corner of Elm Street and River

Locus Map (North is up)



Major Alterations (with dates):

Condition: Fair
Moved: no ☒ yes ☐ Date:
Acreage: .340 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

108 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.512

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

At the core of the Boston Manufacturing Company Stable, c.1887 - 1892, is a two-and-one-half story, wood-frame industrial building. Rising from a low foundation or set at grade, the main block has a footprint of 40 feet by 56 feet. It rises two stories to a side-gabled roof. Several additions expand this. The main block's north end is a 21 by the 25-foot wing with a single story in height and a hip roof. Extending from the front of the building is a much larger addition, 35 feet wide and 87 feet deep, also a high single story in height. That section has a flat or shallow single-pitch roof. Finally, across the front, the front of the main building and hipped extension is a 21 foot wide, 5-foot deep entrance porch and staircase, with a sloping roof mirroring the stairs within. An exterior chimney of concrete block runs along the front wall of the main building, where it joins with the front extension.

There are two pedestrian doors in the front entrance porch, both modern embossed steel units with an aluminum screen. The large front extension contains a series of wide, high vehicle bays. The remainder of the building is fenestrated with a mix of single and paired double-hung windows and casement windows. Most of the building is clad in asbestos cement shingles. However, wooden clapboards remain on the west and north end. Here a wooden 2/2 window with a shallow bracketed cap remains.

The building is set toward the rear of its lot, with the area between Elm Street and the front of the building paved for vehicle parking.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Most of the facilities of the Boston Manufacturing Company were historically contained on a parcel of land bounded by Moody Street on the west, Elm Street on the east, River Street on the north, and the Charles River on the south. The company grew rapidly in the post-Civil War. Between 1873 and 1890 the company built five new buildings on the mill yard and expanded three

Continuation Sheet 1

INVENTORY FORM B CONTINUATION SHEET

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others, including building additional floors on the original 1813 and 1816 mill buildings. This expansion displaced a number of older buildings surrounding the mill yard, and resulted in, among other things, the relocation of the company's original boarding houses. The present building, built by the company as a stable, was the result of that expansion. It was constructed between 1886 and 1892 on a parcel of land the company had long owned.

The building was owned by the company and used as stables and storage until the time of its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and had been operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹ That year the land on which the company property stood was subdivided. This building was sold to James B. Delaney around that time. Delaney was principal of the J.B Daley and Son Company, which were general contractors, masons, and builders. Their office, as well as Delaney's house, was located on Francis Street prior to their purchase of this property. The company later became known as Delaney and O'Malley and was operating at this address at the time of the 1940 directory.

The building was owned by the Delaney family enterprises until 1964. It traded rapidly through the third quarter of the 20th century. It was purchased by its present owner in 2002. It is currently used as an automotive shop, warehouse, and office.

BIBLIOGRAPHY and/or REFERENCES

Public Records

Waltham MA. City Reports.

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)

¹ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1

INVENTORY FORM B CONTINUATION SHEET

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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)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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Biographical Encyclopedia of Massachusetts of the Nineteenth Century. New York: Metropolitan Publishing and Engraving Co., 1879.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

108 ELM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

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Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture* Washington, DC: Preservation Press, 1987



View from the northwest. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

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1984 photograph (previous MHC Bform)

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220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Areas(s) Form Number

R061 014 0004

Newton

WLT.N

WLT.521

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the east. Photo by Zachary Violette March 2021

Address: 23 Heard Street

Historic Name: John Harvey House

Uses: Present: Single Family Residential
Original:

Date of Construction: before 1850

Source: Isaacson

Style/Form: Not researched / center hall house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Asbestos / Wood

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding altered (mid 20th century); sash altered (in recent decades)

Condition: Fair

Moved: no ☐ yes ☒ **Date:** Late 19th century

Acreage: 0.030 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

23 HEARD STREET

Area(s)

Form No.

WLT.N

WLT.521

- ☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The John Harvey House, before 1850, is a modest, center-hall house with additions, all of an indeterminate original style. The building consists of two wings, a one-and-one-half story center-hall main block of 25 feet in width and 16 feet in depth. This is joined on its south side by a higher two-story wing, 14 feet along Heard Street and 21 feet in depth. The front walls of the two sections of the buildings are set on the same plane. The main block has a three-bay fenestration (with one window enclosed), with an entrance aligned in the center. An enclosed small entrance porch marks the entry. That section of the building has windows in the high knee wall along Heard Street. It has a side-gabled roof. The two-story south block has a single bay of fenestration along the front elevation and a second entrance on the first floor in this location. There are two bays of fenestration on the soot elevation. This block has a low front-gabled roof. Both main block and south wing have shallow eave overhangs, suggestive of the building's early date. A brick chimney rises from behind the ridge near the center of the main block. Another extends from the center of the south block along its southern elevation.

The entrance is reached through the front entrance porch, which is set directly on the sidewalk. The main door is a modern embossed steel unit with an aluminum storm. The secondary door in the south block, reached by a small concrete walk, has an older wooden panel and light door in which the light has been closed. The building is clad throughout in asbestos cement shingles. Most openings have flat stock wooden trim. Windows have vinyl 1/1 double-hung sash.

The building occupies the majority of its small lot and is set almost directly on the sidewalk. The narrow setback between the street and the building is paved with concrete and asphalt.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.¹

The sequence of construction of this small building, which appears to be of early construction, is difficult to document. Historian Morton Isaacson, citing an 1894 article in the *Waltham Free Press*, suggests that the northern part of the building may have

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

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WALTHAM

23 HEARD STREET

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been the early nineteenth-century bakeshop of Samuel Townsend and originally stood on Main Street. The August 1841 Waltham death record of Deacon Samuel Townsend (1780-1841) confirms that he was a baker. E.L. Sanderson reports that Samuel Townsend's father David (1746-1814) was a baker at the time of the Revolution: he "had a bakery on the Great Road a short distance east of Newton Street." He told his son William, Samuel's younger brother, that his "Bakehouse seemed little different from an appendage to the American Army, the soldiers continually pouring in from all parts of the country and stopping for refreshments and declaring they were determined to persevere to the end of the contest."² The Townsends seem to have been of some prominence: Samuel's marriage in 1807 to Abigail Wellington was picked up by papers in Salem, Boston, Dedham, and New Bedford.³ Their son Samuel Ripley Townsend (1810-1887) was a successful Harvard-trained lawyer.⁴ A few days following his father's death, Samuel R. Townsend (then of Boston) mortgaged property on Main Street (with buildings) to George Miller (also then of Boston).

The family bakeshop was moved first to Newton Street, then to Heard Street, around 1891. This is further supported by map evidence. While several small buildings appear near this location in the 1854 and 1875 Waltham maps, and one with a somewhat similar footprint is here in 1877, by 1886, the subject parcel appears vacant. However, by 1892 the building was standing in its present form. Isaacson further suggests that the two-story, southern portion of this building originally stood on the lot just to the south of this, as it matched the footprint of a building that stood there in 1886 and had disappeared by 1892. However, the construction sequence of these buildings is further confused by a mismatch of map evidence with the title chain of the property. Deed research indicates that this small parcel, 28 feet deep and three rods long along Heard Street, was sold by George W. Chamberlin to John Harvey in 1855.⁵ Deeds show Harvey, and his widow Mary, owning the property until 1910.⁶ Harvey's interest in the parcel, however, is not indicated on any of the Waltham maps for this period, which show this land as part of parcel adjoining to the west on Cross, owned, in 1886, by W.T. Edwards. These early deeds also include references to buildings. Further research, including analysis of building fabric, is needed to determine if this building is of early date.

The Irish-born Harvey's death was noted in the *Waltham Sentinel* in 1873: "John Harvey, a resident of Heard Street, died very suddenly yesterday afternoon. When near the corner of Main and Newton streets, but a few rods from his house, he was seen to drop to the street and expired on the way home in the arms of those who were conveying him thither. Mr. Harvey leaves to mourn his loss of a widow and a large family... For many years he was grave-digger at the old Church-street burial ground, and in that capacity, will be remembered by many. He formerly lived in the old Harvey house that stood opposite the Sentinel building."⁷ In 1874 John's widow Mary lived at a house numbered 13 Heard Street with several boarders sharing the same surname, likely her adult children. Charles Harvey worked as a laborer; James Harvey as a printer; John Harvey as a painter. The extent of reuse of earlier buildings here, therefore, cannot be documented.

In 1910 Mary Harvey sold this property to John N. Waugh.⁸ At the time of the 1920 census, John Waugh was head of household here. Listing his occupation as an electrician at an arsenal, he shared the house with his wife Margaret and two school-age children.⁹ The Waugh family owned the house until 1969 when they sold it to Mary Bigham.¹⁰ It was purchased by its present owner in 2002.

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Waltham MA. City Reports.

² Edmund Sanderson, *Waltham as a Precinct of Watertown and as a Town, 1630-1884* (Waltham, 1936), 56

³ U.S., Newspaper Extractions from the Northeast, 1704-1930; *New Bedford Mercury* 25 Dec 1807; *Salem Gazette* 22 Dec 1807; *Norfolk Repository* (Dedham) 22 Dec 1807; *The Democrat* (Boston) 19 Dec 1807. Most of the papers reported that Abigail's sisters Sally and Martha were married at the same service.

⁴ *Worcester Daily Spy*, 28 Sept 1887.

⁵ MSRD 728:50, 1855

⁶ MSRD 3522:490, 1910. See also 2371:307, 1895

⁷ "Sudden Death" *Waltham Sentinel* 12/12/1873, 2. The Harvey house referred to was at Main and Liberty streets and burned in 1871, replaced by a business block.

⁸ MSRD 3522:490, 1910

⁹ 1920 US Census

¹⁰ MSRD 11718:534

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

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WALTHAM

23 HEARD STREET

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WLT.521

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

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View from the southeast. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Waltham engineer's maps from the early 1900s and from 1911 showed the structure in its current form and labeled "Mary Harvey", and the 1892 Sanborn map also shows the structure in its current form, although with a stable attached in back.

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220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Areas(s) Form Number

R061 014 0005

Newton

WLT.N,
WLT.AP

WLT.138

NR INDV 09/28/1989; NR MRA 09/28/1989

Town/City: Waltham

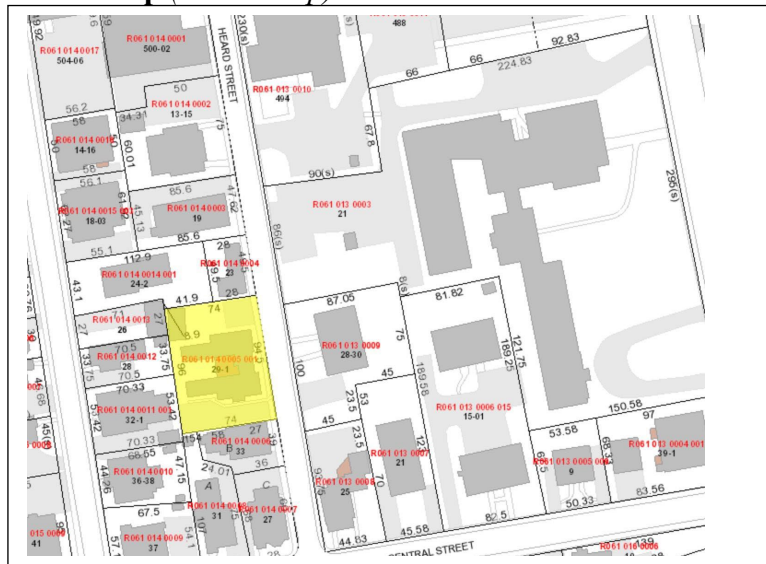
Place: (*neighborhood or village*): BMC Mill Village

Photograph



View from the northeast, showing the north cottage and rear building. Photo by Zachary Violette March 2021

Locus Map (*North is up*)



Address: 29 Heard Street

Historic Name: Richard Holbrook Cottages

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1844

Source: Seasholes (1986), Deeds cited in Seasholes; Isaacson (2019)

Style/Form: Greek Revival / center hall house

Architect/Builder: Richard Holbrook (housewright)

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Connector Building (c.1900-1911); Siding and sash altered (since 1986)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: less than 1 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

29 HEARD STREET

Area(s)

Form No.

WLT.N,
WLT.AP

WLT.138

- ☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Richard Holbrook Cottages, c.1844, is a complex of three buildings, representing a relatively unusual surviving form. The main building consists of a pair of one-and-one-half story, wood-frame cottages in the Greek Revival style. Set with their front elevations perpendicular to the street (and opposite each other), these cottages have five-bay symmetrical fenestration with centered entries. The narrow gable ends of these single-pile buildings face the road. They rise from a low foundation of granite slab. Each is extended by a rear ell, lower than the main block.¹ These are joined by a lower one-story, gabled roof hyphen. A second building at the rear of the lot is two stories in height. It has a rectangular footprint with a centered entry and a low side-gabled roof.

In the north cottage entrance is reached by a set of steps of granite slabs. This rises to a six-panel embossed steel door. It is surrounded by a heavy frontispiece, now clad in aluminum panning, that retains vestiges of its original Greek Revival style. On the south cottage, the entrance has been enclosed in a small hip-roof porch, reached by wooden steps. The rear building also has a gabled-roof porch centered on its entry. All buildings are clad in vinyl clapboards, with aluminum panning over all trim. Windows throughout have vinyl 1/1 sash. Photographs of this building, taken in the 1970s and 1980s, attached to the previous B form, show the house in an excellent state of preservation. The houses were clad in wooden clapboards, with heavy corner boards rising to a simple wooden entablature. The frontispiece on the north cottages was trimmed in a typical Greek Revival style. The building retained wooden 6/6 sash windows, with 2/2 wooden storms. Chimneys, now missing, ran along the rear walls of each cottage. The rear building does not appear to have existed at that juncture.

The complex of buildings takes up most of their small lot. The very narrow grassy strip between the building and sidewalk is heavily planted with evergreen shrubs. Both the north and south sides of the property are sizeable asphalt-paved parking areas facing onto the primary elevations of each building.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of

¹ Assessor's sketch with buildings dimensions is not available

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

29 HEARD STREET

Area(s)

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WLT.138

the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner. ²

This unusual group of paired Greek Revival houses appears to have been built in 1844 by housewright Richard Holbrook. Holbrook had purchased the land on which these buildings stand from George Miller in 1843.³ The parcel Holbrook purchased from Miller was divided into three house lots on what was then called Miller Street. Housewright Richard Holbrook (1811-1884), born in Wiscasset, Maine, was in Waltham by 1836 when he married Catherine Bruce. He died in Waltham in 1884. Holbrook also secured \$800 in a mortgage on the property from Miller, likely to partially finance the construction of the cottage, which, despite standing on separate parcels and being sold to different owners, appear to have been joined, in the manner of a duplex, from the time of their construction. Late in 1844 Holbrook sold lot 2, with the southerly of the two houses, to Rowland Wetherbee.⁴ 1810-1886), older brother of Josiah Wetherbee (1811-1883), to whom he sold the property in 1848. Josiah, also a housewright and carpenter, had built his own house at 93 Central in 1836 (WLT.125, not extant) and was "one of the large property owners at the time."⁵ The northern parcel, with the house on it, was sold back to Miller in 1847.⁶ As noted in Seasholes, Holbrook's deed to Wetherbee establishes the laying out of Heard Street "... a passageway leading from Miller Street⁷ to the Second Congregational Church, as laid out when George Miller conveyed the whole estate to me, making three lots of the same, recorded in Middlesex Registry Book 430 Page 415..."⁸ Like many properties in the area, both parcels were traded frequently -- often between members of the Miller and Wetherbee families -- and seem to have been used as income properties during their early years. In 1854 the northern house was purchased by Phillip McDonough (1807-1879) for \$1075.⁹ The Irish-born McDonough owned the house until the time of his death. He is listed in the 1869 Waltham directory as a laborer living at 17 Church Street, as Heard Street was then called. In 1856 the southern house was purchased by Stephen Connolly.¹⁰ Connolly also appears to have used the building as an income property; he is not found in Waltham directories for the period he owned the house.

In 1886 Patrick Welch (1861-1913) purchased the southern parcel from Stephen Connolly, who lived in Beverley.¹¹ Six years later, he also purchased the northern parcel from Alexander McCullough, combining the lots for the first time since the construction of the houses.¹² The 1900 census shows Patrick Welch living in the southern cottage, then numbered 31 Heard Street. Born in Ireland and immigrating in 1873, he listed his occupation as a garden laborer. He shared the house with his wife Margaret, their two young children, and Patrick's mother, Bridget, who arrived in the United States the same year as her son. Census listings for the other units in the building were not found nearby.¹³

Members of the Welch family continued to own the house over the following decades. In 1938 Mary E. Welch, one of Patrick's daughters and heirs, briefly lost the building to foreclosure on a 1926 mortgage from the Waltham Cooperative Bank.¹⁴ The family owned the building until 1995 when it was sold by the estate of Margaret E. Welch. After a series of transfers in 2004 it was purchased by an investor who converted it to condominium units. In addition, an ancillary building at the rear of the property was rebuilt as a condominium unit that year.

² This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

³ MSRD 430:415, 1843. This form is based in part on Nancy S. Seasholes, ("Richard Holbrook Houses," MHC B form WLT.138 (Aug. 1986)

⁴ MSRD 456:16, 1844

⁵ Seasholes, citing MSRD 538:431 (1848)

⁶ MSRD 513:207, 1847

⁷ Central

⁸ MSRD 456:16-17, 1844

⁹ MSRD 677:536, 1854

¹⁰ MSRD 755:209, 1856

¹¹ MSRD 1736:527, 1886

¹² MSRD 2098:341

¹³ 1900 US census

¹⁴ MSRD 4971:332, 1926; 6185:479, 1938

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

29 HEARD STREET

Area(s)

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Waltham Poll/Voting/Street Lists.

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

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1831 Hales Map of Newton- Waltham Section (WHC)
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INVENTORY FORM B CONTINUATION SHEET

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View from the southeast, showing the south cottage. Photo by Zachary Violette March 2021

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MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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View from the northeast, showing the north cottage and rear building. Photo by Zachary Violette March 2021



View from the southeast, showing the south cottage. Photo by Zachary Violette March 2021

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1978 photograph of north cottage, previous MHC B form.



1978 photograph of south cottage, previous MHC B form.

Comment by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Heard Street was known as Church Avenue at the time McDonough lived on it, and he is listed in the directory as such.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R061 014 0006

Newton

WLT.N

WLT.139

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Address: 33 Heard Street

Historic Name: Cornelius Callahan Tenant House

Uses: Present: Two Family Residential
Original: Single Family Residential

Date of Construction: c.1875 - 1886

Source: Isaacson

Style/Form: Not researched / end house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Cut stone

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

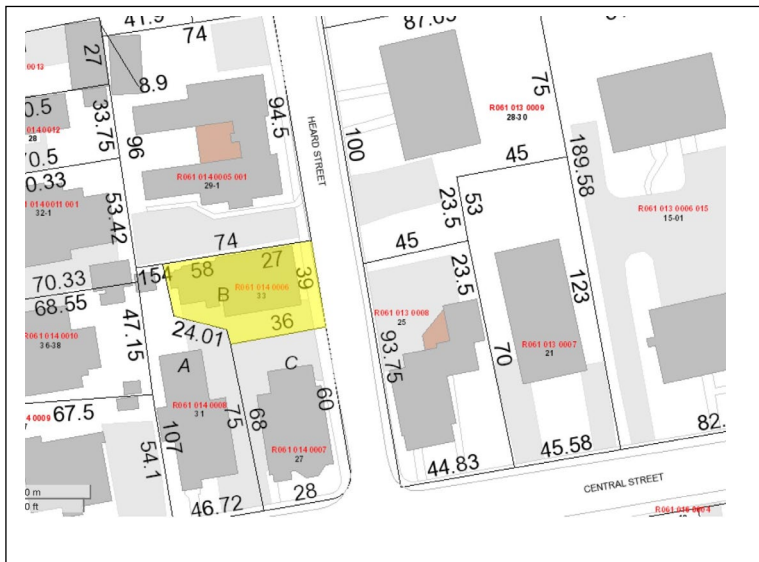
Outbuildings: None

Photograph



View from the southeast along Heard Street. Photo by

Locus Map (North is up)



Major Alterations (with dates):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0.046 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

33 HEARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.N

WLT.139

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Cornelius Callahan Tenant House, c.1875 - 1886, is a two-and-one-half story, wood-frame end house of indeterminate original style. Rising from a granite slab foundation, the house's main block is 22 feet in width and 20 feet in depth. This is extended by a two-story rear ell, 14 feet wide and 15 feet deep, offset to the right (north). The building has a front-gabled roof. There are three bays of fenestration on the first-floor front, with the main entrance aligned to the right, suggesting a side hall plan with two principal rooms on the main level. The second-floor front elevation has two bays of fenestration, as does the south elevation. A brick chimney pierces the roof on the south slope near the center of the building.

The main entrance is reached through a set of poured concrete steps that lead to a portico floored in the same material. Square posts with molded caps support the hip roof of the porch, while railings are a combination of modern wrought iron and square wooden posts. The front door is a modern embossed steel unit. The building is clad throughout in vinyl clapboards, with aluminum panning covering most trim. Openings have wooden 1/1 sash windows with aluminum triple-track style storm windows. On the front elevation, windows are flanked by vinyl faux shutters. The photograph attached to the previous MHC B form shows the house before the application of synthetic siding. The building had wooden clapboard siding, with simple square posts with molded caps supporting the front portico. A half-round window, the house's most distinctive feature, was set in the front gable end. Windows were 2/2 wooden sash.

The house is set on a small lot with a narrow setback from Heard Street paved in concrete. An asphalt paved parking pad occupies the south side of the property.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

INVENTORY FORM B CONTINUATION SHEET

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33 HEARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WLT.139

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.¹

This building stands on part of the tract of land the George Miller had purchased in 1833 from the Boston Manufacturing Company, which had acquired it in the previous decades through its agent Jackson Miller laid out Central Street (then called Miller Street) and subdivided the parcel into house lots. The lot was sold in 1843 to George Miller. The lot remained vacant as late as 1875, serving as the side yard for the Richard Holbrook House, 31 Central Street (c.1843 - 1845) WLT.1127. Cornelius Callahan (1811-1896), the owner of the older house, had this building, and the house at 27 Central Street (WLT.522) built sometime before 1886. Callahan is shown as owning both properties on the 1886 Waltham map.² Born in Ireland, Corenilus Callahan was listed as a farm laborer in the 1870 census, with \$3000 in real estate holdings and \$200 in personal property. The cotton mill employed three of his daughters that year.³ The 1880 census lists Callahan as a highway laborer. His household included his wife Margaret and five children, ages 12 to 32. All but the youngest of the Callahan children worked, two daughters and a son in the cotton mill, and another son employed as a farm laborer.⁴

By the time of the 1900 census, this house was used as a two-family residence. One unit in the building was rented to James Keating, an Irish-born garden laborer. He lived in the house with his wife and young son. The other unit was rented to Daniel Callahan, whose relationship with owner Frank Callahan is unclear. Callahan was listed as a carpenter. He shared the apartment with his sister Mary.⁵ A decade later one unit was home to Martin Leonard, an Irish-born factory operative. He lived

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² The previous MHC B forms incorrectly list the date of construction of this building as c.1830-1854, mainly based on style.

³ 1870 US census

⁴ 1880 US Census

⁵ 1900 US Census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

33 HEARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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here with his wife, Catherine. Daniel Callahan remained in the other unit, which he continued to share with his sister Mary. Only Daniel and Mary Callahan remained in the house in 1920.

The property passed through the estate of Cornelius Callahan to his son Frank, daughter-in-law Margaret, and ultimately granddaughter Esther Callahan and others.⁶ In 1949, Esther Callahan subdivided the property, separating 33 Heard Street and 27 and 31 Central Street into three lots. Genevieve and Philip Lembo purchased the property.⁷ They owned the property until 1971.

The house was purchased by its present owner in 1997.

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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

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1831 Hales Map of Newton- Waltham Section (WHC)

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

1856 Walling Map of Middlesex County (LOC)

⁶ MSRD 4782:523, 1924; 7373:91,1949

⁷ MSRD 7893:532, 1952

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

33 HEARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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1875 Map of Town of Waltham (DC)
1877 Birds' Eye View, O.H. Bailey (LOC)
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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

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MASSACHUSETTS HISTORICAL COMMISSION

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

33 HEARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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View from the northeast along Heard Street. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

33 HEARD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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1978 photograph (previous MHC B Form)

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 031 0007

Newton

WLT.Q

WLT.507

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the southwest. Photo by Zachary Violette March 2021

Address: 1-2 Jackson Place

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Altered Beyond Recognition / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Roofline altered (c.1889); siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☐ yes ☒ **Date:** 1889

Acreage: 0.129 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

1-2 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.Q

WLT.507

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of four identical buildings on a small cul-de-sac, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a one-story, wood-frame duplex. Rising from a foundation of poured concrete, indicative of the building's late nineteenth-century relocation, the single-pile main has a footprint of 44 feet along Jackson Street and is 16 feet in depth. This is extended by a rear ell, 20 feet wide and 22 feet deep, extending from the rear. A low hip roof caps the building. This appears to be an alteration from the original side-gabled roof, a more typical treatment for this period. The roofline is broken by a hip roof dormer centered on both the front and rear elevation. The front has five symmetrically arranged bays of fenestration with entrances centered on the front. There are no original chimneys remaining.

Entrance is reached through a pair of poured concrete steps, which rise to a stoop of the same material. The stoop is sheltered by a hip-roof canopy, supported on wrought iron columns of mid-twentieth-century vintage. The porch and stair railing is of the same material. Doors are modern embossed steel units with lights, with aluminum storm doors. Vinyl clapboards clad the surfaces of the building, while aluminum panning covers the trim. Windows throughout have vinyl 1/1 sash, with vinyl faux shutters on the first floor of the front elevation.

The building, set at the corner of Jackson Street and Jackson Place, is centered on its lot. The narrow grassy strip between the sidewalk and front of the building is crossed by concrete walkways. An asphalt-paved driveway runs along either side of the building.

Although heavily altered, this building is a surviving example of the type of housing provided by the Boston Manufacturing Company. As such, these are amongst the oldest company-provided worker housing in the United States.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses, which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same." The founders (of the company) determined

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1-2 JACKSON PLACE

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that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the original duplexes that the company built in 1817-1818. It was either the first, third, or fifth, or seventh building west from Elm Street along River Street. The building's occupancy at that time can not be determined exactly.

The company continued to improve its housing in the middle part of the nineteenth century. In 1865 it was noted of the River Street duplexes, likely referring to this building and its neighbors, "Some of the tenements on River street, owned by the Boston Manufacturing Company, are undergoing a change for the better. The improvements consist of thorough repairs, a substitution of the modern style of chimney for the huge pile of other days, raising up, and a change of base or front."⁸ It is unclear what was meant by the latter two alterations. The original ells were likely altered at this time. Still, the valuable location on which the houses stood made their continued existence in that location untenable. The Fitchburg Railroad corridor was built directly behind

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

⁸ *Waltham Free Press* 6/13/1865. 3

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WALTHAM

1-2 JACKSON PLACE

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the original eight duplexes in 1843, establishing a depot along Elm Street on a site that stood between the Long Block and the duplexes. This cluster of company housing located just to the south of the depot and the Waltham Common -- which was established in the decades after the founding of the mill -- became a source of contention as the town grew rapidly, particularly in the years after the Civil War. The Long Block, which adjoined the common, was considered particularly problematic, with many believing it an eyesore. As early as 1868, efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.⁹ In 1882, the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmond Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."¹⁰ The issue, in part, was a catalyst for the incorporation of Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375."¹¹ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved -- the four, one-story buildings were moved to a corner of the estate of the recently deceased George Lawton, where they were arranged on a dead-end court which was named Jackson Place. Three of the two-story duplexes were moved nearby to the newly opened Lawton Place. The fourth was set behind these on River Street. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears the building was demolished, and a replacement of similar scale but apparently more recent construction was built on the north side of Lawton Place. At the time of the 1900 census the building was home to five people living in two families. The unit at 1 Jackson Place was home to Luke Dean, who worked in the cotton mill. He lived with an Italian-born boarder and a housekeeper. The boarder was a stonemason. The unit at 2 Jackson Place was occupied by English-born Daniel Lee and his wife Henrietta. Lee worked in the cotton mill.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹² That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹³ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁴ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. This building and its neighbors on Jackson Place passed from the receivers of the Boston Manufacturing Company through a series of mortgage holders to the Arnold S. Dane Family Trust. That group sold the building to Salvatore and Josephine Falzone in 1943.¹⁵ It remained in that family until 1959 when it was sold to the Dellacamera family. It was purchased by its present owner in 2015.

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

Waltham Poll/Voting/Street Lists.

Maps

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town*, 1630-1884, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

¹² "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹³ MSRD 5425:105, 1929

¹⁴ MSRD 5469:192, 1930

¹⁵ MSRD 6197:92, 1938

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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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1923 City Engineers Atlas (WHC)
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View from the southeast. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill compound still exists as the driveway into the mill complex from Moody Street.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 031 0006

Newton

WLT.Q

WLT.508

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the south. Photo by Zachary Violette March 2021

Address: 3-4 Jackson Place

Historic Name: Boston Manufacturing Company
Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Altered Beyond Recognition / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Roofline altered (c.1889); siding and sash altered (in recent decades)

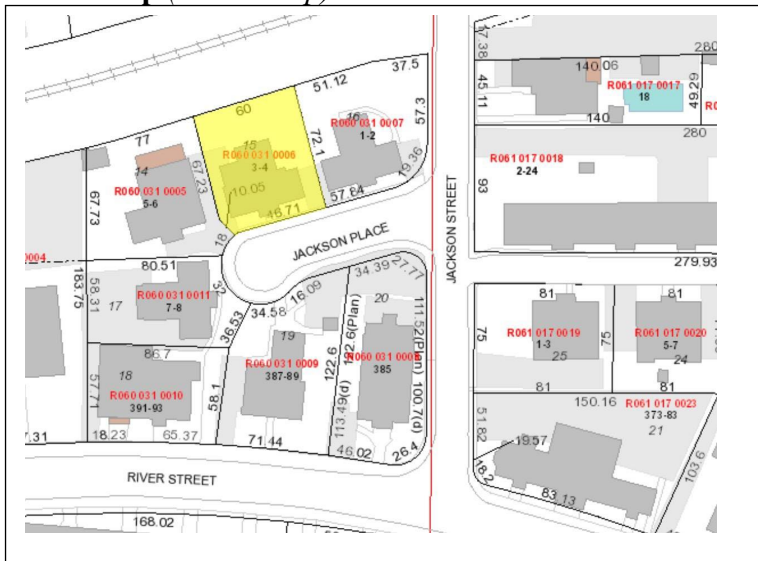
Condition: Fair

Moved: no ☐ yes ☒ Date: 1889

Acreage: 0.101 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of four identical buildings on a small cul-de-sac, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a one-story, wood-frame duplex. Rising from a foundation of poured concrete, indicative of the building's late nineteenth-century relocation, the single-pile main has a footprint of 44 feet along Jackson Street and is 16 feet in depth. This is extended by a rear ell, 20 feet wide and 22 feet deep, extending from the rear. A low hip roof caps the building. This appears to be an alteration from the original side-gabled roof, a more typical treatment for this period. The roofline is broken by a hip roof dormer centered on both the front and rear elevation. The front has five symmetrically arranged bays of fenestration with entrances centered on the front. There are no original chimneys remaining.

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WALTHAM

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⁸ *Waltham Free Press* 6/13/1865. 3

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houses stood made their continued existence in that location untenable. The Fitchburg Railroad corridor was built directly behind the original eight duplexes in 1843, establishing a depot along Elm Street on a site that stood between the Long Block and the duplexes. This cluster of company housing located just to the south of the depot and the Waltham Common -- which was established in the decades after the founding of the mill -- became a source of contention as the town grew rapidly, particularly in the years after the Civil War. The Long Block, which adjoined the common, was considered particularly problematic, with many believing it an eyesore. As early as 1868, efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.⁹ In 1882, the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmond Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."¹⁰ The issue, in part, was a catalyst for the incorporation of Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375."¹¹ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved -- the four, one-story buildings were moved to a corner of the estate of the recently deceased George Lawton, where they were arranged on a dead-end court which was named Jackson Place. Three of the two-story duplexes were moved nearby to the newly opened Lawton Place. The fourth was set behind these on River Street. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears the building was demolished, and a replacement of similar scale but apparently more recent construction was built on the north side of Lawton Place. At the time of the 1900 census only the unit at 3 Jackson Place seems to have been occupied. It was the home of Miles Fay, a loom fixer at the cotton mill. He lived with his son, who also worked in the mill, and four young daughters.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹² That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹³ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁴ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. This building and its neighbors on Jackson Place passed from the receivers of the Boston Manufacturing Company through a series of mortgage holders to the Arnold S. Dane Family Trust. That group sold this building and the neighboring building at 5-6 Jackson Place to Daniel LaCava in 1938.¹⁵ He held the building for five years before selling it to Felix Vergona.¹⁶ The building remains owned by the Vergona family.

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

Waltham Poll/Voting/Street Lists.

Maps

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town*, 1630-1884, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

¹² "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹³ MSRD 5425:105, 1929

¹⁴ MSRD 5469:192, 1930

¹⁵ MSRD 6195:287, 1938

¹⁶ MSRD 6727:409, 1943

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

3-4 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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

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MASSACHUSETTS HISTORICAL COMMISSION

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View from the southeast. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill compound still exists as the driveway into the mill complex from Moody Street.

FORM B - BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
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WLT.509

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the east. Photo by Zachary Violette March 2021

Address: 5-6 Jackson Place

Historic Name: Boston Manufacturing Company
Tenement

Uses:	Present:	Two Family Residential
	Original:	Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Altered Beyond Recognition / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Faux brick / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Roofline modified (c.1889); second story addition, fenestration, siding, sash altered (in recent decades)

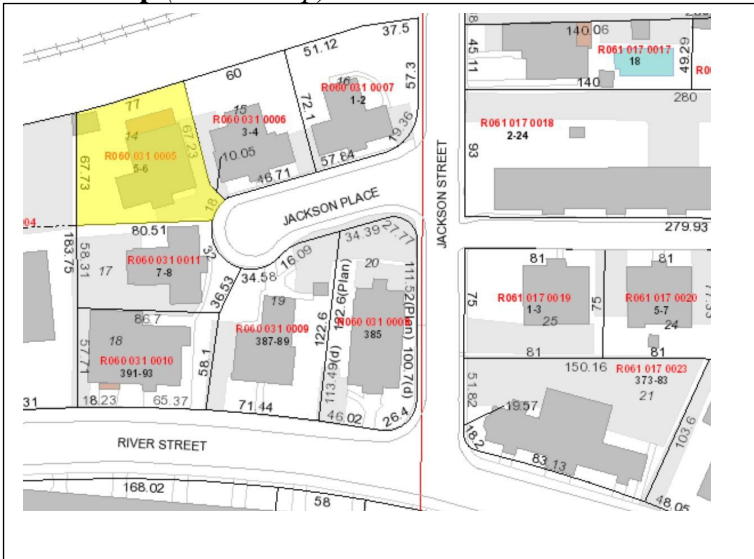
Condition: Fair

Moved: no ☐ yes ☒ **Date:** 1889

Acreage: 0.147 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

5-6 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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WLT.509

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of four identical buildings on a small cul-de-sac, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a wood-frame duplex. Rising from a foundation of poured concrete, indicative of the building's late nineteenth-century relocation, the single-pile main has a footprint of 44 feet along Jackson Street and is 16 feet in depth. This is extended by a rear ell, 20 feet wide and 22 feet deep, extending from the rear. A low hip roof caps the one-story western unit of the building. This appears to be an alteration from the original side-gabled roof, a more typical treatment for this period. The roofline is broken by a hip roof dormer centered on both the front and rear elevation. The eastern unit has been raised to a full second story. This portion has a low gabled roof. The front originally had five symmetrically arranged bays of fenestration with entrances centered on the front. This has been altered in the eastern unit by combining the two first-floor windows into a large picture window. There is a single paired window of the front elevation of the east unit. There are no original chimneys remaining.

Entrance is reached through a set of poured concrete steps, which rise to a stoop of the same material. The stoop is sheltered by a shed-roof canopy, supported on square wooden columns set on enclosed railings. Doors are modern steel embossed units with fan lights. Both have aluminum storm doors. The building is clad in faux brick siding, with faux keystones above most openings. Windows throughout have vinyl 1/1 sash.

The building is centered on its lot at the western end of Jackson Place. The front of the building is paved for parking

Although heavily altered, this building is a surviving example of the type of housing provided by the Boston Manufacturing Company. As such, these are amongst the oldest company-provided worker housing in the United States.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses, which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same." The founders (of the company) determined

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that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the original eight duplexes that the company built in 1817-1818. It was either the first, third, or fifth, or seventh building west from Elm Street along River Street. The building's occupancy at that time can not be determined exactly.

The company continued to improve its housing in the middle part of the nineteenth century. In 1865 it was noted of the River Street duplexes, likely referring to this building and its neighbors, "Some of the tenements on River street, owned by the Boston Manufacturing Company, are undergoing a change for the better. The improvements consist of thorough repairs, a substitution of the modern style of chimney for the huge pile of other days, raising up, and a change of base or front."⁸ It is unclear what was meant by the latter two alterations. The original ells were likely altered at this time. Still, the valuable location on which the

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

⁸ *Waltham Free Press* 6/13/1865. 3

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WALTHAM

5-6 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹³ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹⁴ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁵ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. This building and its neighbors on Jackson Place passed from the receivers of the Boston Manufacturing Company through a series of mortgage holders to the Arnold S. Dane Family Trust. That group sold this building and the neighboring building at 3-4 Jackson Place to Daniel LaCava in 1938.¹⁶ He held the building for five years before selling it to Felix Vergona.¹⁷ While that family retained the neighboring building, in 1973 this building was sold by Felix Vergona to Peter and Bernadette Concetti.¹⁸ The building remains owned by that family.

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¹² 1900 US Census

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¹⁴ MSRD 5425:105, 1929

¹⁵ MSRD 5469:192, 1930

¹⁶ MSRD 6195:287, 1938

¹⁷ MSRD 6727:409, 1943

¹⁸ MSRD 12530:522, 1973

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5-6 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 031 0011

Newton

WLT.Q

WLT.510

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the east. Photo by Zachary Violette March 2021

Address: 7-8 Jackson Place

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Altered Beyond Recognition / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Faux brick / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

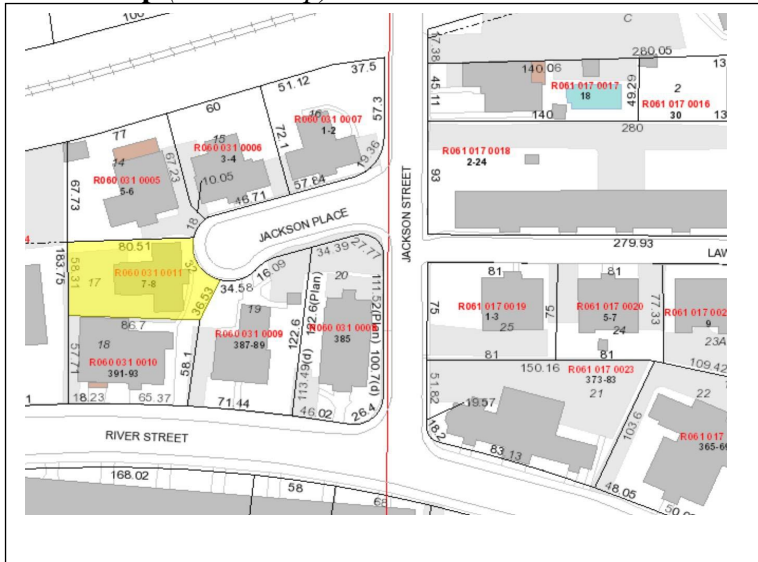
Condition: Fair

Moved: no ☐ yes ☒ **Date:** 1889

Acreage: 0.127 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

7-8 JACKSON PLACE

Area(s)

Form No.

WLT.Q

WLT.510

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of four identical buildings on a small cul-de-sac, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a one-story, wood-frame duplex. Rising from a foundation of poured concrete, indicative of the building's late nineteenth-century relocation, the single-pile main has a footprint of 44 feet along Jackson Street and is 16 feet in depth. This is extended by a rear ell, 20 feet wide and 22 feet deep, extending from the rear. A low hip roof caps the building. This appears to be an alteration from the original side-gabled roof, a more typical treatment for this period. The roofline is broken by a hip roof dormer centered on both the front and rear elevation. The front has five symmetrically arranged bays of fenestration with entrances centered on the front. There is one parged chimney rising from the center of the building.

Entrance is reached through a set of poured concrete steps, which rise to a stoop of the same material. The stoop is sheltered by a shed-roof canopy, supported on narrow wooden posts. Porch railings are of the same materials. Doors are recent vintage panel doors with fanlights. Both have aluminum storm doors. The building is clad throughout with a brick veneer. Aluminum panning covers the trim. Windows throughout have vinyl 1/1 sash.

The building is centered on its lot at the western end of Jackson Place. The narrow grassy strip between the sidewalk and front of the building is enclosed with a chainlink fence.

Although heavily altered, this building is a surviving example of the type of housing provided by the Boston Manufacturing Company. As such, these are amongst the oldest company-provided worker housing in the United States.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses, which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same." The founders (of the company) determined

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7-8 JACKSON PLACE

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that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the original eight duplexes that the company built in 1817-1818. It was either the first, third, or fifth, or seventh building west from Elm Street along River Street. The building's occupancy at that time can not be determined exactly.

The company continued to improve its housing in the middle part of the nineteenth century. In 1865 it was noted of the River Street duplexes, likely referring to this building and its neighbors, "Some of the tenements on River street, owned by the Boston Manufacturing Company, are undergoing a change for the better. The improvements consist of thorough repairs, a substitution of the modern style of chimney for the huge pile of other days, raising up, and a change of base or front."⁸ It is unclear what was meant by the latter two alterations. The original ells were likely altered at this time. Still, the valuable location on which the

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

⁸ *Waltham Free Press* 6/13/1865. 3

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7-8 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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houses stood made their continued existence in that location untenable. The Fitchburg Railroad corridor was built directly behind the original eight duplexes in 1843, establishing a depot along Elm Street on a site that stood between the Long Block and the duplexes. This cluster of company housing located just to the south of the depot and the Waltham Common -- which was established in the decades after the founding of the mill -- became a source of contention as the town grew rapidly, particularly in the years after the Civil War. The Long Block, which adjoined the common, was considered particularly problematic, with many believing it an eyesore. As early as 1868, efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.⁹ In 1882, the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmond Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."¹⁰ The issue, in part, was a catalyst for the incorporation of Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375.¹¹ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved -- the four, one-story buildings were moved to a corner of the estate of the recently deceased George Lawton, where they were arranged on a dead-end court which was named Jackson Place. Three of the two-story duplexes were moved nearby to the newly opened Lawton Place. The fourth was set behind these on River Street. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears the building was demolished, and a replacement of similar scale but apparently more recent construction was built on the north side of Lawton Place. At the time of the 1900 census the unit at 7 Jackson Place was home to English-born John Malcolm. He worked as a weaver in the cotton mill. He lived here with his wife and nephew, the latter of whom also worked in the mill. The unit at 8 Jackson Place was home to Henry Millett and his wife Eliza, both of whom worked in the cotton mill.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹² That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹³ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁴ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. This building and its neighbors on Jackson Place passed from the receivers of the Boston Manufacturing Company through a series of mortgage holders to the Arnold S. Dane Family Trust. That group sold this building, along with neighboring property on River Street, in 1937 to Onofrio DeLosa.¹⁵ It was owned by various members of that family, through a series of realty trusts, until 2012.

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

Waltham Poll/Voting/Street Lists.

Maps

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town*, 1630-1884, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

¹² "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹³ MSRD 5425:105, 1929

¹⁴ MSRD 5469:192, 1930

¹⁵ MSRD 6119:530, 1937

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7-8 JACKSON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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)
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1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
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INVENTORY FORM B CONTINUATION SHEET

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Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill compound still exists as the driveway into the mill complex from Moody Street.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 017 0019

Newton

WLT.AG,
WLT.AP

WLT.669

Nat'l Register District (09/28/1989); Nat'l Register MRA (09/28/1989)

Town/City: Waltham

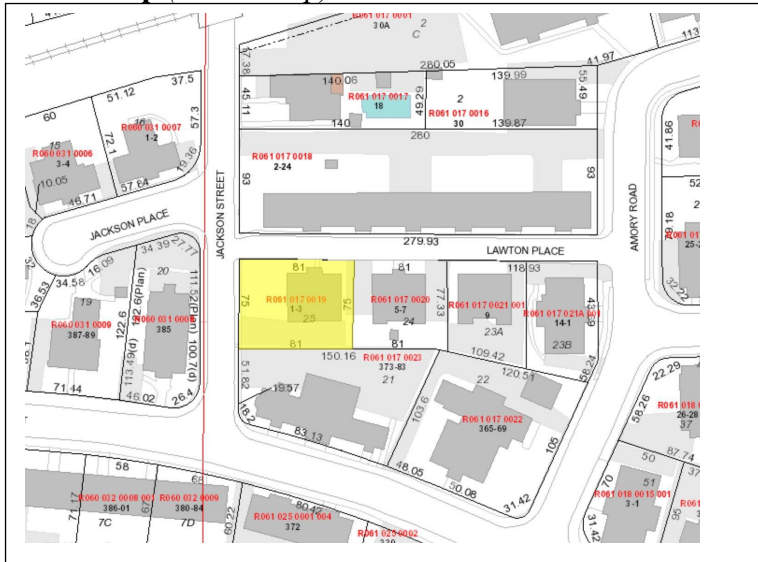
Place: (neighborhood or village): BMC Mill Village

Photograph



View from the west along Lawton Place. Photo by Zachary Violette March 2021

Locus Map (North is up)



Address: 1-3 Lawton Place

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Federal / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Brick

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding, sash, and porch altered (in recent decade)

Condition: Fair

Moved: no ☐ yes ☒ Date: 1889

Acreage: 0.14 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

1-3 LAWTON PLACE

Area(s)

Form No.

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WLT.AP

WLT.669

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of three nearly indexical buildings along narrow Lawton Place, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a two-and-one-half story, wood-frame duplex in a Federal style. Rising from a foundation of red pressed brick, indicative of the building's relocation, the house has a double-pile main block with a footprint of roughly 41 feet along Lawton Place, and 26 feet in depth. This is joined by a pair of ells, 11 feet by 12 feet, aligned to the east and west side of the rear elevation, form a shallow U-shaped footprint. The main block of the house is topped by a steeply sloping side-gabled roof. This is broken by two regularly-spaced gabled dormers along the front elevation. The lack of overhanging eaves on the front and side elevation is a feature indicative of this building's early date. The rear ells have shed roofs. The front elevation has five symmetrical bays of fenestration, with entrances paired at the center. This has been altered by joining the two first-floor front windows into single bow-shaped windows. The windows on the second floor above this are paired as well. The flanking elevations have two bays of fenestration. A tall brick chimney rises from the ridge at the center of both units.

Entrance is reached through a set of poured concrete steps, which rise to a small stoop of the same material. This is sheltered by a hip roof canopy set on wrought iron posts of mid-twentieth-century vintage. The entrances have modern embossed steel doors with fan lights. These are covered in aluminum screen doors. This is set on robust openwork brackets. The building is clad in vinyl clapboards, and aluminum panning covers all trim. Most windows have been replaced with 1/1 vinyl sash. However, both gable end windows, as well as one dormer, appear to retain their original wooden 6/6 sash windows, and one of the paired center windows on the second floor has a 4/4 wooden sash.

The building is set directly on narrow Lawton Place. An asphalt driveway runs along the building's east side.

Despite changes to surface materials, this building remains legible as one of the oldest surviving examples of company-sponsored housing in the United States.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one

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WALTHAM

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WLT.669

Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses, which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same." The founders (of the company) determined that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England.¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the original eight duplexes that the company built in 1817-1818. It was either the second, fourth, or sixth building south from Elm Street along River Street. The building's occupancy at that time can not be determined exactly.

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¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

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⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

1-3 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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of the modern style of chimney for the huge pile of other days, raising up, and a change of base or front."⁸ It is unclear what was meant by the latter two alterations. The original ells were likely altered at this time. Still, the valuable location on which the houses stood made their continued existence in that location untenable. The Fitchburg Railroad corridor was built directly behind the original eight duplexes in 1843, establishing a depot along Elm Street on a site that stood between the Long Block and the duplexes. This cluster of company housing located just to the south of the depot and the Waltham Common -- which was established in the decades after the founding of the mill -- became a source of contention as the town grew rapidly, particularly in the years after the Civil War. The Long Block, which adjoined the common, was considered particularly problematic, with many believing it an eyesore. As early as 1868, efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.⁹ In 1882, the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmond Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."¹⁰ The issue, in part, was a catalyst for the incorporation of Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375."¹¹ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved -- the four, one-story buildings were moved to a corner of the estate of the recently deceased George Lawton, where they were arranged on a dead-end court which was named Jackson Place. Three of the two-story duplexes were moved nearby to the newly opened Lawton Place. The fourth was set behind these on River Street. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears the building was demolished, and a replacement of similar scale but apparently more recent construction was built on the north side of Lawton Place. At the time of the 1900 census the building, then numbered 1-3 Jackson Place, was occupied by 17 individuals living in two families. The unit at 1 Lawton Place was occupied by the home of John Chagnon, a French Canadian loom fixer at the Cotton mill. He shared the house with this wife and four sons, the oldest two of whom worked outside the house -- one at the gas works and another at a laundry. The other side of the duplex was occupied by the household of Peter Gosselin, a French Canadian, a laborer at the cotton mill. In addition to his wife Mary that household included five daughters, three sons, Peter's son-in-law, and grandson. The oldest two daughters worked in the cotton mill, while the oldest son worked at a buckle factory. Gosselin's son-in-law was a salesman.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹² That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹³ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁴ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In 1930 the building was sold by the receivers to Maria Concetta Galvagno.¹⁵ The Italian-born Galvagno lived at 1 Lawton Place at the time of the 1940 census, along with her husband Salvatore, who worked as a landscaper on a WPA project. Their daughter Josephine, a shoe factory worker, also lived in the house. The unit at 3 Lawton Place was home that year to the household of Alfred E. Breault, a worker at the woolen mill. He lived here with this wife, daughter, and son-in-law. The latter two both worked as machine operators in a radio tube factory.¹⁶ The building was owned by the Galvagno family until 1943 when it was sold to Josephine Falzone. It remained in the at family until 2004, when it was sold to its present owner.

⁸ *Waltham Free Press* 6/13/1865, 3

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town, 1630-1884*, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

¹² "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹³ MSRD 5425:105, 1929

¹⁴ MSRD 5469:192, 1930

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¹⁶ 1940 US census

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

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Maps

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General Waltham Bibliography

INVENTORY FORM B CONTINUATION SHEET

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View from the west along Lawton Place. Photo by Zachary Violette March 2021

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Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill compound still exists as the driveway into the mill complex from Moody Street.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 017 0020

Newton

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WLT.AP

WLT.524

Nat'l Register District (09/28/1989); Nat'l Register MRA
(09/28/1989)

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



Address: 5-7 Lawton Place

Historic Name: Boston Manufacturing Company
Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Federal / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Brick

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

First floor fenestration altered, siding and some sash
replaced (in recent decades)

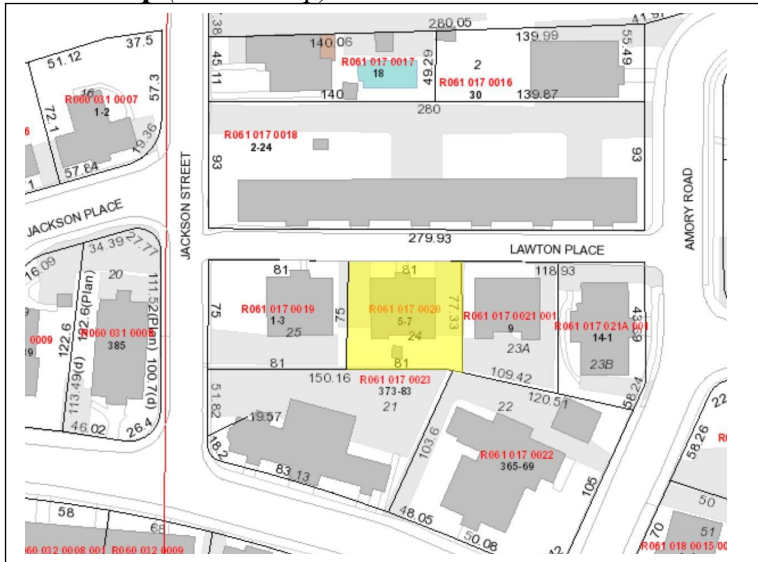
Condition: Fair

Moved: no ☐ yes ☒ Date: 1889

Acreage: 0.14 acres

Setting: A dense streetscape of freestanding,
wood-frame houses of the mid to late nineteenth century.
Houses generally share similar massing, setback, and
detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

5-7 LAWTON PLACE

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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of three nearly indexical buildings along narrow Lawton Place, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a two-and-one-half story, wood-frame duplex in a Federal style. Rising from a foundation of red pressed brick, indicative of the building's relocation, the house has a double-pile main block with a footprint of roughly 41 feet along Lawton place, and 26 feet in depth. This is joined by a pair of ells, 11 feet by 12 feet, aligned to the east and west side of the rear elevation, form a shallow U-shaped footprint. The main block of the house is topped by a steeply sloping side-gabled roof. This is broken by two regularly-spaced gabled dormers along the front elevation. The lack of overhanging eaves on the front and side elevation is a feature indicative of this building's early date. The rear ells have shed roofs. The front elevation has five symmetrical bays of fenestration, with entrances paired at the center. This has been altered by joining the two first-floor front windows into single bow-shaped windows. The windows on the second floor above this are paired as well. The flanking elevations have two bays of fenestration. A tall brick chimney rises from the ridge at the center of both units.

Entrance is reached through a set of poured concrete steps, which rise to a small stoop of the same material. The entrances have modern embossed steel doors with aluminum screens. A hip roof canopy, a later nineteenth-century addition seen on many mill houses in Waltham, is placed above the door. This is set on robust openwork brackets. The building is clad in vinyl clapboards, and aluminum panning covers all trim. Openings on the second-floor front appear to retain their original 6/6 sash windows, with aluminum storms.

The building is set directly on narrow Lawton Place. An asphalt driveway runs along the building's east side.

Despite changes to surface materials, this building remains legible as one of the oldest surviving examples of company-sponsored housing in the United States.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses,

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which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same.' The founders (of the company) determined that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the original eight duplexes that the company built in 1817-1818. It was either the second, fourth, or sixth building south from Elm Street along River Street. The building's occupancy at that time can not be determined exactly.

The company continued to improve its housing in the middle part of the nineteenth century. In 1865 it was noted of the River Street duplexes, likely referring to this building and its neighbors, "Some of the tenements on River street, owned by the Boston Manufacturing Company, are undergoing a change for the better. The improvements consist of thorough repairs, a substitution

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

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While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹² That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹³ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁴ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In 1931 the receivers sold the property to Gaetano and Carmela Nicoletta.¹⁵ At the time of the 1940 census the Italian-born couple lived in the unit at 5 Lawton Place. Both husband and wife listed their occupations as laborers at the thread mill. They shared the house with three sons and a daughter. The two oldest sons worked in a tube mill. The unit at 7 Lawton Place was rented to Edward Arnold, a knitter at a knitting mill, who shared the house with his wife, who worked in a laundry, and two young sons.¹⁶

⁸ *Waltham Free Press* 6/13/1865, 3

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town, 1630-1884*, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

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¹³ MSRD 5425:105, 1929

¹⁴ MSRD 5469:192, 1930

¹⁵ MSRD 5548:336, 1931

¹⁶ 1940 US Census

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WALTHAM

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The Nicoletta family would own the house until 1961, when Carmela Nicoletta sold the property, with life tenancy rights, to Edward Creighton.¹⁷ After that it was owned by the Nowlan family. They owned it until 2020 when it was sold to its present owner.

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¹⁷ MSRD 9788:73, 1961

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

5-7 LAWTON PLACE

Area(s)

Form No.

WLT.AG,
WLT.AP

WLT.524

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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Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill compound still exists as the driveway into the mill complex from Moody Street.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

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Newton

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WLT.670

Nat'l Register District (09/28/1989); Nat'l Register MRA
(09/28/1989)

Town/City: Waltham

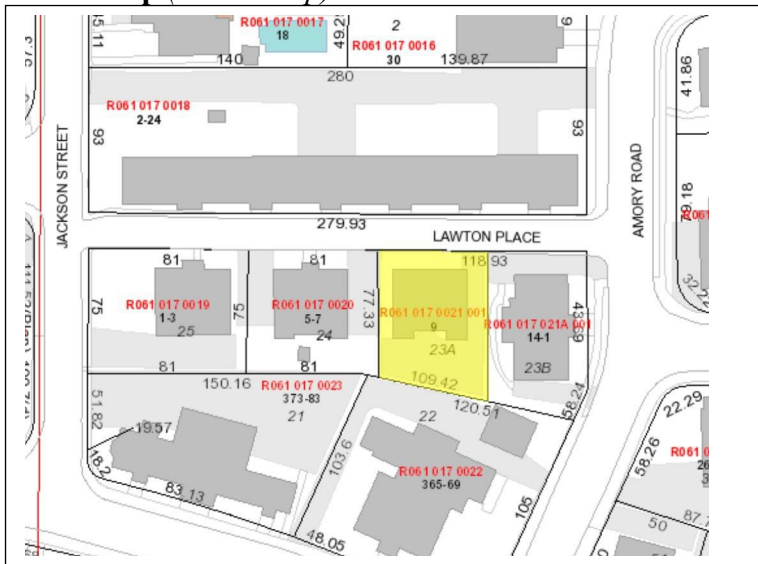
Place: (neighborhood or village): BMC Mill Village

Photograph



View from the northeast along Lawton Place. Photo by Zachary Violette March 2021

Locus Map (North is up)



Address: 9-11 Lawton Place

Historic Name: Boston Manufacturing Company
Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1817 - 1818

Source: Isaacson

Style/Form: Federal / duplex

Architect/Builder: Not Known

Exterior Materials:
Foundation: Poured concrete

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):
Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☐ yes ☒ Date: c.1889

Acreage: 0 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

9-11 LAWTON PLACE

Area(s)

Form No.

WLT.AG,
WLT.AP

WLT.670

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

One of three nearly indexical buildings along narrow Lawton Place, the Boston Manufacturing Company Tenement, c.1817 - 1818, is a two-and-one-half story, wood-frame duplex in a Federal style. Rising from a foundation poured concrete, indicative of the building's relocation, the house has a double-pile main block with a footprint of roughly 41 feet along Lawton place, and 26 feet in depth. This is joined by a pair of ells, 11 feet by 12 feet, aligned to the east and west side of the rear elevation, form a shallow U-shaped footprint. The main block of the house is topped by a steeply sloping side-gabled roof. This is broken by two regularly-spaced gabled dormers along the front elevation. The lack of overhanging eaves on the front and side elevation is a feature indicative of this building's early date. The rear ells have shed roofs. The front elevation has five symmetrical bays of fenestration, with entrances paired at the center. The windows on the second floor above this are paired as well. The flanking elevations have two bays of fenestration. A tall brick chimney rises from the ridge at the center of both units.

Entrance is reached through a set of poured concrete steps, which rise to a small stoop of the same material. The entrances have modern embossed steel doors with leaded glass. A hip roof canopy, a later nineteenth-century addition seen on many mill houses in Waltham, is placed above the door. This is set on robust openwork brackets. The building is clad in vinyl clapboards, and aluminum panning covers all trim. Openings thought have vinyl 1/1 sash. A photograph of the building attached to the previous MHC B form shows that it was covered in synthetic siding by that date but retained 6/6 sash windows.

The building is set directly on narrow Lawton Place. A paved rear yard is reached by an asphalt driveway along the building's east side.

Despite changes to surface materials, this building remains legible as one of the oldest surviving examples of company-sponsored housing in the United States.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses,

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

9-11 LAWTON PLACE

Area(s)

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which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same.' The founders (of the company) determined that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the original eight duplexes that the company built in 1817-1818. It was either the second, fourth, or sixth building south from Elm Street along River Street. The building's occupancy at that time can not be determined exactly.

The company continued to improve its housing in the middle part of the nineteenth century. In 1865 it was noted of the River Street duplexes, likely referring to this building and its neighbors, "Some of the tenements on River street, owned by the Boston Manufacturing Company, are undergoing a change for the better. The improvements consist of thorough repairs, a substitution

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

9-11 LAWTON PLACE

Area(s)

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WLT.670

of the modern style of chimney for the huge pile of other days, raising up, and a change of base or front."⁸ It is unclear what was meant by the latter two alterations. The original ells were likely altered at this time. Still, the valuable location on which the houses stood made their continued existence in that location untenable. The Fitchburg Railroad corridor was built directly behind the original eight duplexes in 1843, establishing a depot along Elm Street on a site that stood between the Long Block and the duplexes. This cluster of company housing located just to the south of the depot and the Waltham Common -- which was established in the decades after the founding of the mill -- became a source of contention as the town grew rapidly, particularly in the years after the Civil War. The Long Block, which adjoined the common, was considered particularly problematic, with many believing it an eyesore. As early as 1868, efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.⁹ In 1882, the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmond Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."¹⁰ The issue, in part, was a catalyst for the incorporation of Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375."¹¹ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved -- the four, one-story buildings were moved to a corner of the estate of the recently deceased George Lawton, where they were arranged on a dead-end court which was named Jackson Place. Three of the two-story duplexes were moved nearby to the newly opened Lawton Place. The fourth was set behind these on River Street. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears the building was demolished, and a replacement of similar scale but apparently more recent construction was built on the north side of Lawton Place. At the time of the 1900 census the building, then numbered 9-11 Jackson Place, was home to 13 people in two households. Number 9 Lawton Place was occupied by Thomas Singleton, an English-born spinner in the cotton mill. He shared the unit with his wife Elizabeth and their five school-age children. The other unit was home to William Murdock, a weaver in the mill. He lived here with this wife Kate, three sons and three daughters. The oldest three children worked in the cotton mill, as a weaver, laborer, and errand boy, respectively.¹²

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹³ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹⁴ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁵ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. Late in 1929 the Boston Manufacturing Company sold the property to Salvatore and Alfonsina Graceffa.¹⁶ At the time of the 1940 census, both units of the building were rented, the one at 9 Lawton Place to the family of Italian-born Nunzio Vicolo, a building laborer, who shared the unit with his wife, two sons, and two daughters. The other unit was home to Lithuanian-born Justin Strazdas, a starcher at the dye factory. He lived here with his wife Fannie and five children from 13 to 25. One son worked as shipping clear at a department store, another as a machinist at a clock factory, one daughter was a bookkeeper at a retail store.

The Graceffa family owned the building until 1995. After a series of short-term owners over the next two decades, it was converted to condominium units in 2015.

⁸ *Waltham Free Press* 6/13/1865, 3

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town, 1630-1884*, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

¹² 1900 US Census

¹³ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹⁴ MSRD 5425:105, 1929

¹⁵ MSRD 5469:192, 1930

¹⁶ MSRD 5425:148, 1929

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

9-11 LAWTON PLACE

Area(s)

Form No.

WLT.AG,
WLT.AP

WLT.670

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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)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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General Waltham Bibliography

INVENTORY FORM B CONTINUATION SHEET

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WALTHAM

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Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture* Washington, DC: Preservation Press, 1987



View from the northwest along Lawton Place. Photo by Zachary Violette March 2021

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WLT.AP

WLT.670



1984 photograph, previous MHC B Form

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill compound still exists as the driveway into the mill complex from Moody Street.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

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Nat'l Register District (09/28/1989); Nat'l Register MRA (09/28/1989)

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the east along Lawton Place from Amory Road.

Address: 2-24 Lawton Place

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Multi-Family Residential
 Original: Multi Family Residential

Date of Construction: c.1889

Source: Isaacson

Style/Form: Italianate / row house

Architect/Builder:

Exterior Materials:
Foundation: Brick

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):
Siding and sash altered (in recent decades)

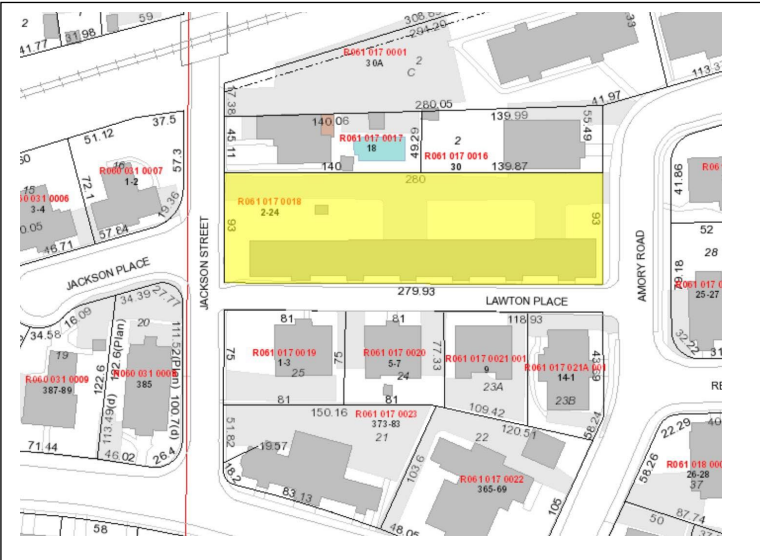
Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0.6 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.AG,
WLT.AP

WLT.149

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Occupying the entire north side of narrow Lawton Place, the Boston Manufacturing Company Tenement, c.1889,, is a large, wood-frame tenement block in a modest Italianate style. Rising two-and-one-half stories from a foundation of red pressed brick, the main block of the building runs 229 feet along Layton Place and is 25 feet in depth. This extended only by a small one-story expansion, 17 feet by 25 feet, attached to the building's west side. The main building has a side-gabled roof with deeply overhanging eaves. It is divided into 12 units with six paired entrances along Lawton pace. Each unit has two bays of fenestration on the primary elevation, a door and a single window on the first floor, and two windows above. This makes for 24 bays of fenestration across this elevation. There are two bays of fenestration on each flanking elevation. Each unit appears to have originally been arranged over two floors, likely with two principal rooms on the first floor, and two large and two smaller rooms on the second. Brick chimneys rose from the center of each unit at the ridge of the building, forming a regular pattern. Seven of these remain.

Each entrance is now reached by a stone-clad concrete stair raising to a small stoop. Most of the entrances have embossed steel and light doors with aluminum screens. Each pair of doors is sheltered by a hip roof canopy supported on robust, openwork brackets, a distinctive feature of mill housing in Waltham of this period and some of the building's only remaining trim. The building is clad throughout in vinyl clapboards. Aluminum panning covers most trim. Windows throughout have vinyl 1/1 sash. At the time of the previous MHC B form, the building had already been clad in synthetic siding but retained 6/6 wooden sash in most openings.

The building is set directly on the roadway of narrow Lawton Place, with a comparatively generous yard at the rear. This area is now paved for paring.

This building is one of the most ambitious in scale of the range of company-sponsored tenement blocks that make up the Boston Manufacturing Company mill village. While it has suffered changes in surface material, it retains its original massing, fenestration, and some trim, and remains legible to its original form. It forms a crucial part of the streetscape of Lawton Place, which demonstrates the density of housing solutions provided by the company in this period.

Continuation Sheet 1

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While most of the housing for the pioneering Boston Manufacturing Company was built in the first two decades after its 1813 founding, the company's plant was increasingly antiquated by the prosperous post-Civil War period. The 1870s and 1880s witnessed large-scale expansion at the factory itself, with the construction of Mill 3 in 1873 and 1879 and Mill 4 in 1890. The company also embarked on a campaign of modernizing its housing stock in this period. Not only were most of the older boarding housing moved from their original location north of the mill yard, the company built at least five long rows of attached tenements, including this building. While the company's original housing stock included a single row house -- the so-called "Long Block" -- most of the first houses took the form of a duplex.¹ In the post-war period, with the land around the mill increasingly at a premium, the new company tenements uniformly took on this dense form. Units in these buildings were also more compact; the company dispensed with the ells which had been seen on the earlier duplexes, which likely held the common spaces which helped support the multiple boarders that tended to occupy them. Instead, residents had a private doorway with living space on two floors. These new buildings reflect the markedly decreased reliance on single women as a labor force, with most of the company's new employees made up of families, many of them immigrants. Therefore, the newer tenements needed fewer common spaces, although many families in these buildings continued to take on a smaller number of boarders.

This building was built by the company c. 1889. It was one of the largest, and latest, single buildings they built. Its construction occurred simultaneously with the relocation of eight of the original boarding houses from the location north of the mill yard, where they had stood since the 1810s, to a corner of the estate of the late George Lawton, a company director. This building appears to have been built as a replacement of the notorious Long Block, a 12 unit tenement row that was one of the most ambitious early developments they had built. The original Long Block, which adjoined the common, was considered though of as particularly problematic by mid-century, with many considering it an eyesore. As early as 1868 efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.² In 1882 the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmund Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."³ The issue, in part, was a catalyst for the incorporation of a Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

² "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

³ Sanderson, *Waltham as a precinct of Watertown and as a Town*, 1630-1884, 78

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

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WLT.AP

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eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375.⁴ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears, the building was demolished, and this building acted as a replacement, of similar scaled capacity. However, the relationship between this building and the 1810s Long Block is unresolved. Little architectural evidence visible from the public way suggests an early construction date. However, as the company was clearly in the habit of moving, instead of demolishing and rebuilding, its buildings, it seems odd that such a substantial building was destroyed only to be replaced by a near replica.⁵

At the time of the 1900 census, the building was home to 51 people living in nine households, each with separate addresses. Of the people who listed an occupation, 20 worked for the cotton mill, with occupations ranging from loom fixer to weaver to laborer, the latter being the most common designation. Only one person listed an occupation outside the mill, that man worked as a bartender. The families ranged in ethnicity. There were three Irish households, two Swedish households, a Canadian household of Irish descent, and an English family. All lived in family units, many with adult children who also worked. None took in boarders.⁶

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.⁷ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁸ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁹ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company.

Architect

⁴ "New England News" *Worcester Daily Spy* 3/5/1888, 3

⁵ Interior examination of building fabric would be indicated to help determine the extent of reuse here.

⁶ 1900 US census

⁷ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁸ MSRD 5425:105, 1929

⁹ MSRD 5469:192, 1930

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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

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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)

INVENTORY FORM B CONTINUATION SHEET

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2-24 LAWTON PLACE

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1903 Sanborn Map (LOC)

1911 Sanborn Map (LOC)

1918 Sanborn Map (LOC)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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View from the east along Lawton Place. Photo by Zachary Violette March 2021



View from the west along Lawton Place. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

2-24 LAWTON PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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1978 photograph (previous MHC B Form)

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R068 019 0012	Newton	WLT.T	WLT.46
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Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 10-12 Maple Street

Historic Name: Edward H. Owen House

Uses: Present: Multi-Family Residential
 Original: Single Family Residential

Date of Construction: c.1871 - 1875

Source: Deeds, Maps, Directories

Style/Form: Second Empire / end house

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Parged
 Wall/Trim: Clapboards / Wood
 Roof: Asphalt

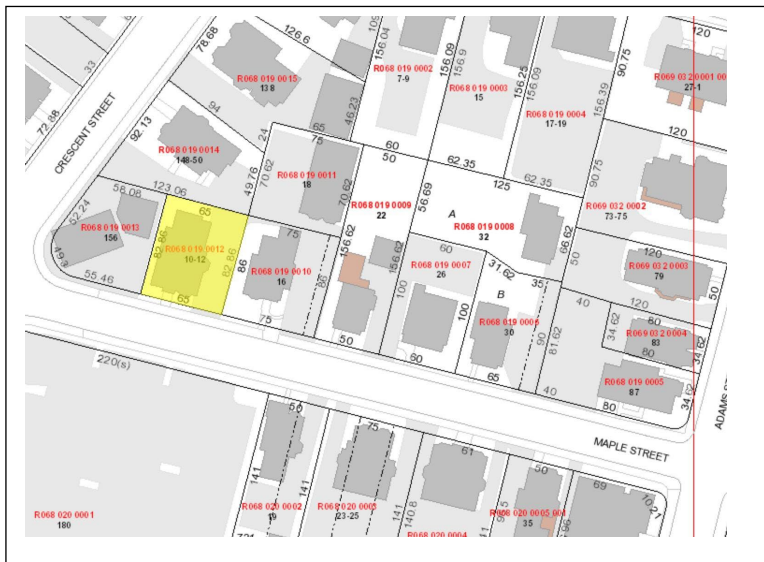
Outbuildings: None

Photograph



View from the west. Photo by Zachary Violette March 2021

Locus Map (North is up)



Major Alterations (with dates):

Moved from corner lot for construction of gas station (c.1933), sash altered(in recent decades)

Condition: Good

Moved: no ☐ yes ☒ Date: c.1933

Acreage: 0.12 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.T

WLT.46

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Edward H. Owen House is a well-preserved end house in the Second Empire style. Rising from a foundation of poured concrete (in latter a result of the building's early 20th-century relocation), the main block of the house has a footprint of 28 feet along Maple Street, and is 33 feet in depth. This extended by a rear ell of 18 feet by 25 feet. The front block and rear ell are augmented by a 5 foot deep and 24-foot wide bump-out along the building's left (north) side. Stacked, canted bays further extend the main block of the building: one on the front elevation, another in the rear pile on the south side. Two dormers extend from the flared Mansard roof on each elevation of the main block. The entrance is aligned on the north side of the front elevation, suggesting a side hall plan. At least one brick chimney rises from the upper slope of the roof, near the center of the main block.

The entrance is reached through a set of brick veneered concrete steps. These rise to a stoop that has been enclosed in wooden beadboard sheathing. The stoop is sheltered by a hip-roof canopy supported on robust scroll-sawn brackets. These brackets are carried down to the stoop level by wooden piers with scroll bases. The entrance to the enclosed shelter is reached by two leaf wooden doors with multiple lights. The original two-leaf panel and light door appear to survive behind this. A secondary porch is placed at the angle formed by the main block and side bump-out. The hip roof of this appendage is supported on square chamfered posts, and the porch retains openwork scroll sawn balustrades at spandrel corbels. The house retains its original clapboard siding, with comparatively wide paneled corner boards. Windows have simple wooden backband surrounds. The main cornice, as well as between each level of the bay windows, is marked by paired, scroll-sawn brackets. The apex of each pedimented dormer is marked by applied scrollwork. Openings throughout have vinyl 1/1 sash. A 1978 photograph of the building, attached to the previous MHC B form, depicts the house when it retained 2/2 wooden sash windows.

Originally set on the adjoining corner of Crescent and Maple streets, the house now stands on a greatly reduced lot, the majority of which it occupies. A small front grassy strip is marked by concrete curbing. The property's south side is paved for parking.

The Owen House is a well-preserved example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century. It is very similar in form to a number of other Second Empire houses in the neighborhood and therefore preserves the original appearance that has been somewhat altered on related examples such

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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as the Bingham-Gilson House, 35 Maple Street (c.1886) WLT.49, and the John Harris House, 21 Cherry Street (c.1877) WLT.50.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This is a good example of the type of houses that made the Watch Company neighborhood noteworthy. In 1870 the American Waltham Watch Company sold the parcel at the corner of Crescent and Maple Street to Thomas Kirke.¹ Shortly thereafter Kirke sold the undeveloped parcel to Edward H. Owen (1825-1908) for \$1200.² In doing so, the purchasers 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. Owen erected the house over the course of the next years; it was completed by at least 1875. Owen was an employee of the watch factory. At the time of the 1880 census, he lived here with his wife Emmaline and a live-in, Irish-born servant. Like many in the neighborhood, the family took in boarders, although the Owen family's operation was larger than most. Fourteen boarders, all but one of whom were men, lived in the house that year. They ranged in age from 19 to 40. All of them worked in the watch factory.³ Two decades later, at the time of the 1900 census, Edward and Emaline only took in one boarder, a woman who worked as a driller in the watch factory. The couple also kept a Nova Scotia-born live-in servant.⁴

In 1902 Edward Owen sold the house to his widowed daughter Ella Jackson (1854-1950).⁵ Edward died in 1908. The 1910 census shows Emmaline as head of household here, sharing the house with Ella Jackson, two lodgers, and a servant. Both widows and one of the lodgers were noted as having their own income. The other lodger worked at the watch factory. In 1913, after Emmaline's death, the house was sold to Orlando Martin.⁶ In 1920 it was passed to Charles G. Atkinson.⁷ Atkinson was a

¹ MSRD 1129:106, 1870

² MSRD 1128:168

³ 1880 US census

⁴ 1900 US census

⁵ MSRD 3363:232, 1902

⁶ MSRD 3858:538

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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building contractor and appears to have used the building as an income property, living on Ash Street in this period. He sold it four years later to James G. Bell.⁸ After being transferred back to Martin, Bell sold the property in 1933 to James G. and Elizabeth Bell.⁹ Bell was president of Bell Brothers Inc, an excavation contractor. He lived on High Street.

Shortly after purchasing the property Bell subdivided the land. He rotated the house 90 degrees on its lot, reorienting it from Crescent to Maple Street, and moved it toward the original rear yard of the property. The corner lot was developed as a gasoline station. The subdivision of the property is noted in a mortgage deed of late 1933.¹⁰ The house was likely converted to a multi-family residence around this time. The 1940 census shows the building, at this address, housing 29 people in nine households. Their occupations included a truck driver, a shipping clerk, a housekeeper, a house painter, three laborers for the Works Progress Administration, and a chairman of the same agency. They paid between \$24 and \$26 a month in rent.

In 1940 Elizabeth Bell sold the property to Emerson W. Nix.¹¹ The Nix family owned the property until 1978. It was purchased by its present owner in 1983.

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Maps

⁷ MSRD 4772:294, 1924

⁸ MSRD 4772:294, 1924

⁹ MSRD 5725:21, 1933

¹⁰ MSRD 5725:22, 1933

¹¹ MSRD 6369:317, 1940

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.46

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

1831 Hales Map of Waltham (WHC)
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1867 Map of Middlesex County (NYPL)
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1897 Sanborn Map (LOC)
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1903 Sanborn Map (LOC)
1911 Sanborn Map (LOC)
1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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Ancestry.com

Continuation Sheet 4

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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Continuation Sheet 5

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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View from the southwest. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

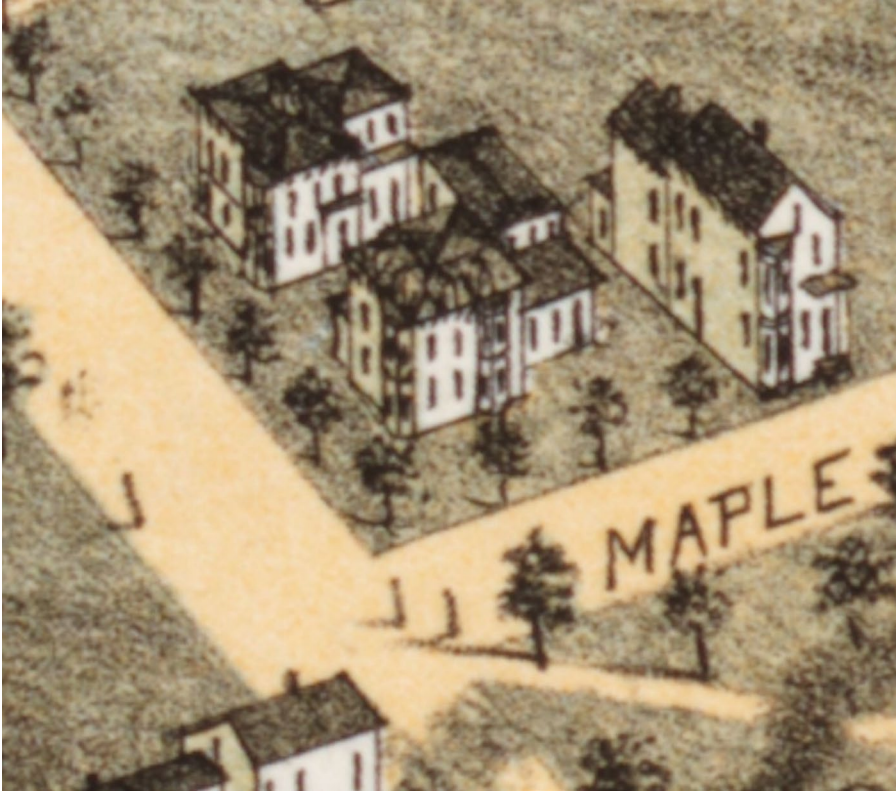
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1877 Bird's Eye view showing the house at its original location.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

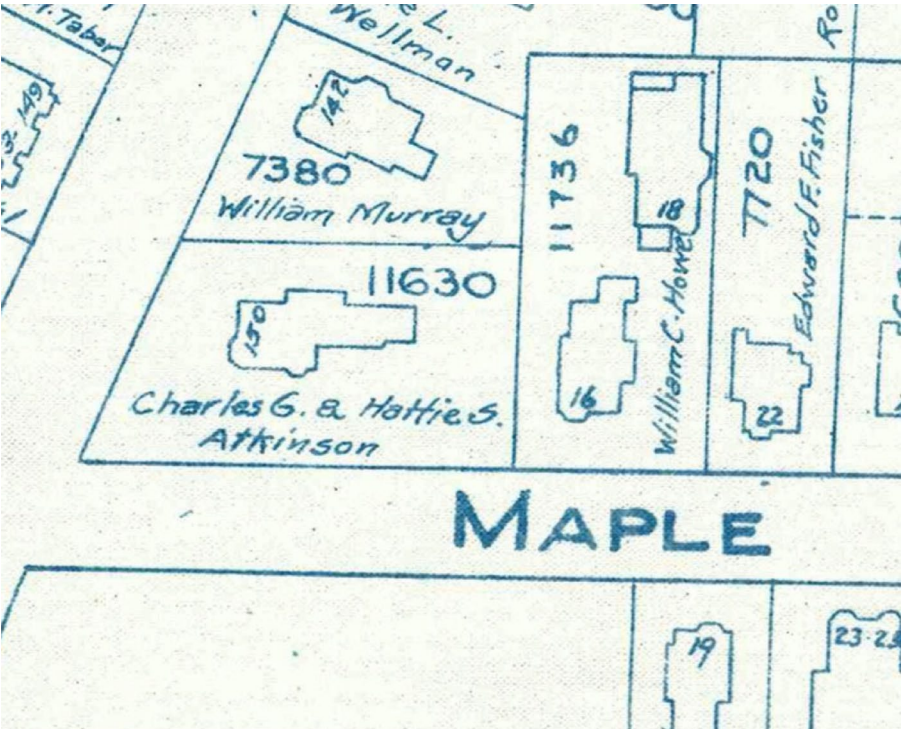
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1923 city engineer's atlas showing the house at 150 Crescent Street (Marked Charles G. and Hattie Atkinson)

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 MAPLE STREET

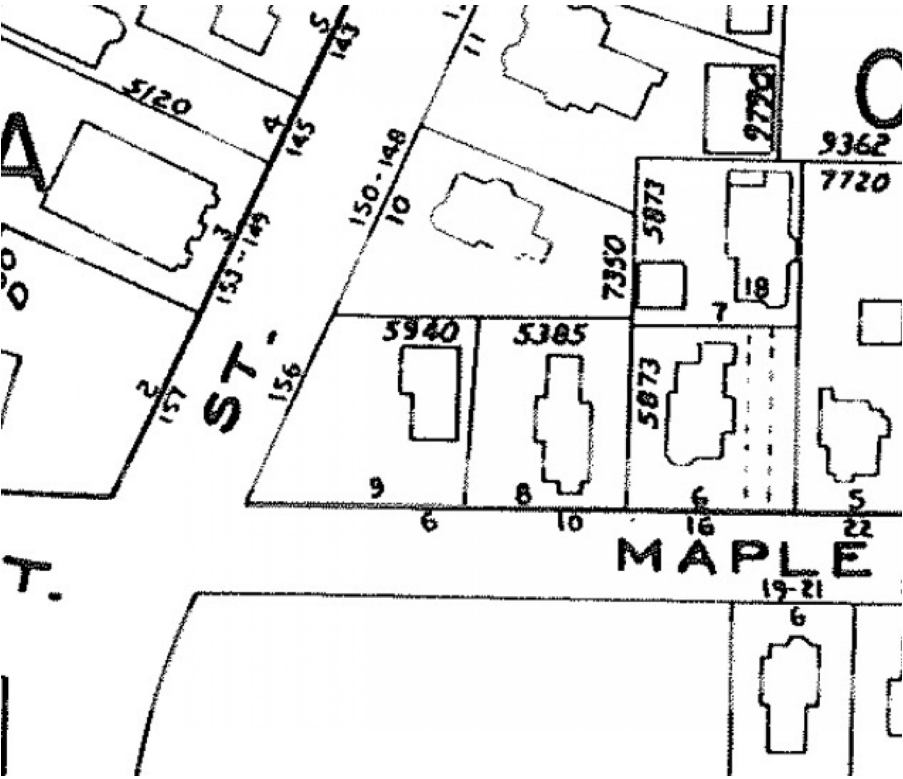
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1956 city engineer's atlas showing the house relocated to its present location at 8-10 Maple Street

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R068 019 0010	Newton	WLT.T	WLT.45
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Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 16 Maple Street

Historic Name: Henry E. Skeelee House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1871 - 1875

Source: Deeds, Maps

Style/Form: Stick Style / end house

Architect/Builder: Not Known

Exterior Materials:
Foundation: Cut stone
Wall/Trim: Asbestos / Aluminum, Wood, Vinyl
Roof: Asphalt

Outbuildings: None

Photograph



View from the southwest. Photo by Zachary Violette March

Locus Map (North is up)



Major Alterations (with dates):

Siding and sash altered (mid 20th century and in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0.13 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

16 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.45

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Henry E. Skeelee House, c.1871 - 1875, is a two-and-one-half story, wood-frame end house that retains vestiges of its original Stick Style. Rising from a granite slab foundation, the main block of the building has a width of 24 feet along Maple Street and is 28 feet in depth. This is extended by a rear ell, 21 feet in width and 15 feet deep. A 6-foot-deep bump-out augments the main block along its south elevation. The front elevation is further extended by stacked, canted bay windows. The main block has a steeply sloping front-gabled roof. The ell and bump out have lower-slope gabled roofs. There is a three-bay front fenestration with an entrance aligned to the south, suggesting a side hall plan with two principal rooms on the north side of the house, with an additional room in the bump-out, behind the main stair hall. A corbeled brick chimney rises from the ridge of the roof near the crossing of the side gable bump out.

The entrance is reached through a set of poured concrete steps that rise to a small portico. This hip-roof appendage is supported on narrow wooden posts and is set on a lattice skirt. The main entrance is a modern embossed steel panel and light unit. The building has been clad in wave edge asbestos cement shingles. However, some degree of original trim remains. This includes heavy, pedimented window caps and large paired brackets at the corner of each of the open eaves. Other trim has been covered by aluminum panning and vinyl soffits. Windows throughout have vinyl 1/1 sash. A 1984 photograph of the building, attached to the previous MHC B form, depicts the building before the addition of aluminum panning, vinyl soffits, and windows, and therefore retaining a greater degree of the original trim. This included, most prominent, a large openwork truss-style bargeboard at the apex of the main gable. The cross gable of the bump out had a smaller bargeboard. Small brackets remained on the sub cornices of the stacked bays. The front porch was then supported on chamfered columns, with enclosed with fanlight panels. The front door then retained a two-leaf door with heavy panels and round-top lights. Windows were then 2/2 double-hung wooden units with aluminum storms.

The house sits on a generous lot, which has been partially subdivided for the construction of the Lucy A. Skeelee Three Decker, 18 Maple Street (c.1903) WLT.1152. The setback between the house and Maple Street is planted with evergreen scrubs and is crossed by a concrete walkway. The south side of the property is paved for parking.

INVENTORY FORM B CONTINUATION SHEET

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While it has suffered the removal of some surface material for synthetic siding, the Skeeel house is a good example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century. It is very similar in form to a number of other Stick Style houses in the neighborhood in this period, including particularly the George W. and Emma Brooks House, 78 Cherry Street (c.1880 - 1882) WLT.1137

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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."² 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."³ The pragmatic yet nearly utopian manner

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

INVENTORY FORM B CONTINUATION SHEET

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220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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 is a good example of the type of houses that made the Watch Company neighborhood noteworthy. In 1871 the land on which this building now stands was sold to Henry Edwin Skeelee (1829-1899) by Thomas Kirke for \$1174.⁴ Kirke, in turn, had purchased the property from the American Watch Company. In doing so, the purchasers agreed 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. Skeelee erected the subject house within the first four years of purchasing it, as it appears on the 1875 Waltham map. At the time of the 1880 census, he lived on Maple Street, presumably in this house. Skeelee listed his occupation as an employee of the watch factory. The Skeelee household consisted of Henry's wife Lucy, his sister Adeline, two young daughters and a son, as well as Skeelee's mother-in-law Ruby Chapin. The family also kept one live-in boarder, Eva Black, also an employee of the watch factory.

After Henry Skeelee's death in 1899, the property was passed to his widow Lucy and their children. After briefly transferring the property to Eugene L. Clark, in 1903 Lucy A. Skeelee (nee Chapin 1833-1919) arranged for a mortgage on the property from the Waltham Trust Company.⁵ That transaction likely financed the construction of the three-decker that was built in the former rear yard of the house around this time. See Lucy A. Skeelee Three Decker, 18 Maple Street (c.1903) WLT.1152 Both buildings stood on a single lot.

In 1914 Lucy Skeelee, who by that time had moved to North Adams, sold the property to William C. Howe.⁶ At the time of the 1920 census Howe lived in one of the units of the three-decker. He rented this house to Frank Evans, a watch maker at the nearby watch factory. Evans shared the house with his wife Sarah, who also worked at the factory.⁷ Howe would own the property until 1923 when he sold it to Mable M. Hollis.⁸ Hollis subdivided the land, selling the three-decker separately from this house. The 1940 census indicates that the building had been converted to a three-family apartment house but that time. Mable Hollis, and her husband George, lived in one unit of the building. George Hollis was a carpenter. They shared the apartment with their adult

⁴ MSRD 1162:6, 1871

⁵ MSRD 3076:206, 1903; 3076:208, 1903

⁶ MSRD 3859:513

⁷ 1920 US census

⁸ MSRD 4649:392, 1923

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son George, a welder. The other units were headed by a superintendent at the watch factory and a paper factory worker, respectively. ⁹

The Hollis family owned the property until 1960 when her estate sold it to Norman Colvin. ¹⁰ It has had a series of short-term owners since being purchased by its present owner in 2014.

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1867 Map of Middlesex County (NYPL)

1875 Map of Town of Waltham (DC)

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

⁹ 1940 US Census

¹⁰ MSRD 9714:593, 1960

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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)

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1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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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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16 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

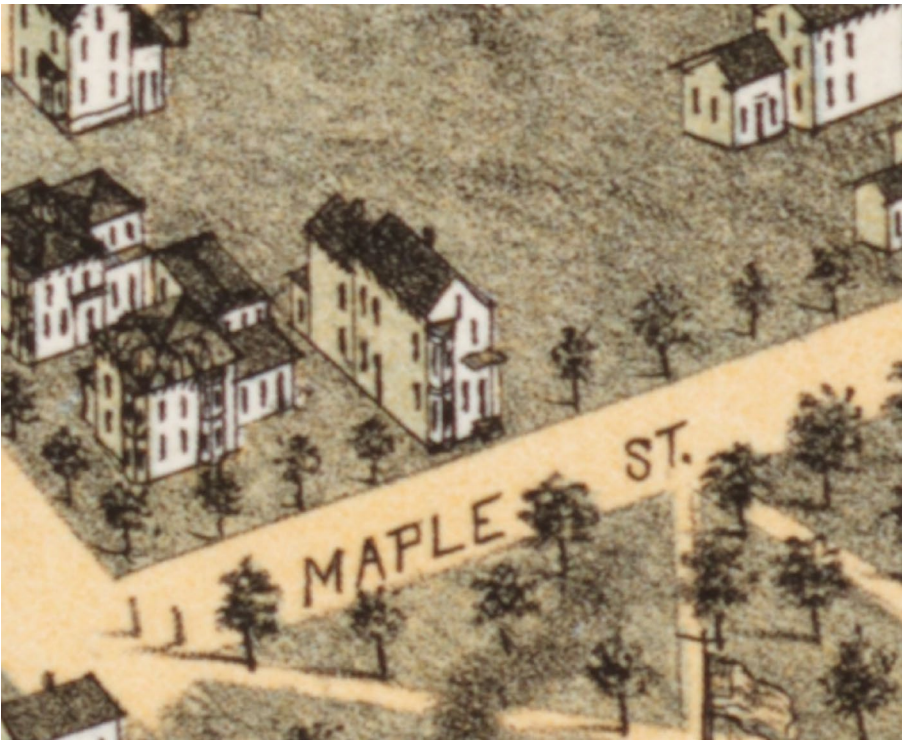
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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View from the northwest. Photo by Zachary Violette March 2021



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1877 Bird's Eye View



1984 photograph, previous MHC B form.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R068 019 0011	Newton	WLT.T	WLT.1152
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Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 18 Maple Street

Historic Name: Lucy A. Skeelee Three Decker

Uses: Present: Multi-Family Residential
Original: Multi Family Residential

Date of Construction: c.1903

Source: Maps, Deeds

Style/Form: Classical Revival / three-decker

Architect/Builder: Not Known

Exterior Materials:

Foundation: Cut stone

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

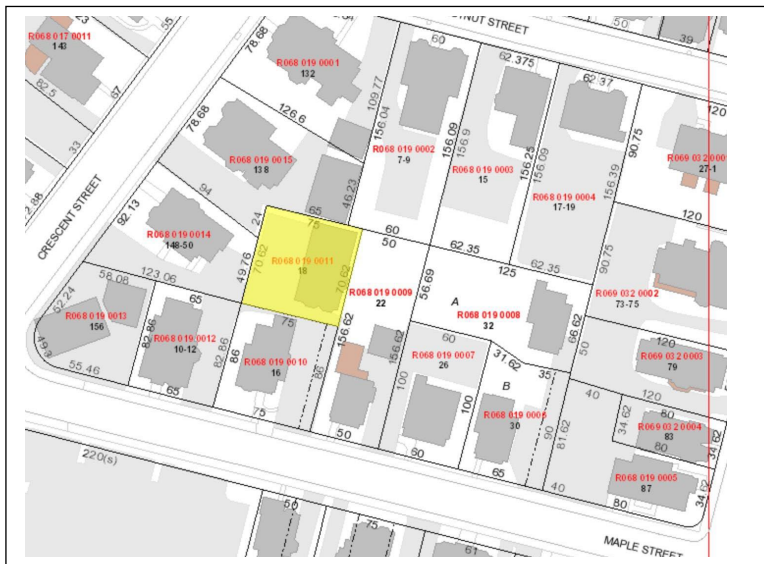
Outbuildings: None

Photograph



View from the south. Photo by Zachary Violette March 2021

Locus Map (North is up)



Major Alterations (with dates):

Porches removed, siding altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acres: 0.13 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

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18 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WLT.1152

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

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Lucy A. Skeelee Three Decker, c.1903, is a wood-frame three-decker rear tenement in a modest Classical Revival style. The building has a rectangular footprint, 22 feet wide and 52 feet deep, augmented by a three-foot-wide bump out in the rear pile. This is further extended by stacked, canted bays: a pair along the front elevation, forming the entire fenestration of this side, as well as another stack in the middle pile of the south side elevation. The entrance is aligned on the north. The building is topped by a pyramidal hip roof, which extends over the wall on the north side of the building, indicative of the location of a now-removed engaged porch. The building sits on a foundation of poured concrete and stones set in thick mortar.

The entrance is through a porch reached by a set of poured concrete steps. The gable roof of the porch is supported on iron columns of mid-twentieth-century vintage. The porch railing is of similar material. The front entrance retains an early two-panel and light door. The building is clad in vinyl clapboards except for a small portion of brick veneer surrounding the entrance. Aluminum panning covers all trim. Openings have a mix of 2/1 wooden windows with aluminum triple-track storms as well as vinyl 1/1 sash windows.

The building is set at the rear of the lot of the Henry E. Skeelee House, 16 Maple Street (c.1871 - 1875) WLT.45. The area between that property and this building is paved for parking.

The building, in a comparatively unusual form for this neighborhood, represents the increasing density witnessed in the streets around the watch factory in the early years of the twentieth century. While most of the neighborhood was built out in the last years of the nineteenth century with generously sized houses on large lots, many of these were infilled in subsequent years with more dense housing choices, such as this one.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Continuation Sheet 1

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

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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.¹ 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."² 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."³ 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 building was built in the rear yard of the Henry E. Skeelee House, 16 Maple Street (c.1871 - 1875) WLT.45. After Henry Skeelee's death in 1899 the property passed to his widow Lucy and their children. After briefly transferring the property to Eugene L. Clark, in 1903 Lucy A. Skeelee (nee Chapin 1833-1919) arranged for a mortgage on the property from the Waltham Trust

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

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Company.⁴ That transaction likely financed the construction of the subject building. Standing by 1905, that year the building was home to three households, that of Alexander J. Hood, that of Osmond W. Olmsted, and that of Lewis A. Streeter. All heads of household were employees of the Waltham Watch Factory.

In 1914 Lucy Skeelee, who by that time had moved to North Adams, sold the property to William C. Howe.⁵At the time of the 1920 census Howe, who did not list an occupation, lived in one of the units in this building. He shared the apartment with his daughter Agnes Betterson, and her two young children. Three other households appear in the building. One was headed by Nathan Johnson, a watch factory repairer, who lived with his wife Edith, a watch maker. One household consisted solely of Irish-born Margaret Jones, a watchmaker. The fourth household here was the headed by Charles Cate, a watchmaker, who lived with his wife and one lodger, an operator at the watch factory.⁶

Howe would own the property until in 1923 when he sold it to Mable M. Hollis.⁷ Hollis would subdivide the property, selling this building separately while maintaining the older house at 16 Maple Street, which she also converted to a multi-family house. The property would have numerous owners over the course of the second half of the twentieth century. At the time of the 1940 census two units were rented to small families, headed by the households of a house painter, a machinist, and a coil winder and a radio tube factory. The remainder of the building appears to have been used as a rooming house. At least fifteen individuals are listed as living in one apartment in the building. A mix of men and women, most were employed by the watch factory, although a number of others found work in a department store, as a city laborer, or in the construction trades.⁸

The building was purchased by its present owner in 2001.

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⁴ MSRD 3076:206, 1903; 3076:208, 1903

⁵ MSRD 3859:513

⁶ 1920 US Census

⁷ MSRD 4649:392, 1923

⁸ 1940 US census

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

18 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1152

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FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R068 020 0003	Newton	WLT.T	WLT.1153
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Town/City: Waltham
Place: (neighborhood or village): South Side

Address: 23-25 Maple Street

Historic Name: Ralph Wentworth Tenement

Uses: Present: Multi-Family Residential
 Original: Multi Family Residential

Date of Construction: c.1881 - 1886

Source: Maps, Deeds, Directories

Style/Form: Stick Style / back-to-back duplex

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Cut stone

 Wall/Trim: Vinyl / Aluminum

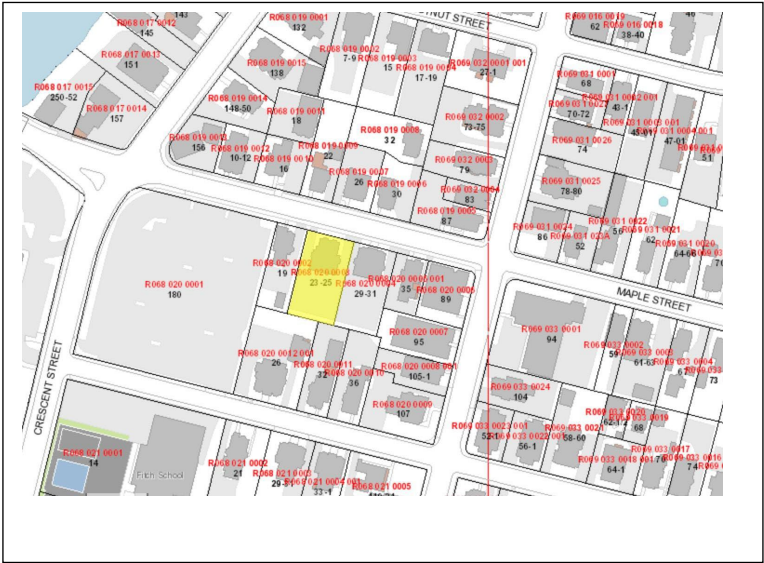
 Roof: Asphalt

Outbuildings: None

Photograph



Locus Map (North is up)



Major Alterations (with dates):
Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0.24 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

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WLT.1153

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Ralph Wentworth Tenement, c.1881 - 1886, is a two-and-one-half story, four-unit (massed as paired duplex units), wood-frame tenement retaining elements of the Stick Style. Rising from a random ashlar granite foundation the building has a compressed T-shaped footprint. This consists of a front block 28 feet in width and 20 feet in depth, with a rear mass 39 feet wide and 29 feet deep. The front block has a front-gabled roof, while the rear mass has a side gable. Each of these forms is augmented by stacked, canted bays. Two of these bays enliven the front elevation, forming the entire fenestration here. Another group of bays is placed in the front section of the rear block on both the left and right (west and east) elevations. Entrance is placed at the rear of the main block on either side, suggestive of a parlor bypass plan in the main block. The rear mass has entrances toward the outer edge, suggestive of a side-hall, end-house-like plan in this location. A large brick chimney rises from the ridge of the roof in the front block, while another pierces their ridge on each side of the rear block.

The entrance to the front units is on either side of the front block. On either side wooden steps rise to small porches, set on wooden skirts. These porches have low hip roofs supported on wooden columns. At the rear block, doors are reached by concrete steps. Here, hip roof canopies are supported on elaborate scroll-sawn and openwork brackets. Doors throughout are modern steel embossed units with lights. The building is clad in vinyl siding, and aluminum panning covers much of the trim. However, some elements of the building's original Stick-Style ornament remain. This includes paired brackets at the corners of each of the open gable ends, and most notably a truss-like bargeboard at the apex of the front gable. Windows thought have vinyl 1/1 sash.

The building is set toward the front of its lot, with asphalt driveways along either side of the house to a parking area at the rear. A grassy strip between the sidewalk and house is planted with evergreen bushes.

The house is set on a streetscape and within a neighborhood, made up of houses of similar scale, massing, material, detailing, and setback. These include elements such as stacked bays and broken rooflines on generally compact footprints. While it has experienced alterations to its surface materials, the building is a legible example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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."² 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."³ 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.

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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This is a good example of the type of houses that made the Watch Company neighborhood noteworthy. In 1881 the American Watch Company sold the parcel on which this building now stands to Ralph Shedd Wentworth (1859-1918) for \$750. It represented lots 723, 724, and 724 on the 1854 Doane Plan of the company's land.⁴ In transferring the parcel to Wentworth the company included 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. Like other buyers in the area, Wentworth 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. He agreed not to erect a church, cemetery, or public livery stable on the land. And he 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. At the time of the 1880 census Wentworth, aged 20, was a bank clerk who lived with his father on Covington Street. Born in Boston, Wentworth married in Waltham Cora Taylor in 1884. They had moved to Newton by 1900. The 1886 directory lists Wentworth as the collecting clerk of the Maverick National bank. He appears to have used the present building as an income property. The 1886 annual street listing for this property shows Andrew Brown, George Brown, and James Burke as tenants in the building.⁵ The 1900 census provides an incomplete list of tenants in this building, only noting the residents of 23 Maple Street. That unit contained a household headed by Richard Johnson, a machinist. He lived with his wife Edna, daughter, his mother and father-in-law, and boarder John F. Light, a German-born watchmaker.

Ralph Wentworth owned the building until 1904 when he sold it to C.K. Wilson.⁶ The chain of title is unclear over the following decades. By 1917 it was owned by Richard G. Irwin, who sold it to John A. Lincoln that year.⁷ Lincoln owned the building for two years. The 1920 census shows 21 people in four households in the building. This included the household of Eleanor Johnson, in the unit numbered 23 Maple Street, who kept two boarders, both of whom worked for the watch factory.

By 1940 the building had become the property of Sven Olson, passing that year in probate to his daughter Wilma Olson.⁸ The Olsen family owned it until 1955, selling it to Miriam and Edwin Larsen.⁹ It was sold in 1959 to the Kirsch family, large real estate owners in the area.¹⁰ After a series of owners in the late 20th century, the building was purchased by its current owner in 2000.

BIBLIOGRAPHY and/or REFERENCES

⁴ MSRD Plan Book 11, Page 49, 1854

⁵ 1880 Waltham Annual listing

⁶ MSRD 3129:528, 1904

⁷ MSRD 4114:137, 1917

⁸ MSRD 6367:523, 1940

⁹ MSRD 8422:395, 1955

¹⁰ MSRD 9355:425, 1959

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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Public Records

Waltham MA. City Reports.

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)

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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1918 Sanborn Map (LOC)

1918 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

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220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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Petersen, Kristen A. and Thomas J. Murphy, *Waltham Rediscovered – An Ethnic History of Waltham Massachusetts*. Portsmouth, NH: Peter E. Randall, 1988.

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

23-25 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WLT.1153



View from the northwest. Photo by Zachary Violette March 2021.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R068 020 0005 001	Newton	WLT.T	WLT.49
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Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 35 Maple Street

Historic Name: Bingham-Gilson House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1886

Source: Deeds, directories, street lists, maps

Style/Form: Second Empire / end house

Architect/Builder: Not Known

Exterior Materials:
Foundation: Small stones
Wall/Trim: Vinyl / Wood
Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding altered (before 1978), sash and doors replaced (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Photograph



View from the southeast. Photo by Zachary Violette March

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.49

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Bingham-Gilson House, c.1886, is a two-and-one-half story, wood-frame house in the Second Empire style. Rising from a foundation of rough stones set in heavy mortar, the house has a deep rectangular main block extended by a lower two-story ell.¹ Stacked, canted bay windows break this on the front elevation and a square bump-out on the right (north) elevation. The straight-sloped mansard roof is pierced by two pedimented dormers on the front elevation. The entrance is aligned toward the right suggestive of a side hall plan with two principal rooms on the left side of the first floor; the large bump suggests another room behind the hall. A series of secondary entrances run along the south elevation, indicating the building's conversion to a multifamily residence. Original chimneys do not appear to remain on the main block.

The entrance is reached through a broad set of wooden steps that rise to a small entrance porch. Set on a lattice skirt, the porch has chamfered columns rising to support a shallow hip roof. The main door is a modern embossed steel unit with sidelights. The building is clad in vinyl siding. Some wooden trim remains. This includes a cornice of paired scroll-sawn brackets on both the main block of the building and the entrance porch. The pedimented dormers retain some scroll-sawn trim. Window surrounds, and corner boards have been obscured or removed. Windows throughout have vinyl 1/1 sash. The previous MHC survey photograph, made in 1978, indicates that the building had been covered in vinyl siding by that date. However, it had retained its original two-leaf, panel and light door.

The house is set back from Maple Street, with a front grassy area marked by concrete curbing. This area is heavily planted. The south side of the property is paved for parking.

The house is set on a streetscape and within a neighborhood, made up of houses of similar scale, massing, material, detailing, and setback. These include elements such as stacked bays and broken rooflines on generally compact footprints. While it has experienced alterations to its surface materials, the building is a legible example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century. It is very similar in form to a number of other

¹ Assessor's sketch with dimensions not available

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.49

Second Empire houses in the neighborhood including the well preserved !!!!!!!!! ERROR COULD NOT FIND BUILDING!!!!!!!!!!!! and the WLT.50.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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 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

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

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

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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 is an excellent example of the type of houses that made the Watch Company neighborhood noteworthy. In 1879 the American Watch Company sold the land on which this building now stands -- along with adjoining parcels on Adams Street -- to Alice Bingham.⁵ The parcel represented part of lots 727 and 728 of the 1854 Doane Plan of the company's land.⁶ No consideration was listed. In transferring the parcel to Bingham, the company included a series of deed restrictions, not uncommon to such corporate-controlled housing projects, that aimed to create a homogenous neighborhood in terms of building type, use, and ethnicity of its residents. Like other buyers in the area, Bingham 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. She agreed not to erect a church, cemetery, or public livery stable on the land. And she 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. It appears that Bingham left the parcel vacant for the next half dozen years. The house appeared here in 1886 when it was home to shoemaker Alice Bingham's father Lemuel Gilson (1825-1894). Gilson, who lived in another Bingham-owned parcel on Adams Street, was a shoemaker at 113 Moody Street.⁷ Gilson lived in the house over the following decades. In 1892 Daniel Viles, executor of the estate of Alice A.E. Allen (née Gilson) transferred the house to her father, Lemuel Gilson.⁸ Gilson immediately arranged for a \$600 mortgage from the Waltham Savings Bank.⁹ Gilson immediately transferred the house to Eleanor G. Randall, his daughter, retaining a life estate.¹⁰ Gilson died two years later.

Like many properties in the neighborhood in this period, at the time of the 1900 census, this house was operated as a boarding house. The house was headed by Ruben Randall, who appears to have inherited it from his mother. Randall's operation was listed as a carpenter. He shared the house with two teenage daughters and employed a Canadian-born live-in servant and a Scottish-born housekeeper. The family kept four male boarders, ranging in age from 22 to 52. Two of them were employed as house painters. The other two were associated with the watch factory, one as a toolmaker, the other working as a preparing job at the factory.¹¹

⁵ MSRD 1516:41, 1879

⁶ MSRD Plan Book 11, Page 49, 1854

⁷ 1880, 1884, 1886 Waltham directories

⁸ MSRD 2155:16 (1892). By 1889, Alice, the daughter of Lemuel Gilson, had divorced Bingham and married Charles E. Allen.

⁹ MSRD 2155:16-20, 1892

¹⁰ MSRD 2155:20

¹¹ 1900 US census

INVENTORY FORM B CONTINUATION SHEET

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35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WLT.T

WLT.49

The Randall family owned the house until 1907 when Zoeleeta M. Randal sold the property to Robert Stark.¹² Stark was a lawyer who lived on Main Street in Waltham. He appears to have used this as an income property. At the time of the 1920 census, the house was rented to Frederick Russo, a machinist at the watch factory. He shared the house with his wife, three young children, and mother-in-law, the latter of whom was a dressmaker. Like previous owners of the house, the Russo family ran a lodging house here. Eight women, aged between 23 and 51, lived in the house with the family. All of the women were employed by the watch factory. Their occupations at the factory included machine operator, stenographer, polisher, nickel plater, and laborer.¹³

The Stark family owned the house until 1924, when it was sold, along with many other properties in Waltham, to Lillian E. Williams of Boston.¹⁴ After a series of owners, it was sold to Rosa E. Levinson in March of 1925, who subdivided the parcel and appears to have constructed the brick apartment building at the corner of Adams and Maple Street.

The building was converted to a multi-family apartment house in the mid-twentieth century. It had numerous owners until 2009 when it was converted to condominiums.

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Waltham Poll/Voting/Street Lists.

Maps

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

¹² MSRD 3331:171, 1907. See also 3172:349, 1905

¹³ 1920 US census

¹⁴ MSRD 4748:421, 1924

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.49

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)
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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)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.49

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Continuation Sheet 6

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

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View from the southeast. Photo by Zachary Violette March 2021.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

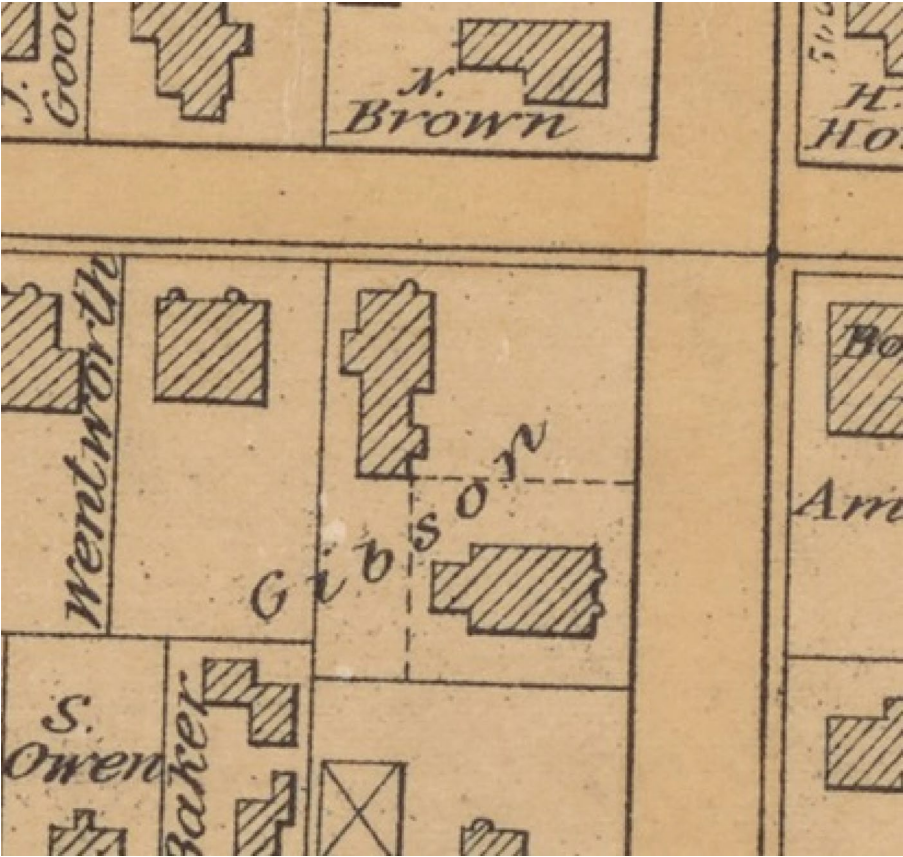
35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.T	WLT.49
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1886 Middlesex County map. Note misspelling of owner Lemuel Gilson's name

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

35 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.49



1978 photograph, previous MHC B form.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R069 031 0017

Newton

WLT.T

WLT.55

Nat'l Register Individual Property (09/28/1989); Nat'l Register MRA (09/28/1989)

Town/City: Waltham

Place: (neighborhood or village): South Side

Photograph



View from the northwest. Photo by Zachary Violette March 2021

Address: 84 Maple Street

Historic Name: Beth Eden Baptist Church

Uses: Present: Church
Original: Church

Date of Construction: dedicated 1891

Source: Peterson, newspaper accounts (see notes)

Style/Form: Richardsonian Romanesque /

Architect/Builder: William M. Butterfield

Exterior Materials:

Foundation: Field stone

Wall/Trim: Brick / Granite

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):
none

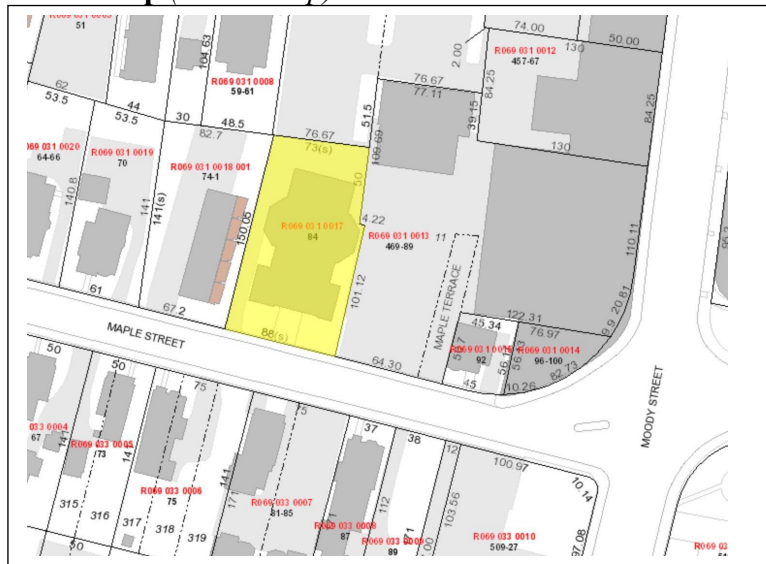
Condition: Excellent

Moved: no ☒ yes ☐ Date:

Acreage: 0.29 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: John Clemson

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

84 MAPLE STREET

Area(s)

Form No.

WLT.T

WLT.55

- ☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Beth Eden Baptist Church, dedicated in December of 1891, is a distinctive brick and stone masonry gable-front church with a strong Richardsonian Romanesque aesthetic designed by prominent Manchester, New Hampshire architect William M. Butterfield. The wide façade expands beyond the tall central gabled volume to each side at the first level: left (west) to form the base of a tall seven-level tower and right within a lower cross-gable wing. This broadening of the façade provides room for a three-bay fenestration and central main entry pattern under three large barrel-arched openings. The overall width of the façade is 64 feet; the overall depth is approximately 95 feet. The building is further expanded by large canted bays centered on either side that form deep transepts. The tower terminates in a steep, complex pyramidal roof framed by octagonal pinnacles, or turrets capped by steep cones. Each face of the roof is expanded by a clipped-gable dormer that houses the four faces of a large clock with roman numerals. The building is abundantly lit by tall, broad, barrel-arched windows in a regular, symmetrical pattern. The tower is lit by pairs of narrower flat and arched openings and the second level of the façade is lit by a bank of four tall, narrow, barrel-arched windows.

The church is finished and articulated in an exuberant Romanesque manner. The base of the façade and sides of the tower and wing are constructed of large, natural field- or river-stones that reach to the imposts of the arched openings. This rough, naturalistic surface is strongly reminiscent of H.H. Richardson's work, who was most influential in developing the style in America, where it was very popular. Above this base is common-bond brick trimmed in granite. These granite components can be observed in the buttresses that support the left and rear corners of the tower, at the window sills and square-headed window opening lintels, and the parapets of the main and cross gables. The largely open belfry at the fourth and fifth levels of the tower is held together by granite lintels as well. Continuous band courses outline the peak of the main façade gable and a cornice above the third level of the tower that supports the two-level belfry and clock. Elsewhere the building's articulation is derived principally from its brickwork. The barrel arches of the first level and upper-story windows are outlined in denticulated trim formed by advancing and recessed headers. The cornice above the third level of the tower is supported by larger corbels. The tower's main cornice and pinnacles are supported by elaborately cast terra cotta corbels.

The church is sited at a shallow setback on a slightly larger residential lot. The front garden of open lawn is framed by a low parterre or hedgerow that frames a broad asphalt-paved walk that leads to the at-grade entrance. A concrete walkway accesses the left side of the property. The church appears to have acquired the lot to the east, which is currently paved for parking.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Research by Peterson confirms much of what is reported in the previous Inventory Form (WLT.55). The Beth Eden congregation was established in 1887 by a group of 40 members of First Baptist who wished to build a new church on the south side of the Charles River. The group was 'dismissed' by the First Parish in October of 1887. The new congregation met for a short period in private houses and the Crescent Street skating rink and in 1889 a cornerstone was laid at the site of the new church on Maple Street. At this time the cost was estimated at \$3,067 with a total cost, including land and furnishings, \$16,000. At the church's dedication in December of 1891 the cost was reported to be \$30,000. "The building, which is of brick, is 106x89 feet...The exterior presents a very striking appearance, while the interior is arranged as conveniently as could be desired."¹

¹ Kristen A. Peterson, *Waltham Rediscovered* (Peter E. Randall, 1988) pp. 60-61; *Boston Daily Globe*, Apr. 29, 1889, p. 2; Dec. 3, 1891, p. 8; Dec. 4, 1891, p. 3.
Continuation Sheet 1

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

84 MAPLE STREET

Area(s)

Form No.

WLT.T

WLT.55

At the time of the parish's founding it was led by Rev. George W. Gardner (born 1828). Gardner was a native of Pomfret, Vermont, educated at Dartmouth College (1852, DD 1867) and ordained in 1858. He served First Baptist, Charlestown, Mass. and First Baptist, Cleveland, Ohio (1876-1878). In addition to his ministries he served as corresponding secretary of the American Baptist Missionary Union, president of Central University in Iowa, and editor with the Baptist Missionary Magazine and *Watchman*. Late in life he became pastor of "the young and flourishing Beth Eden Baptist church in Waltham...where he now resides."² Gardner was succeeded by Rev. Harlan Page Smith (1848-1918), who served at the time of the church's dedication and later served in Dayton, Ohio and Wales, Massachusetts.³

The church's architect, William M. Butterfield (1860-1932), was, according to research by Mousolf, a prolific designer located in Manchester, New Hampshire, where many of his buildings have been documented. He was

...born in Sidney, Maine, the son of a builder and architect ⁴...At the age of 16 ⁵ found employment with general contractors Foster & Dutton of Waterville and worked as a foreman for them for six years. In 1881 he moved to Manchester to practice architecture and briefly formed a partnership with Albert E. Bodwell. Butterfield practiced architecture in Manchester for more than 50 years and was the city's most prolific architect in the late-19th and early 20th century. By 1895 he had designed 500 buildings throughout New England.⁶

Macris lists no commissions in Massachusetts, although one source identifies a second church design in Waltham for Immanuel ME Church, 545 Moody Street, 1889, (WLT.57).⁷

According to the previous inventory form and other sources the church was damaged in a fire in 1908 but rebuilt. These documents also include the congregation's recent history.

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1867 Map of Middlesex County (NYPL)

1875 Map of Town of Waltham (DC)

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

² Ibid; Augusta Harvey Worthen, Comp., *The History of Sutton, New Hampshire, Part II* (Republican Press Association, 1890) p. 735.

³ *Globe*, Dec. 3, 1891, p. 8; Ancestry.com: vital records, marriage, death; 1880, 1900, 1910 Federal Census.

⁴ Chesman Butterfield

⁵ he

⁶ Lisa Mousolf, NR IND Roger Sullivan House, 168 Walnut Street, Manchester, NH, 1892.

⁷ Wikipedia, William M. Butterfield.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

84 MAPLE STREET

Area(s)

Form No.

WLT.T

WLT.55

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1911 Sanborn Map (LOC)
1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

84 MAPLE STREET

Area(s)

Form No.

WLT.T

WLT.55

Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture* Washington, DC: Preservation Press, 1987



View from the southwest. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

84 MAPLE STREET

Area(s)

Form No.

WLT.T

WLT.55



View from the east from Cherry Street. Photo by Zachary Violette March 2021



Front portal view, view from the west. Photo by Zachary Violette March 2021

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 012 0009

Newton

WLT.1154

Town/City: Waltham

Place: (*neighborhood or village*): BMC Mill Village

Photograph



View from the west. Photo by Zachary Violette March 2021

Address: 12-14 Newton Street

Historic Name: George W. Chamberlin Tenant Duplex

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1855 - 1875

Source: Isaacson

Style/Form: Not researched / center hall house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Field stone

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.259 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

12-14 NEWTON STREET

Area(s) Form No.

WLT.1154

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The George W. Chamberlin Tenant Duplex, c.1855 - 1875, is a two-story, wood-frame, center-hall house of indeterminate original style. Rising from a foundation of large, heavily mortared fieldstone, the main block of the house has a footprint of 42 feet along Newton Street and is 30 feet in depth. This is expanded by a series of rear ells, offset to the right (south). This includes a section 25 feet in width and 22 feet in depth, and a second ell, 25 feet wide and 45 feet deep. Stacked, canted bays augment the main block of the building in the rear pile on the south elevation. All portions of the building have a gabled roof, although the pitch of this roof is different on the two sections of the ell. The entrance to the building is centered on the main elevation, which has three widely-spaced bays of fenestration. Entrances at this location are paired. No original chimneys remain.

Entrance is reached through a set of poured concrete steps which run to an entrance portico of similar material. This portico has a front-gabled roof supported on thin Tuscan columns. The paired entrances are modern embossed steel six-panel units. Vinyl clapboard siding clads the building throughout. Most trim is obscured or covered with aluminum panning. Windows have 1/1 vinyl double-hung sash.

The building is set back comparatively deeply from the street with a front yard divided by the road by wooden railroad tie curbing. An asphalt drive runs to a parking area along the side of the house.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.¹

In 1855 Isaac Field, who had built and lived in the house at 18 Newton Street, sold off property both on the northern and southern edges of his land. See Jonas Gipson/Isaac Field House, 18 Newton Street (c.1837 - 1842) WLT.155 The northern parcel, the land on which the subject building now stands, was sold to George W. Chamberlin (1808-1893) that year.²

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² See reference in 2125:409, 1892

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

12-14 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1154

Chamberlin built this property sometime over the next two decades as an income property. Chamberlin was a prominent merchant and lived in an ambitious house to the east of the subject property at 418 Main Street (George W. Chamberlin House, 418 Main Street, c.1850, WLT.171). At the time of the 1860 census, he listed his occupation as a farmer, with \$20,000 in real estate holdings and \$50,000 in personal property.³

Chamberlin controlled this property until shortly before his death, selling it in 1892 to Dennis McCarthy.⁴ The McCarthy family appear to have been the first owner-occupants of the property. At the 1900 census William McCarthy, who listed himself as owner, was head of household at 14 Newton Street. He was a provisions salesman. He shared the unit with his wife Mary and their two young sons. The family kept one lodger and one boarder. The former worked as a clerk at the bleachery, the latter as a house painter. The unit at 12 Newton Street was occupied by Samuel Taylor (1844-1922), an English-born spinner at the cotton mill. He lived here with his wife and adult daughter, who worked as a stenographer. They kept one boarder, a weaver at the cotton mill.⁵

Dennis McCarthy passed the property to Minnie McCarthy in 1900 (their relationship to the McCarthys in the census is unclear).⁶ Minnie McCarthy sold the house in 1904 to John W. Broderick.⁷ In 1920, he lived in the unit at 14 Newton Street. Widowed, the Irish-born Broderick was a milk dealer. He lived here with three sons, ages 16 to 22. One son was a stenographer while another drove a milk wagon. Broderick's sister Mary also lived in the unit at that time. Next door, Michael Callen was head of household at 12 Newton Street. An iron molder born in Ireland, he shared the house with his wife Catherine and four adult children. One worked in the watch factory, and another was a lawyer, another was a shoe vulcanizer. The family also lived with Michael's niece, who was a telephone operator.

The house passed through members of the Broderick family in the late 1920s.⁸ It was finally sold in 1939 by the younger John A. Broderick to Thomas Curtain.⁹ Curtain would own the house for the next three decades. He sold it in 1969; it was converted to a 10-unit apartment building shortly after that. It was purchased by its present owner in 1989.

BIBLIOGRAPHY and/or REFERENCES

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1875 Map of Town of Waltham (DC)

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

1883 Bird's Eye View (DC)

³ 1860 US Census

⁴ MSRD 2125:409, 1892

⁵ 1900 US Census

⁶ MSRD 2799:106, 1900

⁷ MSRD 3127:167, 1904

⁸ MSRD 5306:142, 1928; 5417:376, 1929

⁹ MSRD 6355:321, 1939

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

12-14 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1154

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)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

12-14 NEWTON STREET

Area(s) Form No.

WLT.1154

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road. As early as 1780, the land on the east side of the street from Main Street south to approximately where the road crosses the Railroad bridge was owned by Henry Kimball (MSRD 82:506, in the "fifth year of American Independence"). Kimball started as a yeoman, but later became a well known Waltham inn keeper. His widow continued to own much of the land along the east side of the street into the 1830s. For most of this time, there were apparently no dwelling houses on the east side of the street south of those facing on Main Street (1831 Map).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 012 0008

Newton

WLT.155

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the southwest. Photo by Zachary Violette March 2021.

Address: 18 Newton Street

Historic Name: Jonas Gipson/Isaac Field House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1837 - 1842

Source: Deeds, Isaacson

Style/Form: Greek Revival / end house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: Small shed

Major Alterations (with dates):

Addition to left (date), siding and sash altered (in recent decades)

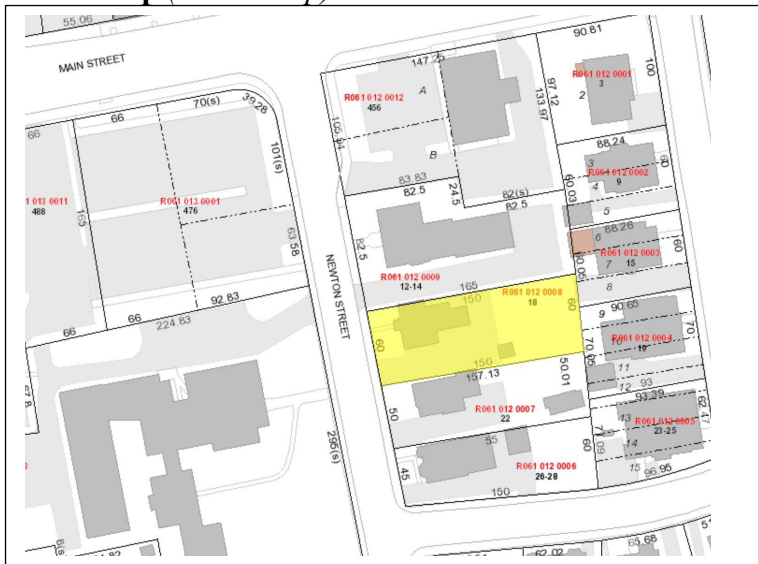
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.231 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

18 NEWTON STREET

Area(s) Form No.

WLT.155

- ☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Jonas Gipson/Isaac Field House, c.1837 - 1842, is a two-and-one-half story, wood-frame end house in the Greek Revival style. Rising from a foundation obscured by plantings, the main block of the building is 22 feet wide along Newton Street and 25 feet deep. Several appendages extend this. This includes a large, presumably original rear ell, 14 feet wide and 26 feet deep, offset to the left (north). A comparatively recent one-story addition, 10 feet wide and 18 feet deep, is placed in line with the front wall along the north elevation. This addition has a shed roof and poured concrete foundation. Beyond is an older, perhaps original, two-story bump-out. Along the front elevation are placed stacked, canted bay windows. The house is topped with a front-gabled roof. The entrance is aligned to the left side of the front elevation, indicative of a side-hall plan with two principal rooms on the first floor, with additional space in the ell. There are four bays of fenestration along the right (south) elevation. A large brick chimney rises from the ridge of the main block of the building, near its center.

The entrance is reached up a single poured concrete step, which rises to a small entrance porch. The hip roof of the porch is set on square columns ornamented with scroll-sawn brackets. The front door is a pair of modern wooden six pane and light doors, which recently replaced the original two-leaf doors. The building is clad in vinyl siding. Aluminum panning covers all trim. However, this material reflects the outline of the original front bay window paneling and the heavy entablature and rake boards on the front gable. Windows throughout have wooden 1/1 sash with aluminum triple-track style storm windows. The previous MHC B-form, produced in 1978, recorded the house's appearance before the application of substitute synthetic materials. The house had a typical Greek Revival treatment, clad in wooden clapboards, with wide paneled corner boards rising to a heavy molded entablature. Windows were wooden 6/6 sash with aluminum storms, except the front bay, which had 2/2 windows. A second-floor window above the front entrance has also been enclosed since that date.

The house is set to the north side of its comparatively large lot. The generous setback from the street is marked by concrete curbing and surrounded by evergreen hedgerows. An asphalt driveway runs along the south side of the property, providing access to a parking area at the rear. A wooden shed, likely a prefabricated unit, is sat in the southeast corner of the property.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

18 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.155

the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner. ¹

In 1837 the land on which this house stands was purchased by yeoman Jonas Gipson (1806-1877) from carpenter Charles Washburn for \$190.² There were no references to buildings in that transaction. Gipson clearly improved the property, likely building the subject property over the next five years. In 1842 Gipson, who then listed his occupation as stable-keeper, sold the property to teamster Isaac Field (1816-1872) for \$900, \$400 of which Gipson took on mortgage. Those transactions referenced buildings on the property.³ Field may have improved the property further and expanded his holdings along Newton Street. An 1844 deed for an adjoining property refers to a barn owned by Field on this lot.⁴ The Field family would own and occupy this property for the rest of the nineteenth century. At the time of the 1850 US Census, Isaac Field listed his occupation as operator of an express service. Holding \$2,800 in real estate, he shared the house with his wife Caroline and two young children. In addition to Emma Willard, whose relationship to the family is unclear, two young teamsters, aged 17 and 19, lived in the house. They were likely employees of Field, as it was common in this period for unmarried employees to board with their bosses.⁵

Around 1858 Field, then in his 40s, changed trades from the express business to being a restaurateur, which he operated in the so-called Eagle Block. Praising baked goods he had provided for the Rumford Cricket Club, the *Waltham Sentinel* noted in March of that year, "it is really an acquisition to Waltham to have a man here who can cater so well for the wants of the community on such an occasion; and we predict for Mr. Field success in his new vocation, and hope the community will sustain him in his efforts to keep a *neat and respectable* restaurant."⁶ By the time of 1860 census, Fields was listed as controlling \$3000 in real estate and \$1000 in personal property. Field lived here with his wife and children, Edward and George. Emma Willard remained in the house, listing her occupation as domestic. No other employees were here at that time.⁷ An 1863 advertisement in the *Waltham Sentinel* describes the nature of Field's business. He ran a concert hall, refreshment, and dining saloon. He offered provisions "to accommodate all who may wish meals cooked at any time during the day or evening." His establishment, which provided a range of foods, "will afford a fine opportunity for persons, while shopping in town, to obtain refreshments or dinner at any time." He also noted that he rented crockery, spoons, and table cutlery.⁸ The 1869 Waltham directory notes that Field was on Main Street, at the corner of Common Street. In 1870 Isaac and Caroline Field remained here. Edward and George also remained in the house, now noting they worked in a restaurant. Emma Willard remained here as well, also noting she worked in the restaurant.⁹

After Issac Field died in 1872, his family appears to have taken over both the house and the restaurant. The 1877 Waltham directory indicates the restaurant on Common Street near Main was now called Field Brothers, runs by George K. (1849-1902) and Edward H. Field. At the time of the 1880 census, it appears George Field was head of household here. He shared the house with his wife Cornelia, daughter Alice, and Emma Willard, who was listed as Field's aunt.¹⁰

In 1899 George K. Field sold the house to Michael C. Cronin (1848-1921). Born in Ireland and immigrating in 1857, Cronin was an iron molder. At the time of the 1900 census, he was head of a household here that included his wife Lavinia and their five children, all of school age. However, by that date, a second household appears in the building, suggesting its conversion to a two-family residence. This was headed by John Halleran, a railroad brakeman. He lived in the house with his wife and daughter. In 1920 Cronin remained in the house. Then retired, he lived with his wife and three adult children. One son worked as a milk wagon driver, another as a helper at the arsenal, and one daughter worked as a telephone operator. The other unit in the building was home to Alice Cox, a worker in a dial shop. She lived in the apartment with her three brothers and her sister: a mechanic, a machine operator, and a stenographer.

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² MSRD 365:171, 1837

³ MSRD 414:319, 1842

⁴ MSRD 443:324, 1844

⁵ 1850 US Census

⁶ "R.C.C." *Waltham Sentinel* 3/5/1858, 2. The emphasis in original

⁷ 1860 US Census

⁸ Advertisement *Waltham Sentinel* 11/20/1863, 3

⁹ 1870 US Census

¹⁰ 1880 US census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

18 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.155

The Cronin family owned the building for most of the twentieth century, passing eventually to Viola Cronin. She sold the house in 1991. It was purchased by its present owner in 2013.

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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)
- 1918 City Engineers Atlas (WHC)
- 1923 City Engineers Atlas (WHC)
- 1950 Sanborn Map (LOC)
- 1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

18 NEWTON STREET

Area(s) Form No.

WLT.155

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View from the northwest. Photo by Zachary Violette March 2021.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

18 NEWTON STREET

Area(s) Form No.

WLT.155



1978 photograph from previous MHC B form.

CONCERT HALL

Refreshment and Dining Saloon.

THE Subscriber keeps constantly on hand a supply of provisions such as the market affords, to accommodate all who may wish meals cooked at any time during the day and evening. His

BILL OF FARE

will comprise as good a variety of meats, oysters, tea, coffee, &c., as can be found at any other restaurant or hotel.

**Pies, Cake, Fruits, Confectionery, Soda,
Ice Creams,**

and other refreshments constantly on hand for ladies as well as gentlemen. This will afford a fine opportunity for persons, while shopping in town, to obtain refreshments or a dinner at any time.

☞ Crockery, spoons and table cutlery to let at a low percentage.

ISAAC FIELD.

Waltham, Jan. 6, 1863.

Waltham Sentinel 11/20/1863, 3

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 18 NEWTON STREET

Area(s)	Form No.
<div></div>	<div>WLT.155</div>

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road. As early as 1780, the land on the east side of the street from Main Street south to approximately where the road crosses the Railroad bridge was owned by Henry Kimball (MSRD 82:506, in the "fifth year of American Independence"). Kimball started as a yeoman, but later became a well known Waltham inn keeper. His widow continued to own much of the land along the east side of the street into the 1830s. For most of this time, there were apparently no dwelling houses on the east side of the street south of those facing on Main Street (1831 Map).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 013 0003

Newton

WLT.140

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the east. Photo by Zachary Violette March 2021.

Address: 21 Newton Street

Historic Name: The Leland Home for Aged Women

Uses: Present: Social Service Agency/Apartments
Original: Multi Family Residential

Date of Construction: 1891

Source: Isaacson

Style/Form: Colonial Revival / center entry

Architect/Builder: Hartwell and Richardson

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Vinyl

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):
Several major 20th century additions

Condition: Good

Moved: no ☒ yes ☐ Date:

Acreage: 1.508 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: John Clemson

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

21 NEWTON STREET

Area(s) Form No.

WLT.140

- ☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Leland Home for Aged Women was built between 1889 and 1897 dedicated to housing the elderly, but with a strong residential appearance. The building is a large two-story, five-bay pile with a central entry under a high hipped roof generously lit and expanded by large gabled dormers. These dormers are arranged in a regular symmetrical pattern on each facet of the roof: three front, two to each side bridged by sheds, and two more on each side of a large rear ell. The overall dimensions of the original main building are 42 feet wide by 34 feet deep. The full-height rear ell, 29 feet wide, extends 24 feet to the rear. It terminates at the back end in a deep, open, canted porch. Large chimneys are placed at either end of the main roof ridge where the side hips intersect.

The building has undergone several large additions. The deep front porch originally centered on the main building was expanded during the early 20th century to wrap around the right (north) side of the building that was later enclosed. During the late 1930s a two-story brick hipped block connected by a low hyphen was added to the left (south) side of the main building but set back considerably from the main façade. This smaller duplication of the main building, with three bays and a center entry, has dimensions of 38 feet wide by 32 feet deep. During the mid-1950s additional single-story buildings were added to the complex, also under hipped roofs and constructed of brick. On the left (south) side is a long wing that extends 87 feet to the south with a 30-foot depth. Another similar building 100 by 30 was placed behind the original building at about this time. A newer brick hyphen connects the main and rear building with dimensions of 45 feet deep and a varied width that diminishes at an angle on the hidden south side where it faces a court enclosed on three sides. The footprint reproduced below makes this build sequence and positioning clear.

Despite a covering of vinyl the original main building appears to retain considerable building fabric and remains legible as an impressive, professionally designed example of Colonial Revival design. The main boxed, molded cornice survives, as do the rake and return moldings in the dormers that enclose their gables. A prominent trabeated front entrance with full sidelights and a molded cornice as well as the Tuscan columns, plinths, and balustrade of the symmetrical front porch survive as well. Original two-over-two sash appears to survive as well; casings may remain under vinyl panning. The rear brick additions are more simply finished with molded cornices; the 1938 left-side addition also has a decorative pedimented center entrance flanked by ocular windows and retains eight-over-eight wood sash. It also retains an original slate roof.

The building is sited on a generous, open, flat, landscaped lot at a deep setback. It faces east toward the west side of Newton Street. The deep, open front garden is generously planted with mature deciduous trees. An asphalt drive on the north side of the frontage leads to large parking areas on the north and rear sections of the parcel.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to previous research by Isaacson and others, Leland Home for Aged Women was built as a facility dedicated to housing elderly women and later in the 20th century both sexes. Period Sanborn maps indicate the original facility was constructed by 1897. The subject property was acquired by the organization's predecessor Home for Aged Women in Waltham in November of 1889 from Lucy L. Cate, the wife of Horace Cate. Consideration was \$7,500 and the property was described as a lot on the west side of Newton Street with 170 feet of frontage and a depth of 273 feet running through to Heard Street with a

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

21 NEWTON STREET

Area(s) Form No.

WLT.140

65 foot jog inward to the rear as the property is currently configured (additional land to the south was acquired in the late-1930s).¹

Grantor Horace Cate (1814-1895), a native of Franklin, New Hampshire, was a stabler or stable keeper who resided at the subject property during the 1850s through 1880s. In 1870 he owned real estate valued at \$14,000 and personal property at \$8,000, reflecting a degree of prosperity. His household during this period included his wife, Lucy L., in whose name the property was held, two children born during the 1850s and one domestic servant. His house depicted on the 1875 Walling county map, reproduced below, appears to have a distinctly different footprint than the subject building. According to Isaacson this earlier building was moved to the Heard Street frontage and later demolished during the 1970s. A building was depicted in this location on 20th century Sanborn maps.²

The Home for Aged Women in Waltham was established in 1885 through a bequest by Hannah C. Leland, who left the remainder of her entire estate to the organization apart from a second bequest of \$1,500 to the Massachusetts General Hospital. Hannah C. (Shepard) Leland (1775-1885) was a daughter of Timothy and Mary Shepard of Hopkinton. She was the widow of George Leland (1775-1870), pork dealer and merchant, a son of Oliver Leland of Hopkinton. In 1860 Leland owned \$25,000 worth of real estate and \$30,000 in personal property; by 1870 his fortune was valued at \$177,500. The Leland family, which included sons George (born 1826) and Oliver (born 1831) resided in Waltham at a large country seat on the east side of Newton Street south of the railroad right-of-way (1870 county atlas reproduced below). In 1891 the Home for Aged Women in Waltham changed its name to The Leland Home for Aged Women in her honor.³

The original 1897 building included the large rear ell and front and rear porches. According to its website the facility was enlarged in 1938-1939, 1952-1955 and 1997. Additional land at the southeast corner of the site was acquired in 1938. The facility remains in its original use.⁴

Hartwell and Richardson, Architects

Research by Isaacson determined the building was designed by Henry W. Hartwell. His firm, established in 1881 by its principals Henry Walker Hartwell (1833 – 1919) and William Cummings Richardson (1854 – 1935), although not noted for the innovation or creativity of its designs, was fairly prolific and well regarded in the region.

Hartwell and Richardson's buildings were neither forward in style nor innovative in interior planning. Rather, Hartwell and Richardson were successful apparently because they could be relied upon to provide buildings which were competently designed, excellently constructed, and comfortably up-to-date in the accepted styles of the day.⁵

H.W. Hartwell was the son of Boston painter Alonzo Hartwell. Originally from Littleton, he was educated at Lawrence Academy in Groton but received no formal instruction in architecture. He trained at the firm of Joseph E. and Hammatt Billings in Boston and in 1856 began his practice. Several brief partnerships followed with Albert E. Swasey, until 1877, and George Tilden between 1877 and 1879. Independently and with Richardson he is attributed with the designs of Milton Town Hall (not extant), Belmont Town Hall (1881), and unexecuted designs for "The Vale," the Lyman House in Waltham (1882), although a much-toned-down design was later completed. W.C. Richardson, a native of Concord, N.H. had formal architectural training, having attended M.I.T. from 1873 to 1875. His architectural education was rounded out by at least three trips to Europe. "Within the firm Hartwell seems to have been primarily responsible for construction, and Richardson for design." [Ibid. See also: Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (1956), James Driver, p. 18; Henry W. Hartwell, p. 268.

¹ MSD 1940:261 (1889)

² Ancestry.com: vital records, death; 1855, 1865 Massachusetts State Census; 1860, 1870, 1880 Federal Census

³ *Boston Daily Globe*, Feb. 20, 1885, p. 1, "Bequests by Hannah C. Leland;" Ancestry.com: vital records, death; 1860, 1870 Federal Census; Sherman Leland, *The Leland Magazine, or a Genealogical Record of Henry Leland and his Descendants...* (Wier & White, 1850) p. 256; Morton C. Isaacson, "History of the Leland Home and Surrounding Area, May 2021; ____, "Historical Research on Leland Home," WHS, "Waltham's Antebellum Mill Village Area," Jan. 2020; *Private and Special Statutes of the Commonwealth of Massachusetts, Vol. XVI* (State, 1895) p. 580.

⁴ lelandhome.org, accessed 2021.

⁵ Susan Maycock Vogel (Cambridge Historical Commission), "Hartwell and Richardson: An Introduction to Their Work," *Journal of the Society of Architectural Historians*, Vol. 32 (SAH, May 1973) p. 132.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

21 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.140

The firm was responsible for numerous institutional and commercial designs, most notably the Youth's Companion Building at 195-215 Columbus Avenue in Boston (BOS.2377). They also designed the Odd Fellows Hall in Cambridge; First Spiritual Temple, Boston (Exeter Street Theater, Exeter Street at Newbury Street); Christ Church, Andover; and Acton Memorial Library. The firm was also responsible for numerous residential commissions for affluent clients, including the Moses Stevens House in North Andover; the H.O. Underwood House in Belmont; and a grouping on Avon Hill in Cambridge for Henry Yerxa and Stillman Kelley. Richardson designed his own house in Newtonville at 109 Highland Avenue (NWT.2504).

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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)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

21 NEWTON STREET

Area(s) Form No.

WLT.140

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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Waltham: Waltham Historical Society, 2019

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View from the north. Photo by Zachary Violette March 2021.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

21 NEWTON STREET

Area(s) Form No.

WLT.140



View from the north. Photo by Zachary Violette March 2021.



View from the north. Photo by Zachary Violette March 2021.



INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 21 NEWTON STREET

Area(s)	Form No.
<div></div>	<div>WLT.140</div>

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 012 0007 Newton WLT.1155

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the southwest. Photo by Zachary Violette March 2021

Address: 22 Newton Street

Historic Name: James A. Hunt House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1855

Source: Isaacson

Style/Form: Italianate / parlor bypass

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: Garage at rear

Major Alterations (with dates):

Siding and sash altered (in recent decades); large addition to front (2017)

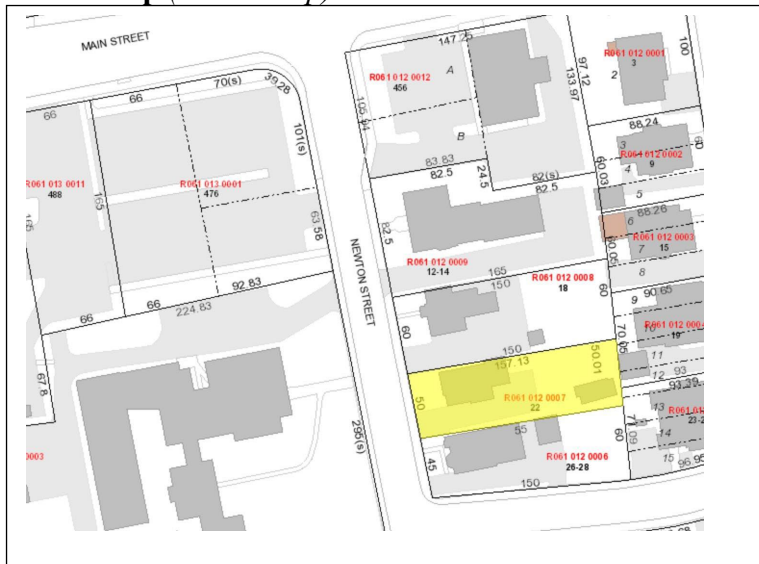
Condition: Fair

Moved: no ☒ yes ☐ Date:

Acres: 0.177 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

22 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1155

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The James A. Hunt House, c.1855, is a two-story, wood-frame house that retains its original modest Italianate style vestiges. It takes the form described by architectural historian Thomas Hubka as a parlor by-pass plan. "In a unique entry sequence, the front room or parlor nearest the street was 'by-passed' by an entrance porch leading to a second room, usually a type of entry-dining room."¹ Rising from a low foundation, it has a main block of 14 feet along Newton Street, 14 feet in depth. This is joined by a wing on the south (left) side of the building, 8 feet wide and 16 feet deep. This original house has a low gabled roof. It has been extended by a two-story addition placed in the re-entrant angle between the two wings. This addition, built within the last five years, has a low slope roof and stacked canted bays along the front. It replaced a porch along this elevation. A brick chimney rises from the roof's ridge in the front block, another in the side wing.

Entrance is now made through an engaged porch on the west elevation. The door is not visible from the public way. The building is clad in vinyl clapboards. Aluminum panning covers all trim. The bay window on the front addition has been clad in vinyl shingles. Windows throughout have false muntin vinyl windows in 6/6 configuration in most places.

The house is set toward the front of its narrow lot. The grassy strip between the sidewalk and house is enclosed with a chain-link fence enlivened with an evergreen shrub row. An asphalt paved drive at the west side of the house provides access to a single-bay garage at the rear of the property.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.²

The land on which this house now stands had been acquired in the 1840s by Isaac Field, who lived in the house just to the north at 18 Newton Street. (See (WLT.155)) In 1855 Field sold this property to James A. Hunt (1828-1872) of Waltham, a

¹ Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013) p. 55

² This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

22 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1155

manufacturer.³ Hunt appears to have built the subject house over the course of the subsequent years. By the 1860 US Census he is found as a neighbor to Field. Listing his occupation as factory overseer, Hunt controlled \$2000 in real estate and \$500 in personal property. He lived here with his wife Ann and three young children. The 1869 Waltham directory notes Hunt was the foreman of the bleaching department of the Waltham Bleachery and Dye Works. He died in 1872. The house remained in the Hunt family after his death, passing to his wife Ann (1826-1912). She his here at the time of the 1880 census, living with her daughter Lyida.

As late as 1918 the house was property of Ann N. Hunt. By 1923 it had been sold, following a 1922 land court decision, to Watler and Eliza McIntyre.⁴ McIntyre owned the property for less than a decade, selling to Joseph A. Theriault. At the time of the 1930 Census, Theriault, a barber, lived in this house with his wife Susan and brother Vital, a machinist.⁵ Theriault sold the property in 1932 to Francois Gaudet (1875-1960).⁶ The 1940 census shows Gaudet, born in Canada, as head of household here. An employee of the watch factory, he shared the house with his wife Eva and four adult daughters, two of whom worked in the watch factory, another in a candy store.⁷

The Gaudet family owned the house until 1974.⁸ It was purchased by its present owner in 2015.

BIBLIOGRAPHY and/or REFERENCES

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Waltham MA. City of Waltham Assessors Office. Assessors Records

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Waltham Poll/Voting/Street Lists.

Maps

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

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1831 Hales Map of Newton- Waltham Section (WHC)

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1883 Bird's Eye View (DC)

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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)

1918 City Engineers Atlas (WHC)

³ MSRD 719:547, 1855.

⁴ See MSRD LC Certificate #13555

⁵ 1930 US Census

⁶ MSRD LC Doc #120612, 1932

⁷ 1940 US census

⁸ MSRD LC Doc #523126, 174

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

22 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1155

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

22 NEWTON STREET

Area(s) Form No.

WLT.1155



Waltham assessor's photograph showing building before recent addition



View from the northwest. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road. As early as 1780, the land on the east side of the street from Main Street south to approximately where the road crosses the Railroad bridge was owned by Henry Kimball (MSRD 82:506, in the "fifth year of American Independence"). Kimball started as a yeoman, but later became a well known Waltham inn keeper. His widow continued to own much of the land along the east side of the street into the 1830s. For most of this time, there were apparently no dwelling houses on the east side of the street south of those facing on Main Street (1831 Map).

Continuation Sheet 4

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 012 0006

Newton

WLT.154

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the southwest. Photo by Zachary Violette March 2021

Address: 26-28 Newton Street

Historic Name: Lydia and George Emerson Tenant House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1870

Source: Isaacson

Style/Form: Second Empire / end house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Small stones

Wall/Trim: Clapboards / Wood

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Entrance altered (early 20th century); sash altered (in recent decades)

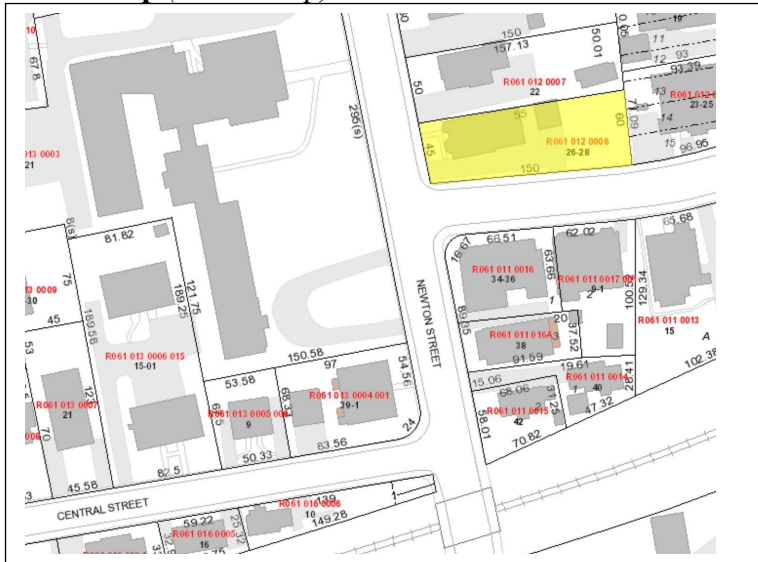
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acres: 0.175 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

26-28 NEWTON STREET

Area(s) Form No.

WLT.154

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set at the corner of Newton and Barton streets, the Lydia and George Emerson Tenant House, c.1870, is a two-and-one-half story, wood-frame end house in the Second Empire style. Rising from a low foundation of thickly mortared rubblestone, the house's main block has a footprint of 24 feet along Newton Street and is 30 feet in depth. It is expanded by a rear ell, 16 feet by 22 feet, offset to the left (north). The front elevation is augmented by stacked, canted bay windows, while two pedimented dormers break the straight-slope mansard roof on the main block's front and side elevation. A low hip roof tops the rear elevation. The entrance is aligned to the left side of the front elevation, indicative of a side hall plan with two principal rooms on the first floor. The paired entries are a sign of the building's later conversion into a multiple-family residence. The south elevation has two bays of fenestration. A large brick chimney rises from the center of the main block on the right side.

The entrance is up a set of poured concrete steps, rising to a small entrance portico, set on a concrete slab. Thin Tuscan columns support the hip roof of the portico. The paired doors each have wooden 6-panel and light doors of recent vintage. The house retains its wooden clapboards with wide corner boards. Windows are trimmed with wide flat boards with molded caps. The cornice is made up of small, paired, scroll-sawn brackets with turned drops. Windows throughout have vinyl 1/1 sash.

The house is set back from Newton Street by a grassy strip separated from the sidewalk by a concrete curb. A chain-link fence runs across the front of the property. The Barton Street side of the property is paved for parking. At the rear of the property is placed a small, wood-frame, garage, or shed. That building has wooden shingle siding, a gabled roof, and a wide wooden vehicle door.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.¹

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

26-28 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.154

The land of which this building now stands was purchased at auction by Lydia Emerson, wife of George Emerson (1811-1903), from the estate of David Hager, in 1855 for \$1500.² The lot contained an older house to the south of the subject building, removed or demolished, that stood on the site of present-day Barton Street. The Emersons seem to have moved into that house. At the time of the 1870 census, they were found living on Newton Street, neighbors to Ann Hunt, who lived in the house at 22 Newton Street.

George Emerson listed his occupation as a brick mason, with \$3000 in real estate holdings and \$300 in personal property. Lydia was listed as keeping house. It is unclear when they built the subject building, although its construction likely occurred in the early 1870s. In 1871 Lydia Emerson arranged for a \$3000 mortgage on the property from the Waltham Savings Bank.³ Emerson also secured a second mortgage from William Ross for \$400 that year.⁴ Those transactions likely financed the construction of this building, which appears to have been built as an income property. By 1875 the Emerson parcel had been subdivided, with this building standing in its current form on its lot. In 1877 Lydia Emerson secured another mortgage from Ross, valued at \$1065, on the property.⁵ George Emerson, a widower, appears to have been in the older house during the 1880 census. Consistent with this property's use as a duplex, two households stood between him and the Hunt family at 22 Newton. That included the household of Richard Hurd, a blacksmith who lived here with his wife and adult son, who worked in the watch factory. George Farwell, an engineer, headed the other household. He shared a household with his wife Clare and his step-daughter.

The heirs of the deceased Lydia Emerson defaulted on the mortgages on this property in 1881.⁶ That year, Creditors sold it to James Bean for \$2500.⁷ Bean then mortgaged the property for \$6000 from Ross.⁸ Ownership of the property over the next few years was unclear, but it passed in 1891 from Hugh Allen of Worcester to Silas Barton of Waltham.⁹ Barton demolished the older house to the south to make way for the street that bears his name. Barton was the treasurer and general manager of the American Watch Tool Company. Typically listing his address on Beaver Street, he appears to have used this as an income property, although the 1905 Waltham directory finds him living in the unit at 26 Newton Street. The 1900 census lists James McKenna as a renter here. McKenna was Chief of Police for Waltham. His household included his wife Mary and seven of their children, who ranged from 14 to 24. The oldest worked as a bookkeeper in a laundry.

After Barton's ownership, the building became the property of Thomas and Mary Concannon. Irish-born, Thomas Concannon was the head of house old at 26 Newton Street at the 1900 census. He worked in the dye house. His household included his wife Mary and six children, ranging in age from 9 to 24. The oldest three worked outside the house, two worked in the watch factory, and one was a railroad ticket agent. The house passed in probate in 1934 to Loretta Concannon.¹⁰ She was head of household at 26 Newton Street in 1940. She shared the house with two sisters, one of whom worked as a secretary.

The house would remain owned by the Concannon family until 1979 when it was sold to William Treddin.¹¹ That family owned it until 1998 when it was sold to the present owner.

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

² MSRD 708:113.

³ MSRD 1170:523, 1871

⁴ MSRD 1178:65, 1871

⁵ MSRD 1439:88, 1871

⁶ MSRD 1540:214, 1880

⁷ MSRD 1540:215, 1881

⁸ MSRD 1540:217, 1881

⁹ MSRD 2078:79, 1891

¹⁰ MSRD 5843:276, 1934

¹¹ MSRD 13635:584, 1979

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

26-28 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.154

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)
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1903 Sanborn Map (LOC)
1911 Sanborn Map (LOC)
1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
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Isaacson, Morton S. *Waltham's Antebellum Mill Village Area: Area Surround River and Central Streets in the Mid-1800s*.

Waltham: Waltham Historical Society, 2019

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

26-28 NEWTON STREET

Area(s) Form No.

WLT.154

Mailloux, Kenneth Frank "The Boston Manufacturing Company of Waltham Massachusetts, 1813-1848: The First Modern Factory in America" Ph.D. Diss: Boston University, 1953
Nelson, Charles A. *Waltham Past and Present and Its Industries*. Cambridge: Thomas Lewis, Landscape Photographer, 1879
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View from the northwest. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road. As early as 1780, the land on the east side of the street from Main Street south to approximately where the road crosses the Railroad bridge was owned by Henry Kimball (MSRD 82:506, in the "fifth year of American Independence"). Kimball started as a yeoman, but later became a well known Waltham inn keeper. His widow continued to own much of the land along the east side of the street into the 1830s. For most of this time, there were apparently no dwelling houses on the east side of the street south of those facing on Main Street (1831 Map).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 011 016A

Newton

WLT.162

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the northwest. Photo by Zachary Violette March 2021

Address: 38 Newton Street

Historic Name: Ammi B. Stiles House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1834 - 1850

Source: Isaacson

Style/Form: Greek Revival / end house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding, trim, and sash altered (in recent decades)

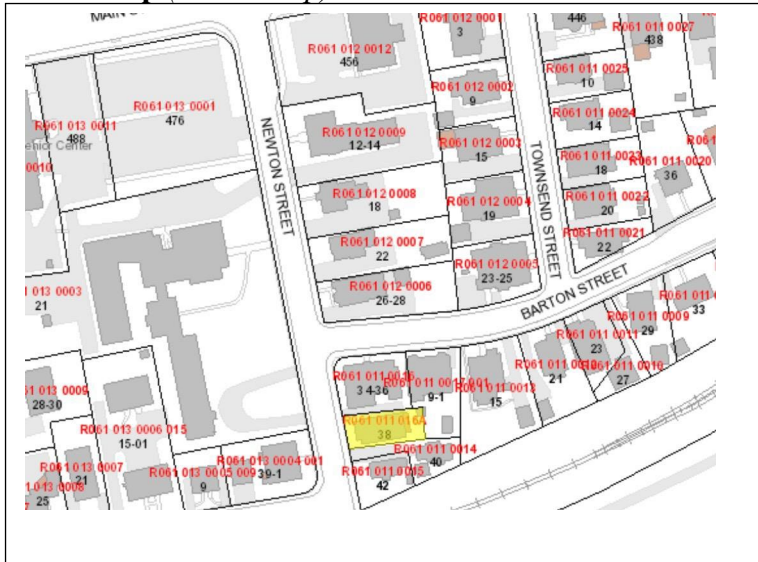
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.074 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

38 NEWTON STREET

Area(s) Form No.

WLT.162

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Ammi B. Stiles House, c.1834 - 1850, is a two-and-one-half-story, wood-frame end house that retains its original Greek Revival style vestiges. It rises from a low foundation of indeterminate material. The house has a simple rectangular footprint, 26 feet along the front elevation and 46 feet in depth. A front gable roof tops it. The front elevation has three bays of fenestration, with a side hall aligned toward the north side. The second-floor fenestration has been altered. A large brick chimney rises near the ridge of the roof near the center of the main block.

Entrance is reached through concrete steps, which rise to a porch set on a concrete slab. The porch has Tuscan columns rising to a low hip roof with a wooden deck built above. The main door has a modern embossed steel unit with wooden sidelights. It is flanked by a wooden frontispiece, made up of fluted pilasters and a narrow entablature. This is a late-twentieth-century intervention. The building is clad in vinyl clapboards, with aluminum panning over most trim. Most windows have vinyl 1/1 sash, with a variety of window types seen on the side elevations. A 1984 photograph of the building attached to the previous MHC b-form shows the house with an original Greek Revival frontispiece, more robust and traditionally proportioned than the present. The front porch at that juncture had wrought iron columns of twentieth-century vintage. The house then retained wooden 6/6 windows.

The building has a narrow setback from Newton Street, which has been paved for parking. As a result, the building occupies most of its small lot.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner. ¹

In 1851 the land on which this house stands was purchased by Ammi B. Stiles (1816-1877) from Mary Spaulding. ² It was one of series of small-dollar purchases that resulted in Stiles ownership of 100 feet of frontage along Newton Street. ³ He appears to

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² 666:351, 1853.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

38 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.162

have lived in a large house, somewhat older than the subject property, that stood at 32-34 Newton Street, at the corner of present-day Barton Street since demolished. The subject building was standing by 1854; it appears on the Waltham map of that year under Stiles's name. Stiles is variously listed as a house painter and as a sign and carriage painter. The 1860 census lists Stiles as controlling \$4000 in real estate and \$1000 in personal property. His household, likely in the adjoining buildings, consisted of his wife Hanna, the elderly Joshua and Eliza Stiles, likely Ammi's parents, as well as the elderly Mary Spaduling, likely Mary's mother.⁴

The property remained associated with the Stiles family after Ammi Stiles's death in 1877. In 1900 his widow Hannah lived alone at 32 Newton Street. The subject property was rented that year to the widow Sephronia Howe. She shared the house with her daughter Mary. Another household in the building consisted of Marie Conroy, an Irish-born nurse who lived alone.⁵

Shortly after the turn of the century, the property -- including the neighboring parcel and land on the newly laid out Barton Street -- was passed to Frederick Rutter, who sold in 1905 to Celina Simard.⁶ Simard was the wife of Canadian-born Epiphane Simard. They appear to have been responsible for replacing the corner house with the present two-family house. At the 1920 census, the couple lived on Barton Street, with Epiphane listing his occupation as roadmaster for the railroad. The subject property was rented to two households. One was headed by William Kocher, a meat cutter in a butcher shop. He shared one unit here with his wife and daughter. The other unit was home to Frederick Tripp, a carpenter. Widowed, he lived with a housekeeper.⁷ The Simards remained on Barton Street a decade later. This building continued to be occupied as a two-family in 1930. One unit was home to Emery Landry, a carpenter. He lived here with his wife Melissa and their three school-age children. The other unit was home to Irma Pirelli, an Italian-born foreman at the yarn mill. He lived here with his wife Emma and their daughter.⁸

Celina Simard would own the property until 1944. She subdivided the land, separating the subject property from the corner building and adjoining building on Barton Street. This property was sold that year to Maxime Bourque, who would own it for another decade.⁹ He sold it to the Kelley family, which would control the property until 1986. It was purchased by its present owner in 2016.

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

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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)

³ MSRD 428:495, 1843; 376:427, 1838

⁴ 1860 US Census

⁵ 1900 US census

⁶ MSRD 3167:73, 1905

⁷ 1920 US Census

⁸ 1930 US census

⁹ MSRD 6790:586, 1944; 8283:100, 1954

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

38 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

38 NEWTON STREET

Area(s) Form No.

WLT.162

Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture* Washington, DC: Preservation Press, 1987



View from the southwest. Photo by Zachary Violette March 2021



1984 photograph, view from the northwest. Previous MHC B form

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road. As early as 1780, the land on the east side of the street from Main Street south to approximately where the road crosses the Railroad bridge was owned by Henry Kimball (MSRD 82:506, in the "fifth year of

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 38 NEWTON STREET

Area(s)	Form No.
<div></div>	<div>WLT.162</div>

American Independence"). Kimball started as a yeoman, but later became a well known Waltham inn keeper. His widow continued to own much of the land along the east side of the street into the 1830s. For most of this time, there were apparently no dwelling houses on the east side of the street south of those facing on Main Street (1831 Map).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 011 0015

Newton

WLT.161

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the northwest. Photo by Zachary Violette March 2021

Address: 42 Newton Street

Historic Name: Esther Nelson House

Uses: Present: Single Family Residential
Original: Single Family Residential

Date of Construction: c.1840 - 1841

Source: Isaacson

Style/Form: Federal / cottage

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

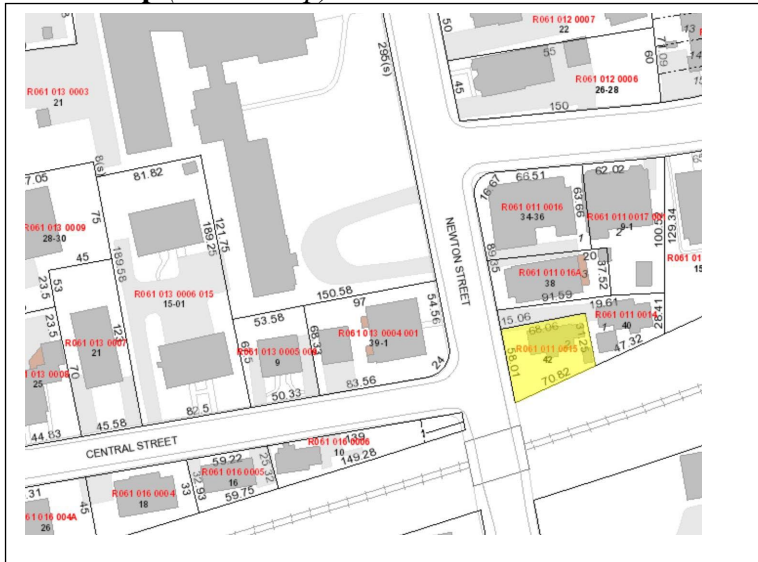
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.070 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

42 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.161

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Esther Nelson House, c.1840 - 1841, is a one-and-one-half story, wood-frame cottage. Rising from a low foundation, the single-pile main block has a footprint of 32 feet in width and 18 feet deep, with the front elevation set perpendicular to the street. This has a three-bay fenestration with a central entrance with a small entrance porch. There are two bays of fenestration along the Newton Street elevation. The main block is extended by a wing, 10 feet wide and 16 feet deep, extending from the rear of the building. A gabled roof caps the building. Eaves have a narrow overhang, a typical feature of this moment. The front elevation has knee wall windows. A very large brick chimney rises from the center of the main block.

Entrance is reached through the hip-roof entrance porch on the south elevation. The building is clad in vinyl clapboards, with aluminum panning covering most trim. Windows throughout have vinyl 1/1 sash, with vinyl faux shutters. A 1984 photograph of the building shows an earlier installation of vinyl siding. However, the house retained 6/6 wooden windows at that point.

The building is set back from the street, with the front and side of the property paved with brick or brick-style concrete pavers. The south elevation is enclosed with a high stockade fence of PVC.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner. ¹

This house was built as early as 1841 when it appears on the Waltham Village map as the property of Esther Nelson. Nelson had purchased the property in 1840 from Amos Harrington.² The property was sold in 1843 to the Fitchburg Railroad.³ The railroad's right-of-way laid out in 1843, runs just to the south of the building's front door. In 1847 the railroad sold this lot, with buildings, to merchant George Leland (1794-1870), whose estate stood just to the south of the railroad corridor.⁴ He may have

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² MSRD 395:233, 1840

³ MSRD 433:538, 1843

⁴ MSRD 504:497, 1847

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

42 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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used the building as servant's quarters in that period. The Leland estate owned the building until 1878, when Hannah Leland sold the property to Charles Dix.⁵ Dix lived at 19 Newton Street in this period. Dix lost the property in 1897 when it was foreclosed upon by the Waltham National Bank.⁶ The bank owned the building for several years after that. At the 1900 census, the house was rented to Henry Lenney, English-born and a spinner at the cotton mill. He shared the house with his wife, Nancy.⁷

In 1904 the Waltham National Bank sold the property to Ella Moulton.⁸ In 1918 Moulton, filed a petition that year with the Middlesex Land Court to determine the parcel's boundaries.⁹ An investment group owned the building by 1956. After many owners, it was purchased by its present owner in 2016.

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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

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- 1918 Sanborn Map (LOC)
- 1918 City Engineers Atlas (WHC)
- 1923 City Engineers Atlas (WHC)
- 1950 Sanborn Map (LOC)
- 1956 City Engineers Atlas (WHC)

Sources for Biographies

⁵ MSRD 1507:131, 1879

⁶ MSRD 2558:258, 1897

⁷ 1900 US Census

⁸ MSRD 3134:131, 1904

⁹ MSRD 4182:295. The complete title chain for this property could not be resolved within the scope of the current project

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

42 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.161

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

42 NEWTON STREET

Area(s) Form No.

WLT.161



1984 photograph, previous MHC B Form

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Newton Street is one of Waltham's earlier streets. It was laid out from the Great Country Road (Main Street) to the river in 1755, and the first bridge across the Charles River west of Watertown square was built on it, in 1761, to give the farmers in Newton access to the Great Country Road. As early as 1780, the land on the east side of the street from Main Street south to approximately where the road crosses the Railroad bridge was owned by Henry Kimball (MSRD 82:506, in the "fifth year of American Independence"). Kimball started as a yeoman, but later became a well known Waltham inn keeper. His widow continued to own much of the land along the east side of the street into the 1830s. For most of this time, there were apparently no dwelling houses on the east side of the street south of those facing on Main Street (1831 Map).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 006 0008

Newton

WLT.1156

Town/City: Waltham

Place: (*neighborhood or village*): Chemistry

Photograph



Address: 172-174 Newton Street

Historic Name: John Stevens House

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1846 - 1854

Source: Maps, Deeds

Style/Form: Not researched / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Small stones

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.185 acres acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

172-174 NEWTON STREET

Area(s) Form No.

WLT.1156

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The John Stevens House, c.1846 - 1854, is a two-and-one-half story, wood-frame duplex that retains vestiges of its original Federal style. Rising from a foundation made up of mortared rubblestone, partially replaced with poured concrete, the double-pile main block has a footprint of 36 feet along Newton Street, and is 22 feet in depth. It is extended by a two-story rear ell 24 feet wide and 28 feet in depth, extending from the center of the main block. Both main block and ell have a gabled roof, with a ridge aligned parallel to Newton Street in the main block, perpendicular in the ell. The front elevation has four symmetrically arranged bays of fenestration, with entrances paired at the center. One brick chimney rises from the rear slope of the roof in the north unit.

Entrance is reached through a set of poured concrete steps that rise to an entrance porch spanning the middle bays of the building. This is set on a foundation of poured concrete; it has wrought iron posts rising to support a hip roof. Doors are modern embossed steel units. The building is clad in vinyl clapboards, with aluminum panning at the trim. Windows throughout have vinyl 1/1 sash.

The building is centered on its lot, with a comparatively generous setback from Newton Street. This is enclosed in a chain-link fence and heavily planted with evergreen shrubs. An asphalt drive runs along the north side of the building, providing access to a parking area at the rear.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In 1846 the lot on which this house now stands was sold to John Stevens (1804-1880) by Francis Cabot Lowell, Jr.¹ Lowell (1803-1874) was the son of prominent Boston merchant and industrialist, Frances Cabot Lowell (1775-1817). The elder Lowell was instrumental to the founding of the Boston Manufacturing Company, whose mills at Waltham became the first integrated textile mills in the country. In the early 1810s Lowell studied the methods of British textile manufacturing, and along with a group of like-minded businessmen had formed the Boston Associates to promote manufacturing throughout the region. The Lowell family had extensive land holdings in Waltham in the decades after the founding of the Boston Manufacturing Company, controlling large tracts on both sides of the Charles River. The younger Lowell controlled many of these parcels for decades after his father's death. He carried on his father's interests in manufacturing, controlling the Newton Chemical Company at Waltham for many years.² He died at Waltham in 1874. Stevens appears to have built the house sometime over the course of the next decade; it appears on 1854 Waltham atlas. Stevens, who controlled much of the land on the north side of Calvary Street in this period, seems to have built this as income property; throughout the nineteenth century, his address was listed as Calvary Street, near Newton. Born in Ireland, at the time of the 1850 census he listed his occupation as laborer. The 1869 Waltham directory lists his occupation as a farmer. The 1880 census shows him living with his son-in-law Bernard Harris. The older man was reported at home sick with stomach cancer.³ He died later that year.

After John Steven's death his daughter, and heir, Margaret arranged for a mortgage on this property from Francis Buttrick.⁴ Francis Buttrick (1814-1894) was a prominent lumber dealer, builder, and real estate owner, Waltham's largest by the end of the

¹ MSRD 490:157, 1846

² "Obituary" *Boston Daily Advertiser* 9/12/1874, 4

³ 1880 US census

⁴ MSRD 1767:114, 1885

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

172-174 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1156

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."⁵ While Buttrick gained control of the property in this period, it was listed as the property of Stevens as late as 1886. The house appears to have been unoccupied around the turn of the twentieth century; there are no residents here in the 1900 street list.

In 1895 Augusta M. Buttrick, widow of Francis, as well as the others members of his estate, sold the subject property to Michael Collins for \$2000.⁶ That transaction included the four-unit apartment building just to the south of this. At the time of the 1900 census Collins, who listed his occupation as a day laborer, lived in a large household in that building, which was then number 158-160 Newton Street. The subject property was then numbered 154-156 Newton Street. It was home to 15 people in four households. Most residents were of Irish birth or parentage. Their occupations included employees of the dye house, bleachery, pattern maker, as well as a farm laborer.

The Collins family would own this property until 1921 when Mary Ann Collins sold it to the Flannery family.⁷ They subdivided the property, selling the apartment house lot separately. It was later owned by Giuseppe Passerello, who passed it to his son John J. Passerello in his will in 1960.⁸ It was owned by him until 1975.⁹ The present owner bought it in 2007.

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1897 Sanborn Map (LOC)

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1900 Atlas of Middlesex County (WHC)

1903 Sanborn Map (LOC)

⁵ "Francis Buttrick" *Boston Journal* 10/9/1894, 1

⁶ MSRD 2403:321, 1895

⁷ MSRD 4276:495, 1919

⁸ MSRD 9583:255, 1960

⁹ MSRD 12904:702, 1975

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

172-174 NEWTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1156

1911 Sanborn Map (LOC)
1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
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Notes by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The Boston Manufacturing Company mill in Waltham was not the first fully integrated textile mill in the United States, but it was the first one to be powered entirely by water power, including weaving, and be based on a modern corporate structure. This greatly accelerated the industrial revolution in America.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 015 0023

Newton

WLT.1157

Town/City: Waltham

Place: (*neighborhood or village*): Chemistry

Photograph



View from the south east. Photo by Zachary Violette March 2021

Address: 12-14 Oak Street

Historic Name: Newton Chemical Company Tenement

Uses: Present: Multi-Family Residential
Original: Multi Family Residential

Date of Construction: c.1846 - 1854

Source: Maps

Style/Form: Not researched / apartment block

Architect/Builder:

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Siding and sash altered, foundation replaced (in recent decades)

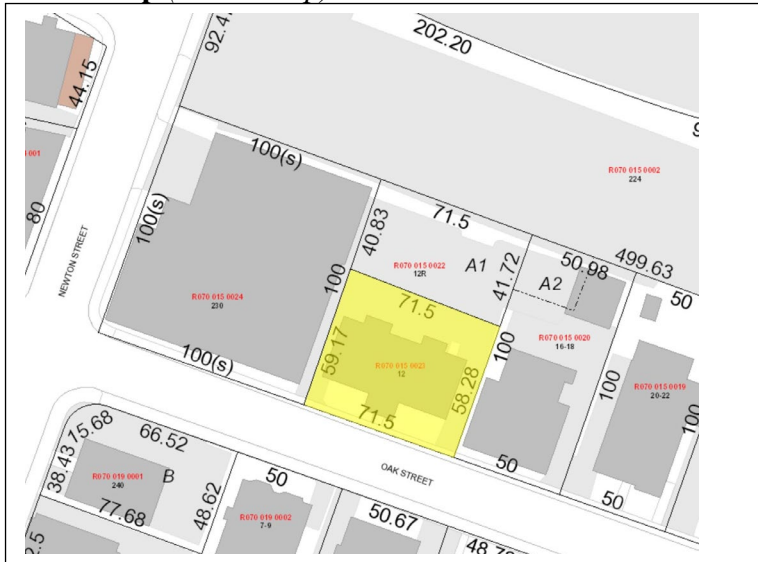
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.094 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

12-14 OAK STREET

Area(s) Form No.

WLT.1157

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Newton Chemical Company Tenement, c.1846 - 1854, is a two-story, wood-frame building of indeterminate original style. It is set on a high foundation of poured concrete, likely an alteration of the twentieth century. The main block is 56 feet wide along Oak Street and is 25 feet deep. This is augmented by a 12-foot-wide and six-foot deep entrance pavilion, centered on the front elevation. A shallow gabled roof tops the building, with a ridge set perpendicular to the street on the main block. Fenestration on the front elevation is widely spaced, with paired windows on the inner bays and single windows on the outer. There are two windows on each floor on either flanking elevation. No original chimneys appear to remain.

Entrance is reached through a set of poured concrete steps, with iron railings. The door is a modern embossed steel and light unit. The building is clad in vinyl clapboards. Trim is covered in aluminum panning, including wide corner boards. Windows throughout have vinyl 1/1 sash.

The narrow setback from the street is edged in concrete blocks, filled with mulched planting beds. A narrow asphalt driveway runs on either side of the building.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building is one of only a handful surviving from the once-extensive complex of the Newton Chemical Company. The company was established in 1820, in a part of Newton, later annexed to Waltham in 1849. The company was established by the backers of the Boston Manufacturing Company, along with Dr. Samuel Dana of Boston, and specialized in producing oil, sulfuric acid, and bleaching salts, which supported the company's operations at Waltham. The company, which controlled an eight-acre site, proceeded to build one of the most extensive chemical works in the country and the first of its kind in the nation. Over three acres of that land were covered with buildings at its height, and the company consumed 10,000 pounds of sulfur each week.¹ In addition to the works, the company, like other industries in Waltham, built many buildings to house its workers, creating a mill village. The area featured the chemical works on a site to the west of present-day Newton Street, a large tenement block on Pine Street, and company houses scattered on present-day Oak, Newton, and Pine streets. The subject building appears to be the largest surviving building that the company built. The nature of its occupancy during its first years of construction cannot be determined within the scope of this project. It was built between 1846, when Oak Street was laid out, and 1854, appearing on the Waltham map of that year.²

With the invention of new processes in the production of sulfuric acid, the Waltham works quickly became obsolete in the post-Civil War period. The company's extensive, highly specialized works were difficult to maintain and in poor condition due to the effects of the sulfuric acid produced there. One description of the facility in its last days noted: "brick crumble to pieces; board stuffed full of nails soon pulls away and not a nail can be found ... the new house built is soon shabby, and a corps of carpenters and masons are constantly employed in building or repairing."³ After the company's dissolution, the extensive works were demolished and subdivided for house lots. In contrast, the company sold the houses to private individuals, many of whom had previously been associated with it. The Boston Manufacturing Company purchased the larger tenements and surrounding land

¹ Charles A. Nelson *Waltham Past and Present*, 134

² See MSRD 478:80, 1846

³ S.N. Walker "Waltham Chemical Works" *Waltham Free Press* 3/15/1867, 1

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

12-14 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1157

on Pine Street. The chemical company even gifted its agent Horatio Moore the house adjoining the works that he had long occupied.⁴ In 1871 the company sold the subject building to Patrick Costello for \$2650.⁵ Costello, born in Ireland, had been employed by the company at the time of the 1870 census. Most of his neighbors that year were also company employees. (The 1869 Waltham directory lists Costello's address as "rear bleachery, between Calvary and John".) Widowed, his household included six children, aged 10 to 19. The oldest son, Thomas, was a grocery, while 14-year-old Kate worked in the Bleachery. The rest of the children were at school.⁶ Patrick listed \$3000 in real estate and \$200 in personal property. By 1874 Costello's address had shifted from behind the bleachery to "Oak, near Newton," presumably in this building. He listed no occupation in the directory of that year.

Costello died in November of 1874; the property was sold by his son Thomas to Terrance Connors in 1881.⁷ Connors was born in County Galway, Ireland. The 1895 Waltham directory lists his address as 12 Oak Street and his occupation as a laborer. Patrick Connors, also a laborer, was listed as a boarder in the houses. Connors does not appear to have lived in Waltham much longer. In 1900 he sold the building to Christina Fulton, wife of Pryor Fulton.⁸ Fulton, a coal dealer, lived at 354 Newton Street (near the corner of Ash Street) in this period and seems to have used the Oak Street building as an income property.

The Fulton family owned the building until 1930 when Christina Fuller sold it to Paul F.G. Franchina.⁹ Eight years later he sold it to Jennie Firone.¹⁰

Firone owned the property until 1994. It was sold to its present owner in 2003.

Architect

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⁴ "A Generous Gift" *Waltham Sentinel* 8/9/1872, 2

⁵ MSRD 1143:608, 1871

⁶ 1870 US census

⁷ MSRD 1581:474, 1881

⁸ MSRD 2824:137, 1900

⁹ MSRD 5489:389, 1930

¹⁰ MSRD 6212:598, 1938

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

12-14 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

12-14 OAK STREET

Area(s) Form No.

WLT.1157

The Newton Chymical (original spelling) Company was founded in 1825 (Sanderson). Patrick Costello's original house was built in 1856, and is today numbered 21 Friend Street.

Francis Cabot Lowell, Jr., son of the Francis Cabot Lowell who founded the Boston Manufacturing Company, bought the Dr. James Jackson estate on the north side of the Charles River in the mid-1800s, along with much land on the south side of the river. He bought the land containing this lot from William Minot and the other trustees of the assets of Nancy Wharton in 1844 (MSRD 459:65 and 68). Wharton was the grand daughter of Dr. Marshall Spring, and she inherited the property from her father, Marshal S. Spring. It was a 60 acre lot of woodland and pasture, known as the "Brush Pasture", bounded on the north by the river and on the west by Newton Street. In the late 1700s and early 1800s, Dr. Marshall Spring purchased much of the land in this part of what used to be Newton (see MLR 145/35, 152/133, 176/183 and 181/505). These were farm lands, pasture lands, and woodlots on the original Fuller Farm of 1658. Doctor Marshall Spring, who lived in Watertown, was a loyalist before the Revolutionary War, but rushed to Lexington during the Battle of Lexington and Concord to treat the wounded patriots. He was so much respected that his loyalist leanings were later forgiven (from Bond and Nelson).

Francis C. Lowell, Jr., was the treasurer of the Newton Chemical (or Chymical) Company, and sold off much of the western portion of his "Brush Pasture" acquisition to the Newton Chemical Company in two deeds in 1845. Deed MSRD 478:80 was for land on the south side of Oak Street, which he had just laid out, and included all of the house lots on the south side of Oak Street from Newton Street to today's No. 53-55 Oak Street, as well as those on both sides of Bolton, Clinton, Day, and Acorn Streets. Deed MSRD 478:81 was for land on the north side of Oak Street, and included all of the house lots on the north side of Oak Street from Newton Street to today's No. 48-50 (and possibly 56), as well as the south side of Yetten Terrace and Branch Street. In 1849, Lowell sold a one third part interest in a portion of his "Brush Pasture" acquisition, containing today's house lots on both sides of most of Cedar Street, to Horatio Moore (MSRD 568:208). Horatio Moore was the manager of the Newton Chymical (Chemical) Company (which was associated the Boston Manufacturing Company). In 1846, Lowell sold most of the north east corner of the "Brush Pasture" to Horatio Moore (MLR 495/98). That lot contained a bit over 10 acres, and stretched from east to west from today's house lots on the east of Flood Street to those on the west of Moore Street, and from north to south from today's house lots on the south side of today's Calvary Street to those on the south of today's John Street. Lowell sold off his land on the north side of Calvary Street (then called "Spring Street") to the river in smaller lots.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 015 0013 Newton WLT.1158

Town/City: Waltham

Place: (neighborhood or village): Chemistry

Photograph



View from the southwest. Photo by Zachary Violette March 2021

Address: 46 Oak Street

Historic Name: Newton Chemical Works Double House

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1846 - 1854

Source: Deeds, maps

Style/Form: Not researched / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Parged

Wall/Trim: Vinyl / Aluminum

Roof: Slate

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

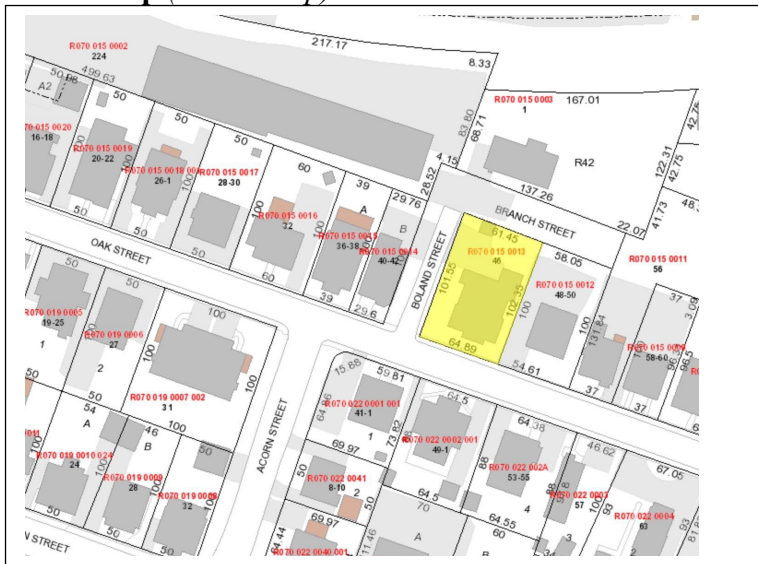
Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

46 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1158

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Newton Chemical Works Double House, c.1846 - 1854., is a two-story, wood-frame duplex of indeterminate original style. Rising from a parged foundation, the building has a single-pile main block 26 feet in width and 16 feet in depth. This is augmented by two ells: a two-story, gabled-roof ell 25 feet wide and 18 feet deep centered on the main block; and a 36 feet wide, 10 feet deep ell set parallel to the main block. The latter portion of the house has a single pitched roof. The roof of the main block is side-gabled. The front elevation has a four-bay fenestration, with paired centered entries. No original chimneys remain.

Entrance is through a set of poured concrete steps, rising to a concrete-slab stoop. This is sheltered by a hip roof, set on wrought iron posts. Doors are modern embossed steel units, with aluminum storm doors. The building is clad in vinyl siding, with vinyl soffits, and most trim covered in aluminum padding. Windows throughout have vinyl 1/1 sash. These are flanked by vinyl faux shutters. The roof is covered in slate, or a synthetic material emulating the same. These are recent replacements of an earlier vinyl siding job.

The building is set back from the street with a narrow grassy strip, crossed by a concrete paved walk. The yard is enclosed with a chain-link fence.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building is one of only a handful surviving from the once-extensive complex of the Newton Chemical Company. The company was established in 1820, in a part of Newton, later annexed to Waltham in 1849. The company was established by the backers of the Boston Manufacturing Company, along with Dr. Samuel Dana of Boston, and specialized in producing oil, sulfuric acid, and bleaching salts, which supported the company's operations at Waltham. The company, which controlled an eight-acre site, proceeded to build one of the most extensive chemical works in the country and the first of its kind in the nation. Over three acres of that land were covered with buildings at its height, and the company consumed 10,000 pounds of sulfur each week.¹ In addition to the works, the company, like other industries in Waltham, built many buildings to house its workers, creating a mill village. The area featured the chemical works on a site to the west of present-day Newton Street, a large tenement block on Pine Street, and company houses scattered on present-day Oak, Newton, and Pine streets. This building is one of several duplexes the company built between 1820 and 1854, and likely after Oak Street was laid out in 1846.² Its construction was probably in the latter end of that range, suggested by such mid-nineteenth century features as the widely overhanging eaves.

With the invention of new processes in the production of sulfuric acid, the Waltham works quickly became obsolete in the post-Civil War period. The company's extensive, highly specialized works were difficult to maintain and in poor condition due to the effects of the sulfuric acid produced there. One description of the facility in its last days noted: "brick crumble to pieces; board stuffed full of nails soon pulls away and not a nail can be found ... the new house built is soon shabby, and a corps of carpenters and masons are constantly employed in building or repairing."³ After the company's dissolution, the extensive works were demolished and subdivided for house lots. In contrast, the company sold the houses to private individuals, many of whom had

¹ Charles A. Nelson *Waltham Past and Present*, 134

² See MSRD 478:80, 1846

³ S.N. Walker "Waltham Chemical Works" *Waltham Free Press* 3/15/1867, 1

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

46 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1158

previously been associated with it. The Boston Manufacturing Company purchased the larger tenements and surrounding land on Pine Street. The chemical company even gifted its agent Horatio Moore the house adjoining the works that he had long occupied.⁴ In 1871, the company sold the subject building for \$2500 to plumber William O'Brien.⁵ O'Brien owned the building for a year, selling it in 1872 to Mary Duffy.⁶ She owned the property for five years, selling it to Matthew Mullaney (1828-1890).⁷ According to the 1884 Waltham directory, Mullaney was the superintendent of the free public bathhouse in Waltham. His address that year was listed as "Oak, opposite Acron," probably a reference to this building.

In 1911 Mullaney's heirs sold the building to John E. Moran.⁸ Moran sold it to his wife Mary the following year.⁹ That family owned the building for only three years. Moran sold it to Biagio Crescenzo.¹⁰ The building was transferred several times over the following years, primarily to individuals with Italian surnames. Its owners in 1929 and 1942 lost the property to foreclosure by the Watertown Co-Operative Bank.¹¹

The building was transferred numerous times throughout the second half of the twentieth century. In 2021 it was converted to condominium units.

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

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1875 Map of Town of Waltham (DC)

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1903 Sanborn Map (LOC)

1911 Sanborn Map (LOC)

1918 Sanborn Map (LOC)

⁴ "A Generous Gift" *Waltham Sentinel* 8/9/1872, 2

⁵ MSRD 1157:242

⁶ MSRD 1241:183, 1872

⁷ MSRD 1452:146, 1877

⁸ MSRD 3640:231, 1911

⁹ MSRD 3734:201, 1912

¹⁰ MSRD 4007:565, 1915

¹¹ MSRD 554

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

46 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1158

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1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The Newton Chymical (original spelling) Company was founded in 1825 (Sanderson). The Newton Chymical Company bought the land this lot is on from Francis Cabot Lowell, Jr., in 1846 (MSRD 478:80 and 81). Lowell had bought the land from William Minot and the other trustees of the assets of Nancy Wharton in 1844 (MSRD 459:65 and 68). Wharton was the grand daughter of Dr. Marshall Spring, and she inherited the property from her father, Marshal S. Spring. It was a 60 acre lot of woodland and pasture, known as the "Brush Pasture", bounded on the north by the river and on the west by Newton Street. In the late 1700s and early 1800s, Dr. Marshall Spring purchased much of the land in this part of what used to be Newton (see MLR 145/35,

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 46 OAK STREET

Area(s)	Form No.
<div></div>	<div>WLT.1158</div>

152/133, 176/183 and 181/505). These were farm lands, pasture lands, and woodlots on the original Fuller Farm of 1658. Doctor Marshall Spring, who lived in Watertown, was a loyalist before the Revolutionary War, but rushed to Lexington during the Battle of Lexington and Concord to treat the wounded patriots. He was so much respected that his loyalist leanings were later forgiven (from Bond and Nelson).

The house two doors west on Oak Street, 36-38 Oak Street, dates from about the same time as this house. It appeared on the 1854 map labeled as belonging to the Newton Chymical Company. It was sold to Michael C. Boland by the Newton Chymical Company in 1871 (MSRD 1157:238) for \$1,600, and the deed specified "with buildings". The lot stretched 68 feet west from Boland Street, which contains today's No. 36-38, as well as 40-42 Oak Street, which only appeared on maps after 1900. The 1875 and 1886 maps show it labeled "Boland". That same year, Michael C. Boland deeded the eastern half of the house and the part of the lot to the east of the house to Ellen Boland for \$800 (MSRD 1178:384). In the deed the house was called Michael's "homestead". In the 1869 town directory Ellen is referred to as the widow of James Boland, with a house at 12 Oak near Cedar, and Michael Boland as working in the chemical yard and boarding at 12 Oak near Cedar. The 1871 directory had a similar entry. The 1877 directory listed Ellen with a house on Oak near Cedar, and Michael C. Boland as a laborer with a house at 11 Oak. In 1893 and 1894, Michael C. Boland and Ellen Boland, respectively deeded the house to John H. Boland (MSRD 2221:559 and 2310:284). John H. Boland was listed in the 1877 directory as boarding with Ellen on Oak. The 1886 voting list had John H. Boland at 40 Oak. Therefore, it appears that the house today at 36-38 Oak Street was probably built by the Newton Chymical Company sometime between 1846, when Oak Street was laid out, and 1854, when it appeared on the map.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 022 0002
001

Newton

WLT.1159

Town/City: Waltham

Place: (neighborhood or village): Chemistry

Photograph



Address: 49 Oak Street

Historic Name: Newton Chemical Company Double House

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1846 - 1854

Source: Deeds, Maps

Style/Form: Not researched / duplex

Architect/Builder:

Exterior Materials:

Foundation: Parged

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decade)

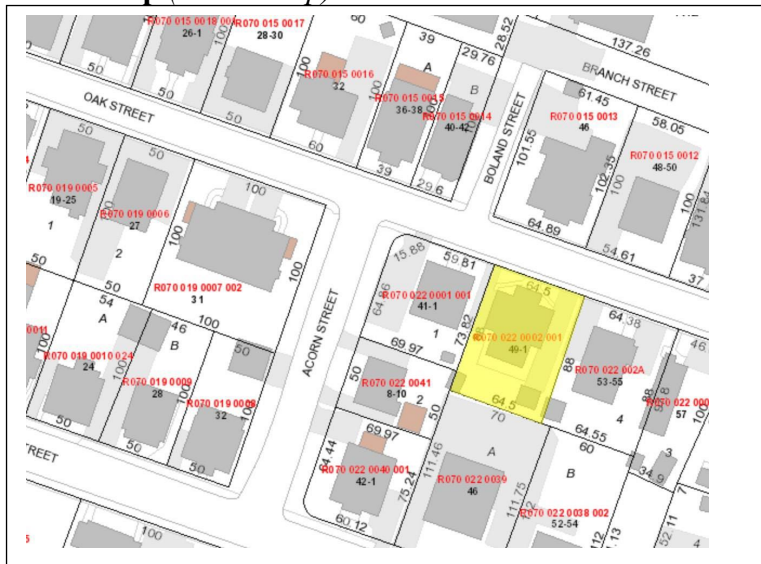
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

49 OAK STREET

Area(s)

Form No.

WLT.1159

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Newton Chemical Company Double House, c.1846 - 1854, is an unusual duplex massed as a paired one-and-one-half story, wood-frame end houses. The building is set on a parged or poured concrete foundation. It consists of two evenly sized blocks (dimensions for which are not available from the Waltham tax assessor), each of which has a front-gabled roof, originally with three bays on the first floor. Each unit has a side-hall plan, with the halls set next to to each other. The flanking elevations have two bays of fenestration, suggesting two principal rooms on each floor. The two front gables are set next to each other, forming a deep valley between the two units, which has been joined by a flat-roof section, likely to improve water control. A large brick chimney rises from the slope of the roof on each side of the house.

The entrance is reached by a poured concrete step which rises to an enclosed, hip-roof entrance porch. Doors are modern embossed steel units, one of which has an aluminum screen door. The building is clad in vinyl clapboards, with aluminum panning. Most openings have vinyl 1/1 sash windows. On the front elevation, in the west block, the two original front windows have been replaced by a modern shallow bay.

The building has a narrow setback from Oak Street. The small grassy area is sheltered by a chain-link fence and crossed by concrete walkways. A concrete drive runs on either side of the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building is one of only a handful surviving from the once-extensive complex of the Newton Chemical Company. The company was established in 1820, in a part of Newton, later annexed to Waltham in 1849. The company was established by the backers of the Boston Manufacturing Company, along with Dr. Samuel Dana of Boston, and specialized in producing oil, sulfuric acid, and bleaching salts, which supported the company's operations at Waltham. The company, which controlled an eight-acre site, proceeded to build one of the most extensive chemical works in the country and the first of its kind in the nation. Over three acres of that land were covered with buildings at its height, and the company consumed 10,000 pounds of sulfur each week.¹ In addition to the works, the company, like other industries in Waltham, built many buildings to house its workers, creating a mill village. The area featured the chemical works on a site to the west of present-day Newton Street, a large tenement block on Pine Street, and company houses scattered on present-day Oak, Newton, and Pine streets. This building, one of a number of duplexes, but the only to take this form, was built sometime after Oak Street was laid out in 1846, but before 1854, when it appears on the Waltham map of that year.²

With the invention of new processes in the production of sulfuric acid, the Waltham works quickly became obsolete in the post-Civil War period. The company's extensive, highly specialized works were difficult to maintain and in poor condition due to the effects of the sulfuric acid produced there. One description of the facility in its last days noted: "brick crumble to pieces; board stuffed full of nails soon pulls away and not a nail can be found ... the new house built is soon shabby, and a corps of carpenters and masons are constantly employed in building or repairing."³ After the company's dissolution, the extensive works were demolished and subdivided for house lots. In contrast, the company sold the houses to private individuals, many of whom had previously been associated with it. The Boston Manufacturing Company purchased the larger tenements and surrounding land on Pine Street. The chemical company even gifted its agent Horatio Moore the house adjoining the works that he had long

¹ Charles A. Nelson *Waltham Past and Present*, 134

² See MSRD 478:80, 1846

³ S.N. Walker "Waltham Chemical Works" *Waltham Free Press* 3/15/1867, 1

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

49 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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occupied.⁴ In 1869 the company sold the house to Patrick Hughes (1824-1892) for \$2850.⁵ The directory of that year listed Hughes' occupation as a plumber. (His address was listed as "13 Oak, near Cedar.") The census of 1880 shows a Patrick Hughes on Oak Street, with occupations as a butcher.⁶ The house was passed from Patrick Hughes Sr. to Patrick Hughes Jr. in 1871.⁷

Each side of the duplex was passed through various members of the Hughes family through the end of the nineteenth century. The 1900 street list shows 49 Oak Street occupied by Edward Hynes, a gas company employee. In 1902, Thomas and John Hughes, heirs of Patrick Hughes, sold the property to George H. Strauch (1874-1966).⁸ Strauch was an undertaker by trade, who lived at 18 Fiske Street.⁹ The 1910 census shows 49 Oak Street occupied by Mary Silver, an Irish-born widow. She lived with her four children, aged 16 to 23. The three oldest worked at the woolen mill, bleachery, and cotton mill, respectively.¹⁰

The building was owned by Strauch as an income property until 1922 when it was sold to Portia A. Donadio.¹¹ Donadio owned the property for eight years, selling it to Antonio Rea.¹² The 1940 census shows the Italian-born Rea as head of household at 49 Oak Street. He was an electrician on the railroad. He lived with his daughter Amelia and a live-in housekeeper.¹³

The building was owned by members of the Rea family until 1981. It was converted to condominium units in 2004.

Architect

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1886 Map of Middlesex County (WHC)

⁴ "A Generous Gift" *Waltham Sentinel* 8/9/1872, 2

⁵ MSRD 1085:263, 1869

⁶ 1880 US Census

⁷ MSRD 1111:418, 1870

⁸ MSRD 3007:173-173, 1902

⁹ 1910 US Census

¹⁰ 1910 US census

¹¹ MSRD 4503:518, 1922

¹² MSRD 5433:348, 1930

¹³ 1940 US Census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

49 OAK STREET

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220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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1911 Sanborn Map (LOC)
1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
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Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture* Washington, DC: Preservation Press, 1987.

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 49 OAK STREET

Area(s)	Form No.
<div></div>	<div>WLT.1159</div>

The Newton Chymical (original spelling) Company was founded in 1825 (Sanderson). The Newton Chymical Company bought the land this lot is on from Francis Cabot Lowell, Jr., in 1846 (MSRD 478:80 and 81). Lowell had bought the land from William Minot and the other trustees of the assets of Nancy Wharton in 1844 (MSRD 459:65 and 68). Wharton was the grand daughter of Dr. Marshall Spring, and she inherited the property from her father, Marshal S. Spring. It was a 60 acre lot of woodland and pasture, known as the "Brush Pasture", bounded on the north by the river and on the west by Newton Street. In the late 1700s and early 1800s, Dr. Marshall Spring purchased much of the land in this part of what used to be Newton (see MSRD 145:35, 152:133, 176:183 and 181:505). These were farm lands, pasture lands, and woodlots on the original Fuller Farm of 1658. Doctor Marshall Spring, who lived in Watertown, was a loyalist before the Revolutionary War, but rushed to Lexington during the Battle of Lexington and Concord to treat the wounded patriots. He was so much respected that his loyalist leanings were later forgiven (from Bond and Nelson).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 022 0004

Newton

WLT.1160

Town/City: Waltham

Place: (neighborhood or village): Chemistry

Photograph



View from the northwest. Photo by Zachary Violette March 2021

Address: 63 Oak Street

Historic Name: Michael Boland House

Uses: Present: Single Family Residential
Original: Single Family Residential

Date of Construction: c.1850 - 1854

Source: Deeds, Maps

Style/Form: Not researched / end house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

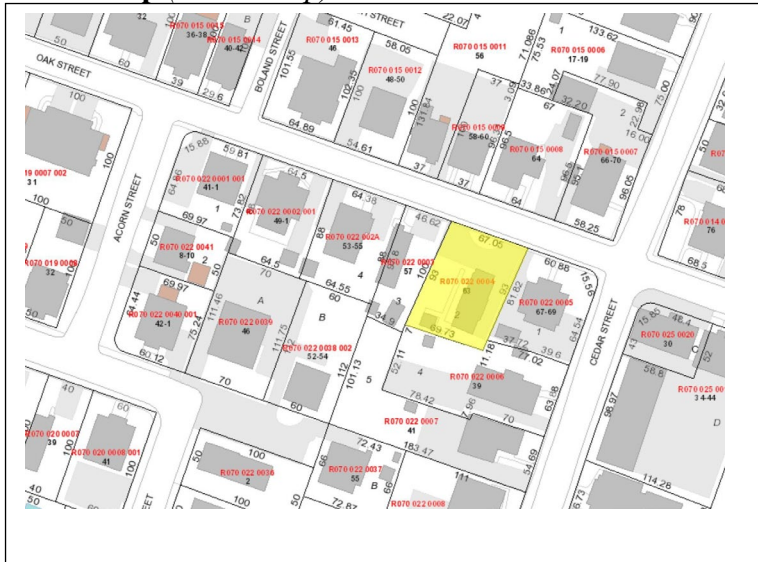
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.15 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1160

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Michael Boland House, c.1850 - 1854, is a one-and-one-half story, wood-frame end house of indeterminate original style. Set on a low parged foundation, the building has a deep, narrow footprint, 17 feet wide and 48 feet deep. This is augmented by one-foot deep bump-outs on either side of the rear pile of the main block. The building has a front-gabled roof, with broad gables covering the side bump-outs. The building has a three-bay front fenestration with a side hall plan, with an entrance aligned to the west side. A tall brick chimney rises from the ridge in the front pile.

The entrance is through a small concrete step that rises to a concrete-floor porch. This porch is sheltered by a hip roof, set on turned porch posts, likely of recent vintage. The front door is a modern embossed steel unit with panels and leaded glass lights. A modern screened porch with a shed roof is set on the west elevation. The building is clad in vinyl clapboards, with vinyl soffits and aluminum cladding on all trim. Most openings have vinyl 1/1 windows. The two first-floor windows on the first floor have been joined into a large picture window. Most openings have vinyl faux shutters.

The house is set back deeply from the street. The front and side yards are paved in asphalt for parking. A side yard on the west side of the property is enclosed in a high wooden stockade fence.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The land on which this building, as well as the houses adjoining to the east on Oak Street and to the north on Cedar, was purchased by Irish-born Michael Boland (1809-1864) in 1850 from Frances C. Lowell, Jr.¹ Lowell (1803-1874) was the son of prominent Boston merchant and industrialist, Frances Cabot Lowell (1775-1817). The elder Lowell was instrumental to the founding of the Boston Manufacturing Company, whose mills at Waltham became the first integrated textile mills in the country. In the early 1810s Lowell studied the methods of British textile manufacturing, and along with a group of like-minded businessmen had formed the Boston Associates to promote manufacturing throughout the region. The Lowell family had extensive land holdings in Waltham in the decades after the founding of the Boston Manufacturing Company, controlling large tracts on both sides of the Charles River. The younger Lowell controlled many of these parcels for decades after his father's death. He carried on his father's interests in manufacturing, controlling the Newton Chemical Company at Waltham for many years.² He died at Waltham in 1874. Boland paid \$350 for the lot, which adjoined the property of the Newton Chemical Company. The subject building was constructed sometime over the next four years, as it was standing at the time of the 1854 Waltham map. The house remained in the Boland family for much of the rest of the nineteenth century, as the parcel was developed with at least three other family houses. In 1866 parcel with the subject building was transferred by Mary Boland to John P. Boland.³ Three years later John secured a \$1000 mortgage on the property from the Waltham Savings Bank.⁴ In 1870 John Boland listed his occupation as jobbing laborer. He reported \$5000 in real estate and \$500 in personal property. Of the six children he had at home that year, one worked in the bleachery, one worked in a chalk factory, and another worked in a stocking factory.⁵ Boland likely lived in the house at 67-69 Oak Street. The nature of the occupancy of the other Boland houses in this period is unclear.

¹ MSRD 578:213, 1850

² "Obituary" *Boston Daily Advertiser* 9/12/1874, 4

³ MSRD 968:465, 1866

⁴ MSRD 1093:485, 1869

⁵ 1870 US Census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1160

After the death of John Boland, the parcel passed to his daughter Catherine. In 1921 Boland subdivided the lot, selling the family houses independently for the first time.⁶ In 1921 Boland sold the house to Pasquale and Maria Palumbo.⁷ At the time of the 1930 census Palumbo, born in Italy, was head of household at this house. He was a laborer for a general contractor. He lived in the house with his wife Maria and eight children. The two oldest worked outside the house, a daughter worked as a stenographer at the watch factory, while a son worked as a laborer for a general contractor.

The Palumbo family owned the house until 1965.⁸ It was sold to its present owner in 2016.

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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)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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⁶ See plan dated Sept. 1921, end of Book 4476

⁷ MSRD 4476:533, 1921

⁸ MSRD 10777:148

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1160

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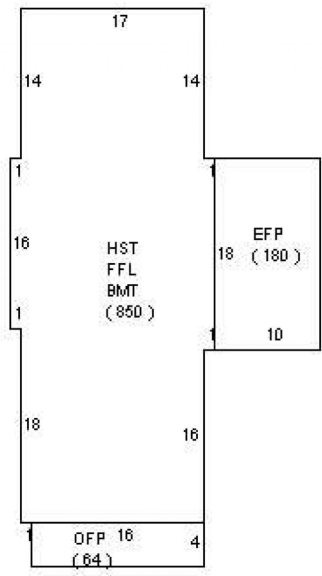
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Notes by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The Boston Manufacturing Company mill in Waltham was not the first fully integrated textile mill in the United States, but it was the first one to be powered entirely by water power, including weaving, and be based on a modern corporate structure. This greatly accelerated the industrial revolution in America.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 63 OAK STREET

Area(s)	Form No.
<div></div>	<div>WLT.1160</div>

Francis Cabot Lowell, Sr., did not personally own any land in Waltham. His son, Francis Cabot Lowell, Jr., bought the Dr. James Jackson estate on the north side of the Charles River in the mid-1800s, along with much land on the south side of the river. He bought the land containing this lot from William Minot and the other trustees of the assets of Nancy Wharton in 1844 (MSRD 459:65 and 68). Wharton was the grand daughter of Dr. Marshall Spring, and she inherited the property from her father, Marshal S. Spring. It was a 60 acre lot of woodland and pasture, known as the "Brush Pasture", bounded on the north by the river and on the west by Newton Street. In the late 1700s and early 1800s, Dr. Marshall Spring purchased much of the land in this part of what used to be Newton (see MLR 145/35, 152/133, 176/183 and 181/505). These were farm lands, pasture lands, and woodlots on the original Fuller Farm of 1658. Doctor Marshall Spring, who lived in Watertown, was a loyalist before the Revolutionary War, but rushed to Lexington during the Battle of Lexington and Concord to treat the wounded patriots. He was so much respected that his loyalist leanings were later forgiven (from Bond and Nelson). In 1849, Lowell sold a one third part interest in a portion of his "Brush Pasture" acquisition, containing this lot as well as most of Cedar Street, to Horatio Moore (MSRD 568:208). Horatio Moore was the manager of the Newton Chymical (Chemical) Company (which was associated the Boston Manufacturing Company).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 022 0005

Newton

WLT.1161

Town/City: Waltham

Place: (*neighborhood or village*): Chemistry

Photograph



Address: 67-69 Oak Street

Historic Name: Michael Boland House

Uses: Present: Two Family Residential
Original: Single Family Residential

Date of Construction: c.1850 - 1854

Source: Deeds, Maps

Style/Form: Not researched / center entry

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: Modern shed

Major Alterations (*with dates*):

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.13 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

67-69 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1161

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Michael Boland House, c.1850 - 1854, is a two-and-one-half story, wood-frame house of an indeterminate original style. Set at the corner of Oak and Cedar streets, the house rises from a very low foundation, with the wall set nearly at grade level. The double-pile main block is 35 feet wide and 36 deep. This is extended by a one-story, shed-roof ell that runs across the rear of the house. The building has a symmetrical, five-bay fenestration with a centered entry. There are two bays of fenestration on each of the flanking elevations. The ridge of the gabled roof is set parallel to Oak Street. A single large brick chimney rises from the ridge of the roof on the west side of the house (likely a second chimney was originally on the east side).

The entrance is reached by a small set of poured concrete steps. This rises to a small enclosed entrance porch, 18 feet wide and 6 feet deep, set on a brick foundation. It is capped by a hipped roof. The main door is a modern embossed steel unit, flanked by two large double-hung windows. The building is clad in vinyl siding, while most trim is clad in aluminum panning. Windows throughout have vinyl 1/1 sash, with vinyl faux windows set on the outside of the window frames.

A generous grassy strip separates the house from the Oak and Cedar street sidewalk. A wooden picket fence runs along both sides. An asphalt paved driveway runs along the west side of the property. A modern, prefab-style shed is set at the rear of the property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The land on which this building, as well as the house adjoining to the west on Oak Street and to the north on Cedar, was purchased by Irish-boorn Michael Boland (1809-1864) in 1850 from Frances Cabot Lowell, Jr.¹ Lowell (1803-1874) was the son of prominent Boston merchant and industrialist, Frances Cabot Lowell (1775-1817). The elder Lowell was instrumental to the founding of the Boston Manufacturing Company, whose mills at Waltham became the first integrated textile mills in the country. In the early 1810s Lowell studied the methods of British textile manufacturing, and along with a group of like-minded businessmen had formed the Boston Associates to promote manufacturing throughout the region. The Lowell family had extensive land holdings in Waltham in the decades after the founding of the Boston Manufacturing Company, controlling large tracts on both sides of the Charles River. The younger Lowell controlled many of these parcels for decades after his father's death. He carried on his father's interests in manufacturing, controlling the Newton Chemical Company at Waltham for many years.² He died at Waltham in 1874. Boland paid \$350 for the lot, which adjoined the property of the Newton Chemical Company. The subject building was constructed sometime over the next four years, as it was standing at the time of the 1854 Waltham map. The house remained in the Boland family for much of the rest of the nineteenth century, as the parcel was developed by at least three other family houses. In 1866 parcel with the subject building was transferred by Mary Boland to John P. Boland.³ An advertisement in the *Waltham Sentinel* in April of that year describes the property, which was offered for sale by auction. The lot contained "the two-story dwelling-house, thirty-two by forty-eight, containing sixteen rooms, arranged for four tenements, in good repair, and a lot of about ten thousand feet, stocked with young and thrifty fruit trees."⁴ Three years later John secured a \$1000 mortgage on the property from the Waltham Savings Bank.⁵ In 1870 John Boland listed his occupation as jobbing laborer. He reported \$5000 in real estate and \$500 in personal property. Of the six children he had at home that year,

¹ MSRD 578:213, 1850

² "Obituary" *Boston Daily Advertiser* 9/12/1874, 4

³ MSRD 968:465, 1866

⁴ *Waltham Sentinel*, 4/13/1866

⁵ MSRD 1093:485, 1869

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

67-69 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1161

one worked in the bleachery, one worked in a chalk factory, and another worked in a stocking factory.⁶At the time of the 1880 census John P. Boland was head of household here. He listed no occupation. He shared the house with this wife Alice and five children.⁷

After the death of John Boland, the parcel passed to his daughter Catherine. In 1921 Boland subdivided the lot, selling the family houses independently for the first time.⁸ The house passed through a number of hands before being sold to Francesca Nicosia in 1926.⁹ Nicosia lived at 11 Oak Street in 1930. The subject building was rented that year by Salvatore Attandro. Italian born, he was a laborer for a general contractor. He lived in the house with his wife Josephine and six children.¹⁰

Nicosia lost the building to foreclosure in 1932.¹¹ It was owned by the Waltham Cooperative Bank for a decade before being sold to Giovanni Maragliano in 1942.¹² There were a number of owners through the second half of the twentieth century; it was sold to its present owner in 1984.

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Waltham MA. City of Waltham Assessors Office. Assessors Records

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

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Maps

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- 1867 Map of Middlesex County (NYPL)
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- 1903 Sanborn Map (LOC)
- 1911 Sanborn Map (LOC)
- 1918 Sanborn Map (LOC)
- 1918 City Engineers Atlas (WHC)
- 1923 City Engineers Atlas (WHC)
- 1950 Sanborn Map (LOC)

⁶ 1870 US Census

⁷ 1880 US census

⁸ See plan dated Sept. 1921, end of Book 4476

⁹ MSRD 4995:55, 1926

¹⁰ 1930 US census

¹¹ MSRD 5692:268, 1932

¹² MSRD 6642:261, 1942

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

67-69 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1161

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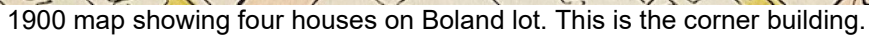
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220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

67-69 OAK STREET

11

WLT.1161



INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

67-69 OAK STREET

Area(s)

Form No.

WLT.1161



1875 map showing Boland lot

Notes by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The Boston Manufacturing Company mill in Waltham was not the first fully integrated textile mill in the United States, but it was the first one to be powered entirely by water power, including weaving, and be based on a modern corporate structure. This greatly accelerated the industrial revolution in America.

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FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 014 0010

Newton

WLT.1162

Town/City: Waltham

Place: (*neighborhood or village*): Chemistry

Photograph



View from the southwest. Photo by Zachary Violette March 2021

Address: 76 Oak Street

Historic Name: Patrick McKenna House

Uses: Present: Two Family Residential
Original: Single Family Residential

Date of Construction: 1855 - 1856

Source: Deeds, Maps

Style/Form: Not researched / center hall house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Parged

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.13 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

76 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.1162

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Standing on the corner of Oak and Cedar streets, the Patrick McKenna House, 1855 - 1856, is a two-story, wood-frame house of an indeterminate original style. Rising from a parged foundation, the single-pile main block is 30 feet wide and 16 feet deep. This is extended by a rear ell, 26 feet wide and 16 feet deep. Both wings have a gabled roof, the ridge over the front block set parallel to Oak Street, and that over the ell parallel to Cedar. The pitch of the ell roof is steeper than that over the main block, forming a small hip at their intersection. The main block has a three-bay fenestration with a central entrance. A brick chimney rises from the center of the ridge on the main block, at the location where the ell roof intersects.

Entrance is reached through a set of brick-veneer steps. The main door is a modern panel and light unit in embossed steel. It is flanked by pilasters and capped with a keystone and entablature, features executed in vinyl and of recent vintage. The building is clad in embossed wood-grain vinyl siding. Most trim is covered in aluminum panning. Windows throughout have vinyl 1/1 sash. All of these elements are recent replacements of an early vinyl siding and window application.

The house is set back from both Cedar and Oak Street by a generous grassy strip, surrounded by a chain-link fence. Poured concrete walks run to both the front entrance and to a secondary entrance in the rear ell.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The land on which this house now stands was sold in 1855 to Irish-born Patrick McKenna (1825-1862), foreman of the Newton Chemical Works, by Francis Cabot Lowell, Jr. for \$301.¹ Lowell (1803-1874) was the son of prominent Boston merchant and industrialist, Frances Cabot Lowell (1775-1817). The elder Lowell was instrumental to the founding of the Boston Manufacturing Company, whose mills at Waltham became the first integrated textile mills in the country. In the early 1810s Lowell studied the methods of British textile manufacturing, and along with a group of like-minded businessmen had formed the Boston Associates to promote manufacturing throughout the region. The Lowell family had extensive land holdings in Waltham in the decades after the founding of the Boston Manufacturing Company, controlling large tracts on both sides of the Charles River. The younger Lowell controlled many of these parcels for decades after his father's death. He carried on his father's interests in manufacturing, controlling the Newton Chemical Company at Waltham for many years.² He died at Waltham in 1874. The house seems to have been built by McKenna contemporaneous with his purchase of the land; it appears on the 1854 Waltham map, although there are no references to buildings in the deed between Lowell and McKenna. McKenna seems to have built this and the house adjoining to the east, arranging for a \$2100 mortgage shortly after his purchase. In 1856 he transferred the property to his brother John McKenna.³ Two years later John McKenna sold the corner house, the subject property, to George W. Chamberlin (1808-1893) for \$1100.⁴ Chamberlin would own the property for less than a year, selling it in 1859 to Cornelius Higgins (1822-1889) for the amount he had paid for it.⁵ Higgins and his family would own the house for the rest of the nineteenth century. Born in Ireland, in 1866 Higgins listed his occupation as laborer. Reporting \$800 in real estate holdings, he lived here with his wife

¹ 709:197, 1855

² "Obituary" *Boston Daily Advertiser* 9/12/1874, 4

³ MSRD 749:484, 1856

⁴ MSRD 824:192, 1859

⁵ MSRD 824:192, 1859

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

76 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Catherine and their three school-age children.⁶ A decade later Higgins reported no occupation. He and Catherine ("Kate") remained in the house, with four children, three of whom were in school. Cornelius's real estate holdings were reported at \$3000 that year. The family kept one boarder, James Ryan, who was a grocer.⁷ By 1880 Higgins' occupation was listed as a gardener.⁸

After Higgins's death in 1889, the house passed to his widow Catherine Higgins and daughter Mary E. Higgins. The two women arranged for a mortgage from Waltham Savings Bank that year.⁹ They would remain in the house through at least 1900. Around that time the house passed in a series of transactions from Waltham Savings Bank to Patrick and Catherine Devley in 1901.¹⁰ Devley, who worked for the Boston Manufacturing Company, lived at 49 Cedar Street, a block south of the subject property. They seemed to use the house as an income property in this period.

Catherine Devley sold the house in 1925 to Gianni (also known as Giovanni or John) Maragliano and his wife Michelina.¹¹ Maragliano was a laborer for a general contractor. He and Michelina also lived on Cedar Street and seem to have rented this house.

The Maragliano family owned the house until 1956, when Michelina sold it to Philip J. Ballo.¹² The building was purchased by its present owner in 2005.

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

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1911 Sanborn Map (LOC)

⁶ 1860 US census

⁷ 1870 US Census

⁸ 1880 US Census, 1882 Waltham directory

⁹ MSRD 1922:318, 1889

¹⁰ MSRD 2839:442, 1900; 2898:353, 1901

¹¹ MSRD 4828:185, 1925

¹² MSRD 8692:269, 1956

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

76 OAK STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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1923 City Engineers Atlas (WHC)
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MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

76 OAK STREET

Area(s) Form No.

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1877 Bird's Eye View

Notes by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The Boston Manufacturing Company mill in Waltham was not the first fully integrated textile mill in the United States, but it was the first one to be powered entirely by water power, including weaving, and be based on a modern corporate structure. This greatly accelerated the industrial revolution in America.

Francis Cabot Lowell, Sr., did not personally own any land in Waltham. His son, Francis Cabot Lowell, Jr., bought the Dr. James Jackson estate on the north side of the Charles River in the mid-1800s, along with much land on the south side of the river. He bought the land containing this lot from William Minot and the other trustees of the assets of Nancy Wharton in 1844 (MSRD 459:65 and 68). Wharton was the grand daughter of Dr. Marshall Spring, and she inherited the property from her father, Marshal S. Spring. It was a 60 acre lot of woodland and pasture, known as the "Brush Pasture", bounded on the north by the river and on the west by Newton Street. In the late 1700s and early 1800s, Dr. Marshall Spring purchased much of the land in this part of what used to be Newton (see MLR 145/35, 152/133, 176/183 and 181/505). These were farm lands, pasture lands, and woodlots on the original Fuller Farm of 1658. Doctor Marshall Spring, who lived in Watertown, was a loyalist before the Revolutionary War, but rushed to Lexington during the Battle of Lexington and Concord to treat the wounded patriots. He was so much respected that his loyalist leanings were later forgiven (from Bond and Nelson). In 1849, Lowell sold a one third part interest in a portion of his "Brush Pasture" acquisition, containing this lot as well as most of Cedar Street, to Horatio Moore (MSRD 568:208). Horatio Moore was the manager of the Newton Chymical (Chemical) Company (which was associated the Boston Manufacturing Company).

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R076 004 0006	Newton	WLT.T	WLT.1163
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Town/City: Waltham
Place: (neighborhood or village): South Side

Address: 56-58 Orange Street

Historic Name: Aaron S. Martin Tenement

Uses: Present: Multi-Family Residential
 Original: Multi Family Residential

Date of Construction: c.1892 - 1895

Source: Deeds, Maps

Style/Form: Queen Anne / back-to-back duplex

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Small stones
 Wall/Trim: Asphalt / Wood
 Roof: Asphalt

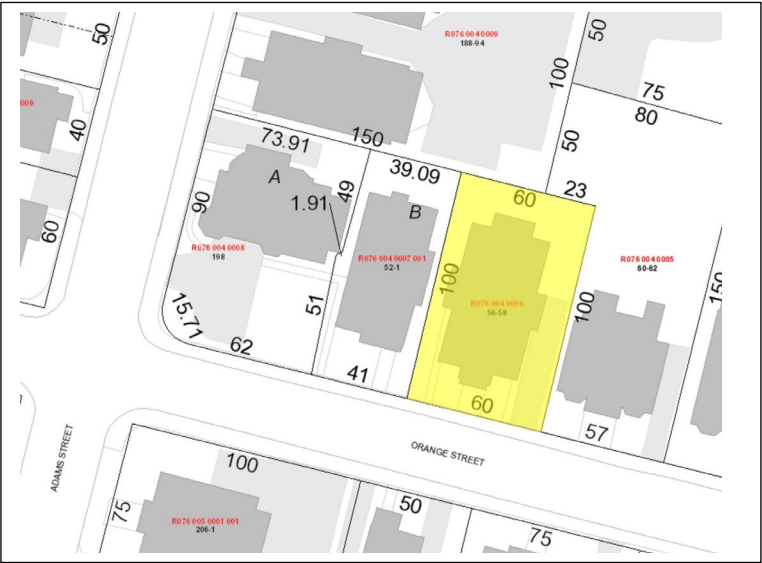
Outbuildings: None

Photograph



Front elevation, view from the south. Photo by Zachary

Locus Map (North is up)



Major Alterations (with dates):
Siding altered (early or mid 20th century); sash altered (in recent years)

Condition: Fair
Moved: no ☒ yes ☐ Date:
Acreage: 0.14 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

56-58 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.1163

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Aaron S. Martin Tenement, c.1892 - 1895, is a two-story, wood-frame, four-unit tenement. The building rises from a foundation of large, round stones in thick mortar, with ashlar corners. The main block of the building takes a simple rectangular form, 33 feet along Orange Street and 59 feet in depth. This form is expanded only by single-story entrance pavilions, one centered on the front elevation, and one on each of the flanking elevation. A steeply sloping hip roof tops the building, with a hipped dormer centered on each elevation. There are three symmetrical bays of fenestration on the front elevation, with a centered, paired entrance. The flanking elevations have alternating single and paired windows, with entrance to the rear units centered on each elevation.

The entrance is reached up a high stair, veneered in the same mortared stone as the foundation, with concrete treads and caps. This rises to a concrete slab porch with a balustrade of the same stone. The entrance porch has a high front-gabled roof, supported on turned columns, with a turned spandrel. One of the two front doors retains an original wooden door with nine square panels and light. The other door has been replaced with a modern embossed steel unit. The side entrances are more simple, with wooden stairs rising to small porches set on a lattice skirt. These porches have the same turned posts and spandrels seen on the front. Nine-panel doors remain in this location. The body of the house has been clad in gray asphalt shingles of early or mid-twentieth-century vintage. Some wooden trim remains. The paired windows on the front are surrounded by flat wooden stock, a recent replacement of the original backbands which remain on one first floor front window. However, front windows retain their wooden pediments, with incised decoration and dentil friezes. At the corners of the roofline, and on each of the dormers, scroll-sawn brackets remain. Windows have recently been replaced with vinyl 1/1 sash, replacing wooden windows of the same configuration. Diamond-shaped windows remain on the sidewalls of each of the entrance pavilions.

The building occupies most of its small lot, on which it is centered. The front setback is marked with concrete curbing and poured concrete walks run to the side entrance. A narrow asphalt drive runs along one side of the building.

The house is set on a streetscape and within a neighborhood, made up of houses of similar scale, massing, material, detailing, and setback. These include elements such as stacked bays and broken rooflines on generally compact footprints. While it has

INVENTORY FORM B CONTINUATION SHEET

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56-58 ORANGE STREET

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experienced alterations to its surface materials, the building is a legible example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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."² 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."³ 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

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

56-58 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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.

Aaron S. Martin built this four-unit building and a pair of identical tenements at 188-194 Adams Street on a parcel of land that had been owned by Charles Harrington, brother of Eliot Harrington, who constructed the adjoining house at 198 Adams Street in the late 1870s. Charles Harrington sold this parcel, however, to Charles A. Hall in 1872.⁴ The lot remained undeveloped through most of the nineteenth century. In 1892 Charles and Lyman Hall sold it to Martin (1863-1923).⁵ Martin built the three tenements sometime between that date and 1895. Martin was an employee of the American Watch Company who lived at 369 Moody Street during this period.⁶ In 1895, Blanche Martin, Aaron's wife, sold this property to Whitney P. Pierson.⁷ At the 1900 census, only two families appear to have lived in the building. One unit was the household of William Bell, a Canadian-born tinsmith who lived with his wife, Margaret. The other was home to Frank Howe, a watchmaker, who lived with this wife, son, and mother-in-law. The building was sold in 1902 to Lillian M. Glover.⁸ Residents in 1910 included a retail meat cutter, a provisions salesman, and an automobile machinist.⁹

Glover owned the property until at least 1923. It was later the property of Robert L. Berkovitz, who sold it in 1945 to Edward J. Smith.¹⁰ Smith sold the property three years later to Amatao DeLuca.¹¹ It remains the property of the DeLuca family.

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⁵ MSRD 2121:553, 1892

⁶ 1895 Waltham directory

⁷ MSRD 2390:285, 1895

⁸ MSRD 2695:417, 1902

⁹ 1910 US census

¹⁰ MSRD 713:464, 1947

¹¹ MSRD 7625:555, 1950

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56-58 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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View from the southeast. Photo by Zachary Violette March 2021

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R076 005 0005	Newton	WLT.T	WLT.1164
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Town/City: Waltham
Place: *(neighborhood or village):* South Side

Address: 63 Orange Street
Historic Name: Horace C. Bowers House

Uses: Present: Single Family Residential
 Original: Single Family Residential

Date of Construction: c.1886 - 1888

Source: Maps, Directories
Style/Form: Italianate / end house

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Cut stone
 Wall/Trim: Clapboards / Wood
 Roof: Asphalt

Outbuildings: Garage at rear

Photograph



View from the northwest. Photo by Zachary Violette March

Locus Map *(North is up)*



Major Alterations *(with dates):*
Elaboration to porch (in recent decades)

Condition: Good
Moved: no ☒ yes ☐ **Date:**
Acreage: 0.26 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1164

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Horace C. Bowers House, c.1886 - 1888, is a two-and-one-half story, wood frame end house with modest Queen Anne and Italianate style elements. Set on a high foundation of thickly mortared stones, the building has a central block approximately 24 feet wide along Orange Street and 29 feet deep. This is augmented by two five-foot-deep bumps in the rear pile of the main block. The house is further extended by a 14 foot by 15-foot ell that extends from the right side of the rear elevation. The main block has a front-gabled roof, broken by cross gables on each of the rear bump-outs. The house has a side hall plan with an entrance aligned to the north. A tall brick chimney rises from the crossing of the gables in the rear pile.

The entrance is reached by a set of poured concrete steps. This rises to a porch that wraps around the front and a portion of the north side of the house. Set on a high lattice skirt, the porch has turned posts that rise to a hip roof. The porch has flat scrollwork balusters, although their height suggests these are not original to the house. Elaborate scroll sawn porch brackets, unusual in this neighborhood, may also be of more recent vintage. The entrance retains its original two-leaf panel and light door. Surface materials in the house are in a good state of preservation. The building is clad in wooden clapboard siding, with wide, flat corner boards. The front bay is enlivened with staggered fish scale wooden shingles. Scroll sawn brackets remain at the edges of each gable on the wide, open eaves. Windows have flat wooden surrounds. Most openings retain wooden 2/2 sash windows, mostly with aluminum triple-track style storm windows. Wooden storm windows remain in some openings.

The house is set on a slight rise above the street, supported on a concrete curbing. A concrete walkway crosses this front grassy strip. An asphalt drive runs along the north side of the property to a backyard area surrounded by a high stockade fence. A garage at the rear, seen on tax maps, is not clearly visible from the street.

The Horace C. Bowers House is a very well preserved example of the modest middle-class houses that made up the Watch Company neighborhood. It is set on a streetscape of houses of similar scale, massing, material, detailing, and setback. Together with nearby dwellings of a similar vintage, the Bowers House contributes to the sense of cohesion that marks much of the Watch Company neighborhood.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

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HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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."² 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."³ 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.

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

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WLT.1164

This is an excellent example of the type of houses that made the Watch Company neighborhood noteworthy. While the lot on which this house stands was not part of the original Watch Company subdivision, the house stands on a tract of land subdivided in 1869 by Charles Harrington. This parcel presents lot 27 on the plan of Harrington's land.⁴ In 1882 Harrington sold the property to Horace Chandler Bowers (1839-1902), a native of Groton, MA.⁵ He built the present house between that year and 1888.⁶ Bowers, who at the time of the 1870 census worked at the watch factory, was by the 1880s was the proprietor of the Horace C. Bowers and Co. Millenary Store, nearby at 202 Moody Street.

Around the turn of the twentieth century, the house was sold to Lavanter W. Powers. At the time of the 1910 census, Powers was head of household here, sharing the house with his wife Emma and sons Fred and Stanley. Lavanter Powers was a real estate agent, while Fred worked as a stenographer.⁷ The family remained here a year later, with son Stanley listing his occupation as a hardware salesman. Like many in the neighborhood, the family shared the house with three roomers. The watch factory employed all of them, one as a machinist and two in the timing department.⁸

In 1923 Powers sold the house to Hilda Magnuson.⁹ The house was owned by members of the Magnuson family until 1992. The current owner bought it in 1995.

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

Waltham Poll/Voting/Street Lists.

⁴ Plan of Lands owned by Charles Harrington, Waltham... Sep. 1869." Original on file in the Middlesex South Registry of Deeds. Undated copy, c. 1944. MSRD Plan Book 17B, page 100

⁵ MSRD 1605:246, 1882

⁶ 1888 Waltham Directory

⁷ 1901 US Census

⁸ 1920 US Census

⁹ 4654:123, 1923

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 ORANGE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.1164

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)
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- 1898 Bird's Eye View, O.H. Bailey (LOC)
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- 1911 Sanborn Map (LOC)
- 1918 Sanborn Map (LOC)
- 1918 City Engineers Atlas (WHC)
- 1923 City Engineers Atlas (WHC)
- 1950 Sanborn Map (LOC)
- 1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

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220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

63 ORANGE STREET

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FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R070 003 0011

Newton

WLT.1165

Town/City: Waltham

Place: (neighborhood or village): Chemistry

Photograph



Address: 118-120 Pine Street

Historic Name: Newton Chemical Company Double House

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1831 - 1854

Source: Deeds, Maps

Style/Form: Altered Beyond Recognition / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Mixed wood and masonry / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

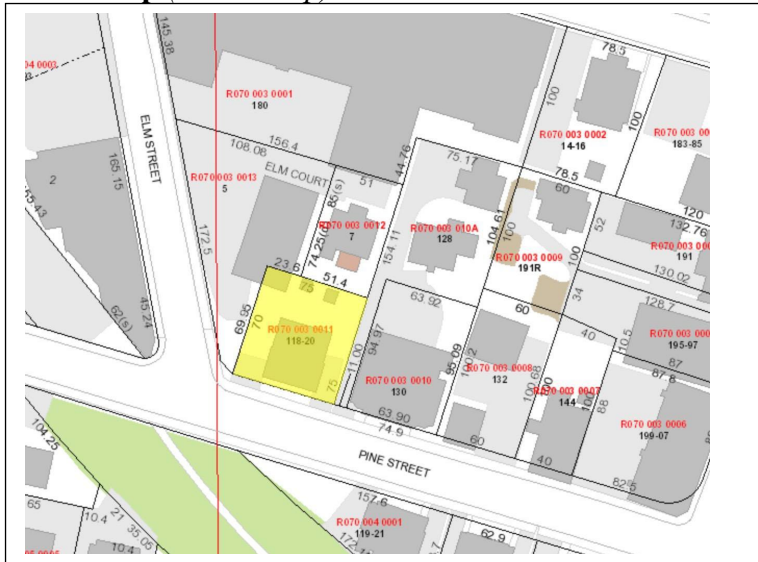
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acres: 5,249 Sq. Ft.

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

118-120 PINE STREET

Area(s) Form No.

WLT.1165

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Newton Chemical Company Double House, c.1831 - 1854, is a two-and-one-half story, wood-frame, center hall duplex of indeterminate original style. The single-pile main block has a footprint of 34 feet along Pine Street and is 18 feet in depth. This is augmented by a rear ell of 24 feet by 24 feet, extending from the center of the building. The ridge of the gabled roof is set parallel to Pine Street, while the rear ell has a front-gabled roof. There are three symmetrical bays of fenestration on the front elevation, with entrances paired at the center. The windows above are paired as well. There is a single bay of fenestration on each flanking elevation. No original chimneys remain.

The entrance is reached up a set of poured concrete steps faced with stone. This gives rise to a small concrete stoop. Doors are modern embossed steel units with fan lights. They are sheltered by an aluminum canopy. The front of the building is clad in brick veneer, while vinyl clapboards are placed on the remainder of the building. Windows throughout have vinyl 1/1 sash, with faux shutters on the front elevation.

The building is set toward the front of its small lot. The area between the sidewalk and front wall is marked by a concrete curbing with stone veneer. A picket fence of PVC is set atop this. The front yard is heavily planted. An asphalt paved drive is set toward the west side of the property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This building is one of only a handful surviving from the once-extensive complex of the Newton Chemical Company. The company was established in 1820, in a part of Newton, later annexed to Waltham in 1849. The company was established by the backers of the Boston Manufacturing Company, along with Dr. Samuel Dana of Boston, and specialized in producing oil, sulfuric acid, and bleaching salts, which supported the company's operations at Waltham. The company, which controlled an eight-acre site, proceeded to build one of the most extensive chemical works in the country and the first of its kind in the nation. Over three acres of that land were covered with buildings at its height, and the company consumed 10,000 pounds of sulfur each week.¹ In addition to the works, the company, like other industries in Waltham, built many buildings to house its workers, creating a mill village. The area featured the chemical works on a site to the west of present-day Newton Street, a large tenement block on Pine Street, and company houses scattered on present-day Oak, Newton, and Pine streets. This building was built sometime between 1820 and 1854.

With the invention of new processes in the production of sulfuric acid, the Waltham works quickly became obsolete in the post-Civil War period. The company's extensive, highly specialized works were difficult to maintain and in poor condition due to the effects of the sulfuric acid produced there. One description of the facility in its last days noted: "brick crumble to pieces; board stuffed full of nails soon pulls away and not a nail can be found ... the new house built is soon shabby, and a corps of carpenters and masons are constantly employed in building or repairing."² After the company's dissolution, the extensive works were demolished and subdivided for house lots. In contrast, the company sold the houses to private individuals, many of whom had previously been associated with it. The Boston Manufacturing Company purchased the larger tenements and surrounding land on Pine Street. The chemical company even gifted its agent Horatio Moore the house adjoining the works that he had long occupied.³ In 1872 the company sold the property to Lyman B. Wright for \$2000.⁴ Wright arranged for a \$500 mortgage on

¹ Charles A. Nelson *Waltham Past and Present*, 134

² S.N. Walker "Waltham Chemical Works" *Waltham Free Press* 3/15/1867, 1

³ "A Generous Gift" *Waltham Sentinel* 8/9/1872, 2

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

118-120 PINE STREET

Area(s) Form No.

WLT.1165

the property from the company.⁵ At the time of the 1870 census Wright listed his occupation as a machinist. He had lived on Moody Street at the time he purchased the property. By 1877 the Waltham directory listed Wright as an engineer for the American Watch Tool Company and lived on Pine Street. After a series of transactions, the property was sold in 1880 for \$2000 to Josiah W. Wetherbee.⁶ Weatherbee, a machinist, lived with his brother and other family members at 66 Central Street, at the time of the 1900 census. Wetherbee was the son of housewright Josiah Wetherbee.

The building was owned by the Wetherbee family until 1936 when it was lost in foreclosure to the Waltham Savings Bank on a \$2500 mortgage secured on the property a decade earlier.⁷ The bank sold the building later that year to Andrew W. Holm. Holm owned the property until 1957. It was purchased by its current owner in 1988.

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

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Maps

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⁴ MSRD 1220:273, 1872

⁵ MSRD 1220:275, 1872

⁶ MSRD 1536:502, 1880

⁷ MSRD 6052:46, 1936

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

118-120 PINE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The Newton Chymical (original spelling) Company was founded in 1825 (Sanderson). Its founder, Samuel L. Dana, had been developing the chemical process, which was later used by the company, in the earlier 1820s on land north of the river, which he had bought from the Boston Manufacturing Company in 1821 (MSRD 238:445). The land south of the river and west of Newton Street, in the part of Newton that was later annexed by Waltham, where the Newton Chymical Company's main plant was located, was bought by Dana in 1824 (MSRD 257:318), and then transferred by Dana to the company in 1825 (MSRD 264:273).

Although the Woodward and Ward map of the Town of Newton from 1831, revised by James B. Blake in 1848, showed five houses along Pine Street west of Newton Street, which correspond to the five structures shown on the 1854 map, this house is probably not one of them. Comparing the 1875, 1886, 1900, and 1918 maps, It appears that the Wright house was demolished in the 1890s when Elm Street was continued across the Charles River to connect to Pine Street. The house in this form, 118-120 Pine Street, first appeared on the 1886 map on the lot labeled "Brown" (not "Frost & Brown"). The deed to Wetherbee noted that the lot was bordered on the east by "Jacob Batchelder". It was the lot labeled "Robinson" on the 1875 map that was bordered on the east by Betchelder's land, not the lot labeled "Wright". James F. Robinson sold this lot to George W. Brown in 1872 (MSRD 1234:404). It already had houses on it, back farther on the lot as shown on the 1875 map. Later, in 1877, Brown took out a mortgage with the Waltham Savings Bank based on this lot for \$1000 (MSRD 1441:464), so it was probably at this

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

118-120 PINE STREET

Area(s) Form No.

WLT.1165

time that the house shown on the 1886 map, and still standing as No. 120 Pine Street, was built. It is possible that one or more of the houses behind the houses right on Pine Street were the original houses owned by the Newton Chemical Company – the street was straightened sometime between 1854 and 1875, positioning these houses farther from the street – but that will take more research to determine.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 032 0002

Newton

WLT.Q

WLT.150

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the southwest at the corner of Elm Street and River Avenue. Photo by Zachary Violette March 2021

Address: 1-6 River Avenue

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Multi-Family Residential
Original: Multi Family Residential

Date of Construction: c.1877 - 1883

Source: Isaacson

Style/Form: Italianate / row house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Faux brick / Aluminum, Vinyl

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

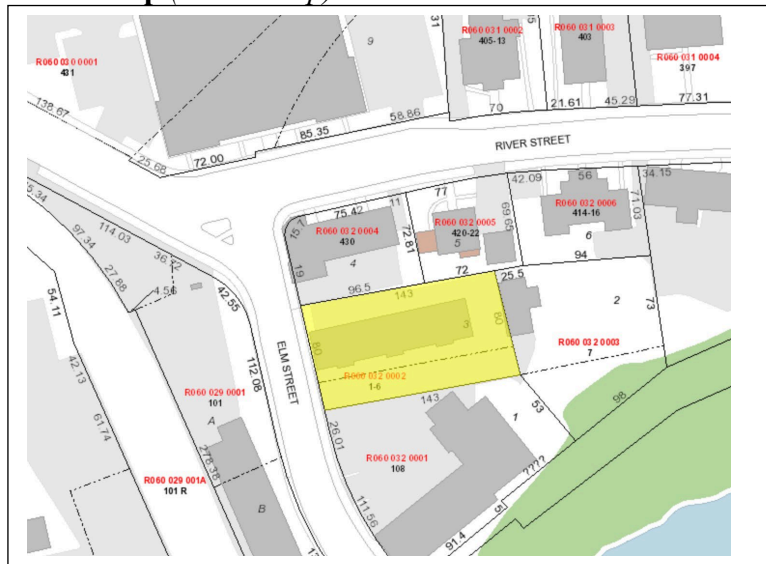
Condition: Fair

Moved: no ☐ yes ☒ **Date:** c.1892-97

Acreage: 0.263 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

1-6 RIVER AVENUE

Area(s)

Form No.

WLT.Q

WLT.150

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ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set along narrow River Avenue, at the corner of Elm Street, the Boston Manufacturing Company Tenement, c.1877 - 1883, is a two-and-one-half story, wood-frame tenement block. Rising from a later foundation of poured concrete, the building has a footprint of 115 feet along River Avenue and is 25 feet in depth. The building is topped with a side-gabled roof with broadly overhanging eaves. The building is divided into six units, with three sets of paired entrances. Each unit has two bays of fenestration: a single window and a door on the first floor and two bays of fenestration above. Each unit appears to have originally been arranged over two floors, likely with two principal rooms on the first floor, and two large and two smaller rooms on the second. The rear elevation, visible from Elm Street, shows a similar pattern to the front elevation, although it is more sparsely fenestrated. A brick chimneys rises from the center of each unit at the ridge of the building, forming a regular pattern.

Each entrance is now reached by a brick-clad concrete stair rising to a small stoop. Most of the entrances have embossed steel and light doors with aluminum screens. Each pair of doors is sheltered by a hip roof canopy supported on robust, openwork brackets, a distinctive feature of mill housing in Waltham of this period and some of the building's only remaining trim. The building is clad in faux brick siding, with vinyl soffits and aluminum panning at the trim. Windows throughout have vinyl 1/1 sash. The gable ends retain wooden lunette windows, also a distinctive feature of Waltham mill housing. A 1978 photograph attached to the previous MHC B form depicts the building with wood shingle siding, itself likely a later addition, as well as 2/2 wood sash windows and a brick foundation.

The building is set along the sidewalk on Elm Street and along the line of River Avenue, which is entirely paved and used for parking. The rear yard is enclosed in a chain-link fence and poured concrete traffic barriers.

This building is one of a number of similar tenement blocks seen in the Boston Manufacturing Company mill village. While it has suffered changes in surface material, it retains its original massing, fenestration, and some trim, and remains legible to its original form. It forms a crucial part of the landscape of the village, which demonstrates the density of housing solutions provided by the company in this period.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While most of the housing for the pioneering Boston Manufacturing Company was built in the first two decades after its 1813 founding, the company's plant was increasingly antiquated by the prosperous post-Civil War period. The 1870s and 1880s witnessed large-scale expansion at the factory itself, with the construction of Mill 3 in 1873 and 1879 and Mill 4 in 1890. The company also embarked on a campaign of modernizing its housing stock in this period. Not only were most of the older boarding housing moved from their original location north of the mill yard, the company built at least five long rows of attached tenements, including this building. While the company's original housing stock included a single row house -- the so-called "Long Block" -- most of the first houses took the form of a duplex.¹ In the post-war period, with the land around the mill increasingly at a premium, the new company tenements uniformly took on this dense form. Units in these buildings were also more compact; the company dispensed with the ells which had been seen on the earlier duplexes, which likely held the common spaces which helped support the multiple boarders that tended to occupy them. Instead, residents had a private doorway with living space on two floors. These new buildings reflect the markedly decreased reliance on single women as a labor force, with most of the

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

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company's new employees made up of families, many of them immigrants. Therefore, the newer tenements needed fewer common spaces, although many families in these buildings continued to take on a smaller number of boarders.

This building appears to have been built between 1877 and 1883. A block of similar size and footprint appears nearby by the latter date. Between 1892 and 1897 the building, which originally faced west toward Elm Street, seems to have been rotated 90 degrees to face the newly platted alley called River Avenue. At the time of the 1900 census, the building was home to 28 people living in six households. Each would have had a private entrance to their two-story unit. The heads of household were all immigrants, four born in England, two born in Ireland. Of the 14 people who listed an occupation outside the home, 10 worked in the cotton mill. Another was a coachman, a hostler, a day laborer, and a worker at the worsted mill. None of the families kept boarders.²

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.³ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁴ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁵ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. The building was owned by the Fallo family for much of the late 20th century. It was purchased by its present owner, a Realty Trust, in 1992.

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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)

² 1900 US census

³ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁴ MSRD 5425:105, 1929

⁵ MSRD 5469:192, 1930

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View from the north, showing rear elevation from Elm Street. Photo by Zachary Violette March 2021



View from the southwest along River Avenue. Photo by Zachary Violette March 2021

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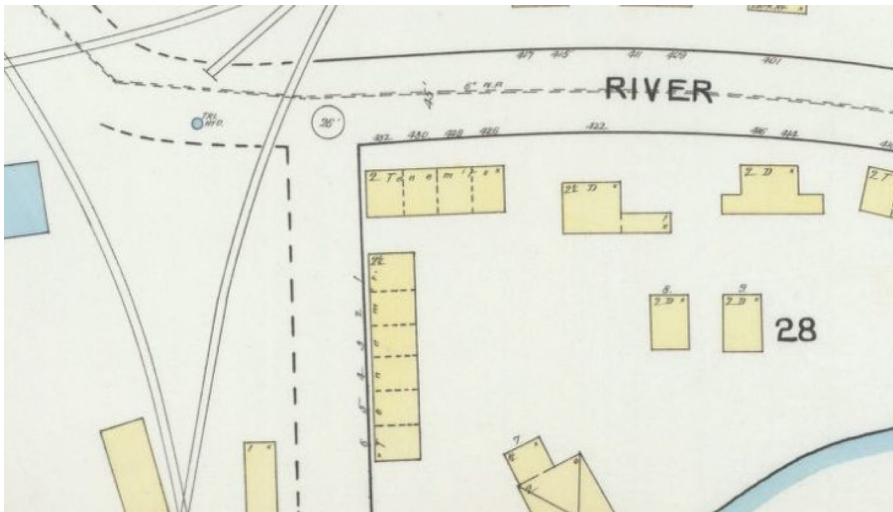
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1978 photograph, view from the southeast. Previous MHC B Form



1892 Sanborn map showing building (marked 1-6) facing west toward Elm Street

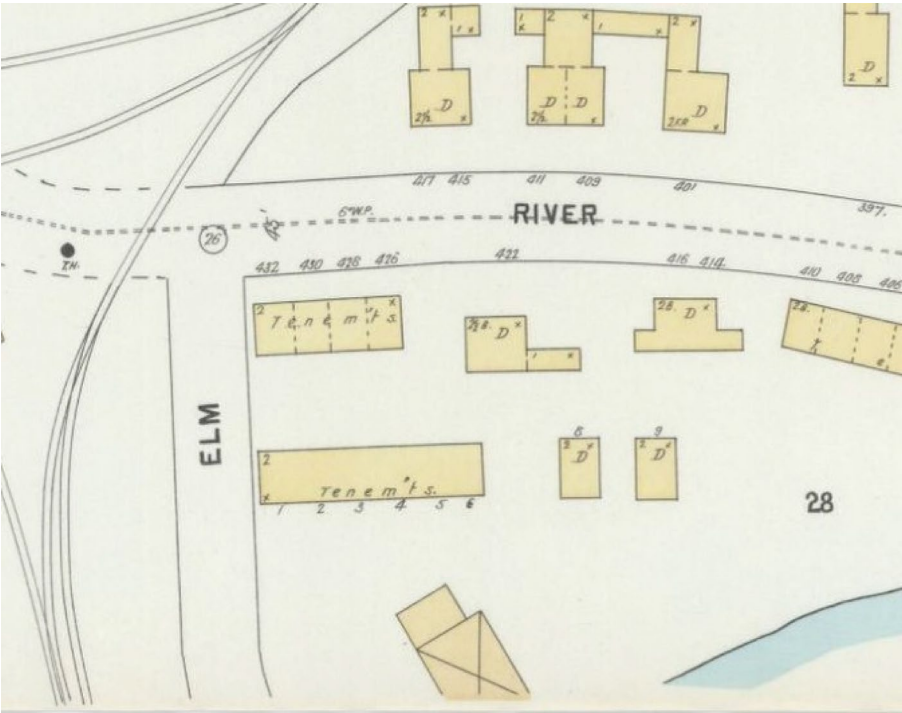
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1897 Sanborn map showing building rotated to present orientation. River Avenue is not marked on this map.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 017 0022

Newton

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Town/City: Waltham

Place: (*neighborhood or village*): BMC Mill Village

Photograph



View from the southwest. Photo by Zachary Violette March 2021.

Address: 365-369 River Street

Historic Name: Boston Manufacturing Company Duplex

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1824

Source: Isaacson

Style/Form: Not researched / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Mixed wood and masonry / Wood

Roof: Asphalt

Outbuildings: Garage at rear

Major Alterations (*with dates*):

Brick veneer on front (mid 20th century); some sash altered (in recent decades)

Condition: Fair

Moved: no ☐ yes ☒ **Date:** c.1869

Acreage: 0.305 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Boston Manufacturing Company Duplex, c.1824, is a two-and-one-half story, the wood-frame duplex of indeterminate original style. Rising from a low foundation of unclear material, the building has a double-pile main block 40 feet in width along River Street, and 32 feet in depth. This is joined by a two-story rear ell, 22 feet wide and 28 feet deep extending from the center of the rear elevation. This ell is further extended by one-story wings, 25 feet wide and 19 feet deep, extended from both its east and west elevation. The main block of the building and ell have gabled roofs, with the ridge aligned parallel to River Street in the main block, perpendicular in the rear. The gables have overhanging eaves, which return on the flanking elevations. The wings have low hip roofs. The building has four widely spaced symmetrical bays of fenestration on the front elevation, with pair of entrances centered on the front elevation. The flanking elevations have two bays of fenestration; this has been altered into a picture window in the rear pile on the east side.

Entrance is reached up a set of brick-clad steps. This rises to an entrance porch, set on a foundation of poured concrete. The porch has brick piers rising to a gabled roof. Doors are modern wooden slab units with the diamond light. They have aluminum storm windows. Brick veneer clads the front elevation, while wood shingles cover the side elevations and ells. In these locations, windows have wooden back band architraves. No wooden trim remains on the front elevation. Windows are mixed. The front elevation has vinyl 1/1 sash. The side elevations and gable end retain some wooden 6/6 sash windows with aluminum storms.

The house is centered on its lot, set at the corner of River Street and Amory Road. The property is separated from the sidewalk by concrete curbing, with hedgerows above. The foundation of the building is heavily planted with evergreen shrubs. A single-bay garage is accessible off Amory Road. This concrete block structure has brick veneer siding on its front elevation and has a low-pitched gable roof.

Despite changes to surface materials, this building is a legible example of the early types of housing associated with the Boston Manufacturing Company.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one

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Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses, which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same.' The founders (of the company) determined that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents one of the first generations of eight duplexes that the company built shortly after its founding. It appears to have been built around 1824, shortly after the first group of houses. It was likely the westernmost building in the row of company duplex that had been aligned along River Street, this one standing on the corner of Moody Street. That duplex was the only one that had this building's distinctive set of rear ells. Those appeared on the building as early as the 1854 Waltham map.

The company continued to improve its housing in the middle part of the nineteenth century. In 1865 it was noted of the River Street duplexes, likely referring to this building and its neighbors, "Some of the tenements on River street, owned by the Boston

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

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Manufacturing Company, are undergoing a change for the better. The improvements consist of thorough repairs, a substitution of the modern style of chimney for the huge pile of other days, raising up, and a change of base or front."⁸ It is unclear what was meant by the latter two alterations. The original ells were likely altered at this time. Still, the valuable location on which the houses stood made their continued existence in that location untenable. The Fitchburg Railroad corridor was built directly behind the original eight duplexes in 1843, establishing a depot along Elm Street on a site that stood between the Long Block and the duplexes. This cluster of company housing located just to the south of the depot and the Waltham Common -- which was established in the decades after the founding of the mill -- became a source of contention as the town grew rapidly, particularly in the years after the Civil War. The Long Block, which adjoined the common, was considered particularly problematic, with many believing it an eyesore. As early as 1868, efforts were made by the town to remove the building. Proposals were made to locate a new town hall and a hotel there.⁹ In 1882, the Boston Manufacturing Company offered to sell the building, as well as the company superintendents house which stood to the west of it, to the town for public purposes. As historian Edmond Sanderson noted, the issue "came before the Town on April 25, 1882. The auction was indefinitely postponed in a meeting so turbulent and disorderly that Samuel O. Upham declared that a city form of government would soon be necessary."¹⁰ The issue, in part, was a catalyst for the incorporation of Waltham as a city in 1884. The site of the long block finally became part of the common in 1888. As one newspaper noted: "the old factory tenements which have been an eyesore for years are now to disappear. The 'Long Block,' the largest of them, was sold on Saturday for \$1375."¹¹ While the sale of land to the city only included the parcels north of the depot, the Boston Manufacturing Company at this point also removed the duplexes on River Street to expand the mill yard, closing that westernmost section of that street. In 1888, the eight duplexes were moved -- the four, one-story buildings were moved to a corner of the estate of the recently deceased George Lawton, where they were arranged on a dead-end court which was named Jackson Place. Three of the two-story duplexes were moved nearby to the newly opened Lawton Place. The fourth was set behind these on River Street. The reference in the *Worcester Daily Spy* suggests the Long Block was also moved. However, it appears the building was demolished, and a replacement of similar scale but apparently more recent construction was built on the north side of Lawton Place. Unlike the other company houses, moved to Jackson and Lawton Place, this duplex was aligned to face River Street. The original gable roofs on the ell were replaced with hip roofs around this time; a similar modification was done to the Jackson Place duplexes. While most other company houses were used by family tenements by this juncture, the subject building was one of the few still occupied as a boarding house in the traditional fashion by the time of the 1900 Census. The building was rented to James H. Waters (1859-1912), who was a Deputy US Marshall. His wife Elizabeth was the keeper of the boarding house. The couple lived here with their three school-age children. Sixteen boarders also lived in the house. Six of them were single men, the rest were single women. All but one of the male boarders were born in England, and most had been in the US for a decade or less. They worked in the mill as spinners and weavers. Most of the women were born in Massachusetts to Irish parents, although there was one Irish and one Scottish-born woman. Two of the youngest women were in school, two worked as servants, and the rest were employed by the mill, mostly as weavers, but one as an inspector.¹² As Deputy US Marshall in Boston, James Waters frequently appeared in local papers in connection to violations of Federal law, including the enforcement of pure food and liquor laws, counterfeiting, and immigration violations. One newspaper account called him the "watchdog of the department of Justice of this city" (Boston) and "one of the cleverest sleuths in the government service. He figured prominently in the great Chinese roundup in 1903, and there are several wagers now that Jim can go out and round up some of the Celestials who made a hasty flight from the Cunard liner Saxonian last week."¹³

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹⁴ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹⁵ The properties were then passed

⁸ *Waltham Free Press* 6/13/1865, 3

⁹ "Town Hall Question" *Waltham Sentinel* 5/28/1869, 2; "A Good Hotel Site" *Waltham Sentinel* 5/22/1868, 2; "The Location of the Town Hall" *Waltham Sentinel* 4/30/1869, 2

¹⁰ Sanderson, *Waltham as a precinct of Watertown and as a Town, 1630-1884*, 78.

¹¹ "New England News" *Worcester Daily Spy* 3/5/1888, 3

¹² 1900 US census

¹³ "Little Stories of the Town" *Boston Journal* 8/14/1910, 6

¹⁴ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹⁵ MSRD 5425:105, 1929

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to Marion Hickey, who sold them to individual buyers for the following year.¹⁶ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In 1930 the Boston Manufacturing Company sold the building to Carmelo and Giuseppina Cannistraro. By the time of the 1940 census the building had been divided into a four-unit apartment building, numbers 365, 367, 369A, and 369B River Street. Italian-born Carmelo and Giuseppina Cannistraro lived in the unit at 369A River Street. Both worked as a salesperson in the retail industry. They lived with their daughter-in-law, son, and nephew. The son worked as a machinist in a box factory. The other units were headed by a coat maker in a wool mill; a dial maker in the watch factory; and a presser for a cleaning company.¹⁷

The Cannistraro family owned the building until 1977. It was purchased by its present owner in 1990.

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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)

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

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¹⁶ MSRD 5469:192, 1930

¹⁷ 1950 US Census

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

365-369 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.1166

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

365-369 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.1166



Far view from the southwest. Photo by Zachary Violette March 2021.

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill complex still exists as the entrance to the complex from Moody Street. The 1841 map showed eight boarding houses west of Elm Street and three, possibly four, east of Elm Street. All were on the north side of the road. However, the house just east of Elm Street may not have been a boarding house, since it had only 3 occupants, and appears to have been removed when the Fitchburg Railroad was built in 1843. According to the Waltham Building Department street card, the subject house was remodeled by the Boston Manufacturing Company in 1922 into four apartments.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 025 0001 002	Newton		WLT.153
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Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the northwest. Photo by Zachary Violette March 2021

Address: 372-378 River Street

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Multi-Family Residential
Original: Multi Family Residential

Date of Construction: c.1881 - 1883

Source: Issacson

Style/Form: Italianate / row house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Brick

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: less than 1 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

372-378 RIVER STREET

Area(s) Form No.

WLT.153

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Boston Manufacturing Company Tenement, c.1881 - 1883, is a two-and-one half-story wood-frame tenement block. Rising from a brick foundation the building has a rectangular footprint approximately 25 feet in depth.¹ The building has a side-gabled roof. It is divided into four units, with two groups of paired entrances. Each unit has two bays of fenestration on the primary elevation, a door and a single window on the first floor, and two windows above. This makes for eight bays of fenestration across this elevation. There are no fenestrations on the flanking elevations. Each unit appears to have originally been arranged over two floors, likely with two principal rooms on the first floor, and two large and two smaller rooms on the second. Brick chimneys rise from the center of each unit at the ridge of the building, forming a regular pattern.

Entrance is reached through a set of concrete stairs which rise to a stoop of the same material. This is sheltered by a hip roof canopy set on square posts. The stairs and porch have iron railings. Doors are modern embossed steel and light units. The building is clad in vinyl faux shingles, with aluminum panning covering all trim. Windows throughout have vinyl 6/1 false muntin sash. They have vinyl faux shutters. A 1978 photograph attached to the previous MHC B form shows the building with an earlier vinyl siding job. The building retained widely overhanging eaves since reduced, at that time.

The building is aligned close to the sidewalk along River Street, with a narrow grassy strip between the sidewalk and the building. This is enclosed in an aluminum fence and heavily planted. A steeply sloping driveway at the property's west side provides access to a parking area at the rear.

This building is one of a number of similar tenement blocks seen in the Boston Manufacturing Company mill village. While it has suffered changes in surface material, it retains its original massing, fenestration, and some trim, and remains legible to its original form. It forms a crucial part of the landscape of the village, which demonstrates the density of housing solutions provided by the company in this period.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While most of the housing for the pioneering Boston Manufacturing Company was built in the first two decades after its 1813 founding, the company's plant was increasingly antiquated by the prosperous post-Civil War period. The 1870s and 1880s witnessed large-scale expansion at the factory itself, with the construction of Mill 3 in 1873 and 1879 and Mill 4 in 1890. The company also embarked on a campaign of modernizing its housing stock in this period. Not only were most of the older boarding housing moved from their original location north of the mill yard, the company built at least five long rows of attached tenements, including this building. While the company's original housing stock included a single row house -- the so-called "Long Block" -- most of the first houses took the form of a duplex.² In the post-war period, with the land around the mill increasingly at a premium, the new company tenements uniformly took on this dense form. Units in these buildings were also more compact; the company dispensed with the ell which had been seen on the earlier duplexes, which likely held the common spaces which helped support the multiple boarders that tended to occupy them. Instead, residents had a private doorway with living space on two floors. These new buildings reflect the markedly decreased reliance on single women as a labor force, with most of the company's new employees made up of families, many of them immigrants. Therefore, the newer tenements needed fewer common spaces, although many families in these buildings continued to take on a smaller number of boarders.

¹ Assessor's sketch with building dimensions is not available.

² This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

372-378 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.153

This building was built by the company between 1881 and 1883, on land that it had bought from the estate of its longtime director George Lawton (1800-1880). The building does not appear to have been occupied in 1900, it appears neither in the Waltham street list nor the US census for that year.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.³ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁴ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁵ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. The building was sold in 1929 to Warclaw and Jadwiga Froncko.⁶ They owned the building until 1949 when it was sold to Joseph and France LaCava.⁷ That family owned the building until 1973. The building was converted to condominium units in 2017.

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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

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- 1911 Sanborn Map (LOC)
- 1918 Sanborn Map (LOC)
- 1918 City Engineers Atlas (WHC)
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- 1950 Sanborn Map (LOC)

³ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁴ MSRD 5425:105, 1929

⁵ MSRD 5469:192, 1930

⁶ MSRD 5648:414, 1929

⁷ MSRD 7491:50, 1949

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

372-378 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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1978 photograph. Previous MHC B from

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

Voters were listed at this address in the 1886 and 1891 annual listing of voters.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R061 017 0023

Newton

WLT.525

Town/City: Waltham

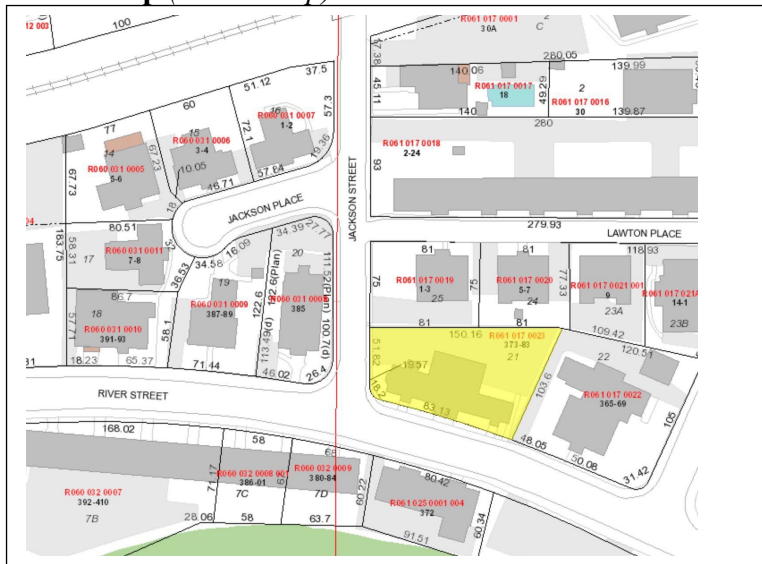
Place: (neighborhood or village): BMC Mill Village

Photograph



View from the southeast along Jackson Street. Photo by Zachary Violette March 2021

Locus Map (North is up)



Address: 373-383 River Street

Historic Name: Pollock-Jackson-Boyden-Lawton House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1821 - 1827

Source: Isaacson

Style/Form: Greek Revival / center hall house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Concrete block

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Apartment house conversion: doors and porches added (c.1930); Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☐ yes ☒ **Date:** c.1930

Acres: 0.241 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

373-383 RIVER STREET

Area(s) Form No.

WLT.525

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set at the corner of River Jackson streets, the Pollock-Jackson-Boyden-Lawton House, c.1821 - 1827, is a two-and-one-half story, wood-frame house, likely originally built in the Greek Revival style. The building appears to have originally been a large, center-hall duplex. It had a five-bay, center-hall fenestration with hip roof eaves extending from the rear pile of the main block. When the building was relocated in the early twentieth century it was reoriented with its original front door facing the rear yard, with the rear elevation facing onto River Street. The main block is 40 feet in width and 40 feet in depth, with a steeply sloping gabled roof. The wings are 30 feet wide and 15 feet deep (on the east) and 20 feet deep (on the east). These have low hip roofs. The site of the original front entrance is marked by a one-story shed on the current rear elevation. The current front elevation has a single plane, with 14 irregularly spaced bays of fenestration. At the center of that facade is a string of four doors, suggesting private access to first-floor and second-floor units. Another entrance is placed one bay in from both the east and west sides of the building. A canted bay window is placed on the west elevation on the first floor. The building currently has a foundation of textured concrete blocks. Two tall brick chimneys rise from the ridge of the main block.

The entrances along the River Street elevation are reached by a set of poured concrete steps. These have wrought iron railings, with posts that rise to support hip roofs on the outer porches, and a second-story balcony above the central entrance. The doors are a mixture of wooden panels and light units and embossed steel units. The building is clad in vinyl siding, with aluminum panning covering most trim. Some openings retain wooden 2/2 sash windows with aluminum triple-track style storm windows. Others have been replaced by 1/1 vinyl sash. A photograph attached to the 1984 MHC B form for this building shows it in much the same condition.

The building is aligned toward River Street, where a narrow grassy strip is set on a concrete curbing. This area is heavily planted with evergreen bushes. The rear of the property, facing the original front elevation, is paved for parking.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house, which originally stood on a parcel to the east of its present location, was once the center of a large estate associated with several prominent persons related to the Boston Manufacturing Company. Historian Morton Isaacson notes that a house, perhaps the core of the subject building, was built on company land between 1821 and 1827. This was occupied by Allan Pollock (1767-1859), sealer of weights and measure for Boston. At his death, the *Boston Evening Transcript* noted of Pollock that "he was by birth a Scotchman and a man of rare inventive faculties. He was employed at Lowell, by the original founders of that city, and under their auspices brought out and arranged the first calico printing machinery used in that now noted manufacturing city." His connection with the founders of the BMC likely brought him to Waltham. He later made thermometers and microscopes in Boston and invented a stove that for a time was quite famous. In 1827 that building was sold to Patrick Tracy Jackson (1780-1847), who appears to have extensively expanded the building as his residence. He seems to have been responsible for giving it the appearance it had through much of the nineteenth century: a large, center-hall house with its five-bay symmetrically fenestration facing southward toward River Street, overlooking the Charles River. Jackson was a prominent Boston merchant and industrialist.

Along with his brother-in-law Francis Cabot Lowell, he formed the Boston Manufacturing Company in 1813, establishing the nearby Waltham mill. A founder of the Suffolk Bank, Jackson was instrumental in founding textile mills in Lowell and elsewhere in Massachusetts. It is unclear how Jackson used the estate in this period.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

373-383 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.525

A large portion of the estate, including the house, was sold in 1838 by Jackson, who had suffered losses in the panic of the previous year. It was purchased by Dwight Boyden (1803-1861), who had built the Tremont House in Boston. The Tremont House was built in 1829 to the design of Isaiah Rogers and was best known as the first hotel with indoor plumbing and running water. Boyden ran the Tremont House for 8-10 years, before retiring to Waltham about 1840, his obituary later reported. Boyden was also the "confidential clerk of Israel Thorndike (1755-1832) one of the richest and most eminent merchants of Boston," according to Boyden's obituary. Thorndike and his son had also taken a 20% ownership stake in the Boston Manufacturing Company, suggesting a possible reason for Boyden's connection to Waltham.¹

In 1857 the house was sold to George Lawton (1800-1880). Lawton, a director of the Boston Manufacturing Company, had previously lived in an estate just to the north of the subject building's original location, closer to the Fitchburg railroad, and accessed from a drive off of Newton Street. The house on that estate had burned in 1853 and was replaced with a larger house shortly after that.² Lawton retained ownership of that estate as well, combining the two properties and listing, in 1862, the other house for rent.³ Lawton was a prominent citizen of Waltham. A cotton trader in Boston, in addition to his work at the Boston Manufacturing Company, he was also a director of the Waltham Savings Bank, the Waltham Gas Light Company, and was involved with the founding of the American Watch Company. The house was the residence of Lawton until he died in 1880, at which time his obituary noted his "fine homestead... is the admiration of the townspeople."⁴

Shortly after his death, the executors of Lawton's estate offered the property for either sale or rent. An advertisement in the *Boston Journal* of that year provided an extensive description. "This estate contains about 8 acres of superior land in a high state of cultivation with an abundance of choice fruit trees and is finely laid out with beautiful walks and drives. The mansion, which is surrounded by magnificent old shade trees, is quite spacious, having on the entrance floor a large drawing room, parlor, reception, library, and dining room, large closets and refrigerator room, kitchen and washroom, and above, 12 chambers, large bathroom, and water closets, and has all the modern conveniences: hot and cold water and gas carried over the house. A superior cellar, milkroom with marble fixtures, vegetable room, two furnaces. A short distance from the mansion is a fine stable finished in hardwood, has five stalls, box stall, cow stalls, and harness room finished with glass cases."⁵

Late in 1881, the Boston Manufacturing Company purchased the property from the Lawton estate for \$27,000.⁶ The purchase of the estate seems to have been related to the rapid physical expansion taking place in the company during this period, which resulted in the construction of several new mill buildings, the building of extensive new mill houses along River Street, and relocation of some of the company's older buildings. In 1886, on the western portion of the estate, the company relocated seven of its original mill boarding houses, laying them out what was to become Jackson Street, Jackson Place, and Lawton Place. The company also built a large new tenement block on Lawton Place. The mansion house also appears to have been converted to mill housing at this point, with apartments appearing here as early as the 1886 street list. By the time of the 1900 census, the house, numbered 337-343 River Street, was occupied by 23 people living in three families. One unit here was headed by Modeste Demers, a recent French Canadian immigrant, and laborer at the dye house. He lived with his wife Odile and eight children. The youngest two of the Demers children worked, seven in the cotton mill and one as a day laborer. Another unit was home to Augustus Brodeur, a pattern maker. He lived here with his wife and seven children. A third unit was home to Scottish-born Joseph Larson, a knitter in the mill. He lived with his wife Annie, a weaver in the mill, and their three young sons.⁷

The house, which was surrounded by a large tract of vacant land, continued to be operated by the mill as a boarding house through the first decades of the twentieth century. While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.⁸ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large

¹ "The Late Dwight Boyden," *Waltham Sentinel* 16 Aug 1861, p. 2; "Israel Thorndike," Wikipedia;

² "Fire and Fatal Accident at Waltham" *Boston Evening Transcript* 7/2/1853, 2

³ "Nice House to Let" *Waltham Sentinel* 12/2/1862, 3

⁴ "Mortuary Notice: George Lawton" *Boston Journal* 10/9/1880, 3

⁵ "To Let in Waltham" *Boston Journal* 9/29/1881, 2. See also "Executor's Sale" *Boston Daily Advertiser* 7/15/1881, 3

⁶ MSRD 1576:174, 1881

⁷ 1900 US Census

⁸ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

373-383 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.525

mortgage.⁹ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹⁰ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. The relocation of this building from its original location, and the subdivision of the remaining portion of the Lawton estate, appears to have been part of the receiver's sales. Early in the 1930s, the building was moved to its present location, where it was shifted 180 degrees to make the original rear wall face River Street, while the former front door faced the back. The building appears to have been further divided from a three-unit to a six-unit building. The lot on which it stands had been purchased from the receivers by Joseph LaCava, then of Salmon Falls, New Hampshire, in 1929.¹¹ At the time of the 1940 census, the building, now at this location, was home to 15 people living in six household units. Their occupations included butcher, salesgirl, waitress, machinist, attendant at a state hospital, and several other industrial fields.¹²

The LaCava family owned the building until 1983. It has had a series of owners since then.

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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

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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)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

Sources for Biographies

⁹ MSRD 5425:105, 1929

¹⁰ MSRD 5469:192, 1930

¹¹ MSRD 5504:17

¹² 1940 US census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

373-383 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.525

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View form the northwest at the corner of Jackson Street and River Street (left), showing the original front elevation, now aligned to the rear. Photo by Zachary Violette March 2021



View from the southwest along Jackson Street. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

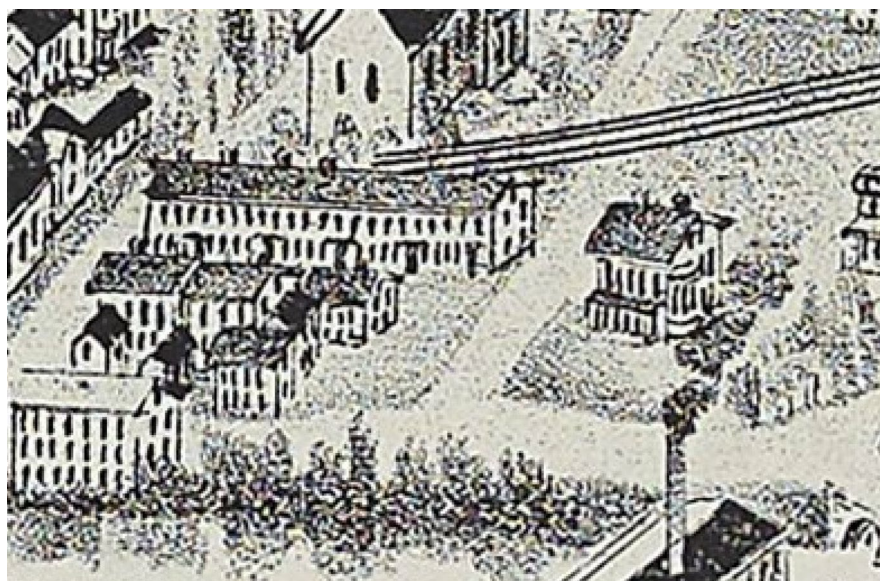
373-383 RIVER STREET

Area(s) Form No.

WLT.525



1877 Bird's Eye View showing the house at its original location. Lawton's former house, since demolished is in the upper right



1898 Bird's Eye View Showing house (at left), and company tenements moved to the west side of the former estate

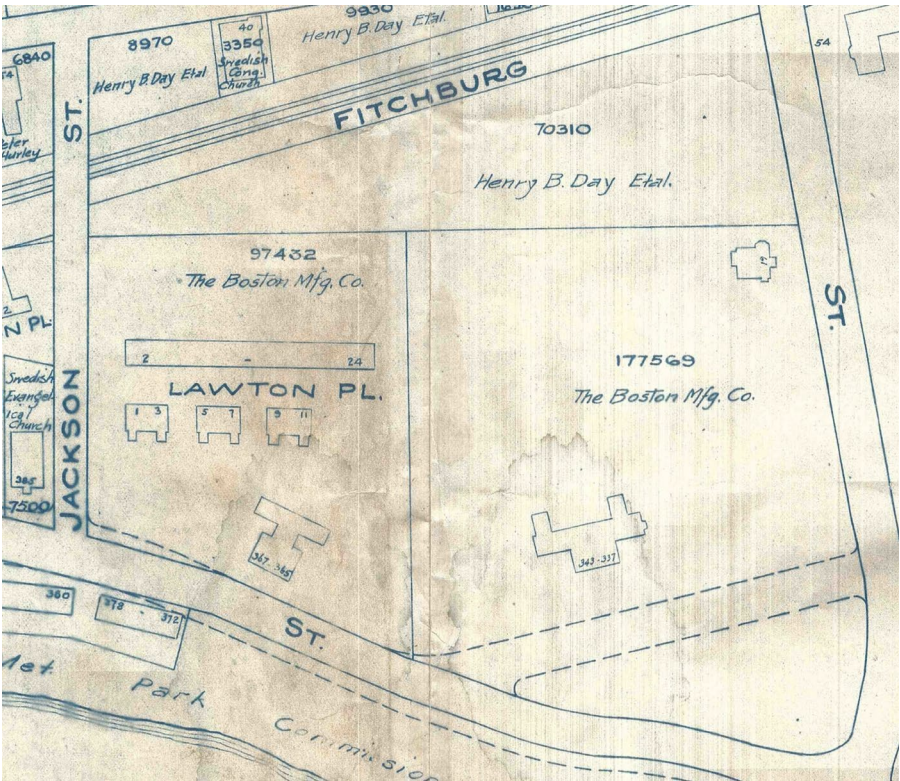
INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

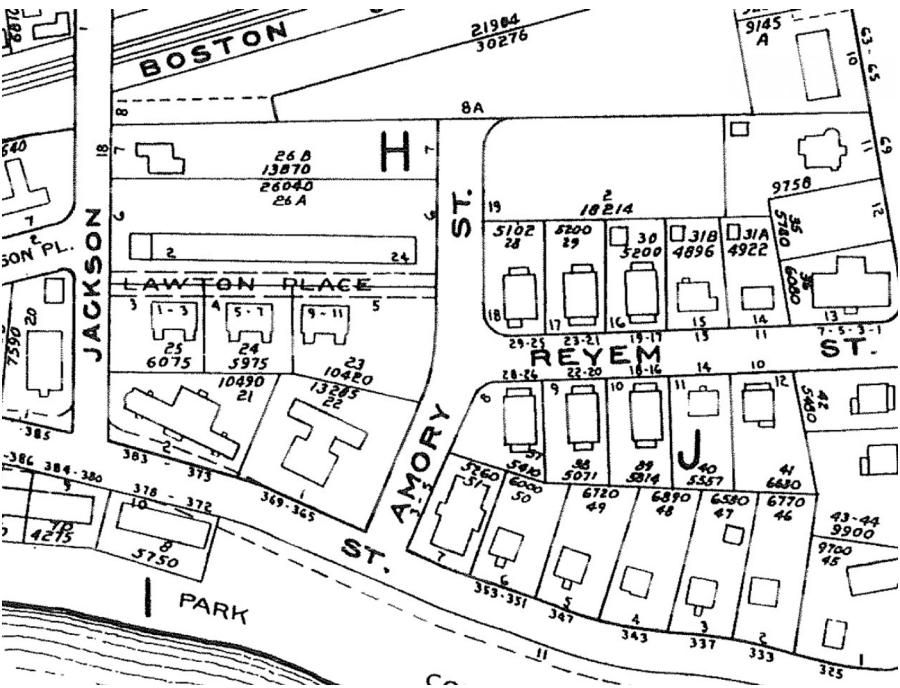
WALTHAM 373-383 RIVER STREET

Area(s) Form No.

WLT.525



1918 Engineer's Atlas showing house remaining in its original location



1956 Engineer's Atlas showing house moved to its current location and Lawton estate subdivided for houses

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM 373-383 RIVER STREET

Area(s)	Form No.
<div></div>	<div>WLT.525</div>

In addition to being instrumental in founding the mill in Waltham, Patrick Tracy Jackson was also instrumental in founding the mills in Lowell, and in chartering the first railroad company in Massachusetts in 1830, the Boston and Lowell Railroad. He was the agent in charge of the mills in Waltham from their inception until 1827. At that time he tried retirement and bought the subject house, which he had been occupying and improving as the mills' agent, for a family summer estate. His brother, Dr. James Jackson, one of the founders of Massachusetts General Hospital, had established his own family summer estate nearby, across Newton Street, in 1825 ("A Memoir of Dr. James Jackson" by James Jackson Putnam, 1905).

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 031 0009

Newton

WLT.Q

WLT.511

Town/City: Waltham

Place: (*neighborhood or village*): BMC Mill Village

Photograph



View from the south. Photo by Zachary Violette March 2021

Address: 387-389 River Street

Historic Name: Chauncy Newhall House

Uses: Present: Multi-Family Residential
Original: Single Family Residential

Date of Construction: c.1834

Source: Isaacson

Style/Form: Federal / center entry

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Siding and sash altered (in recent decades)

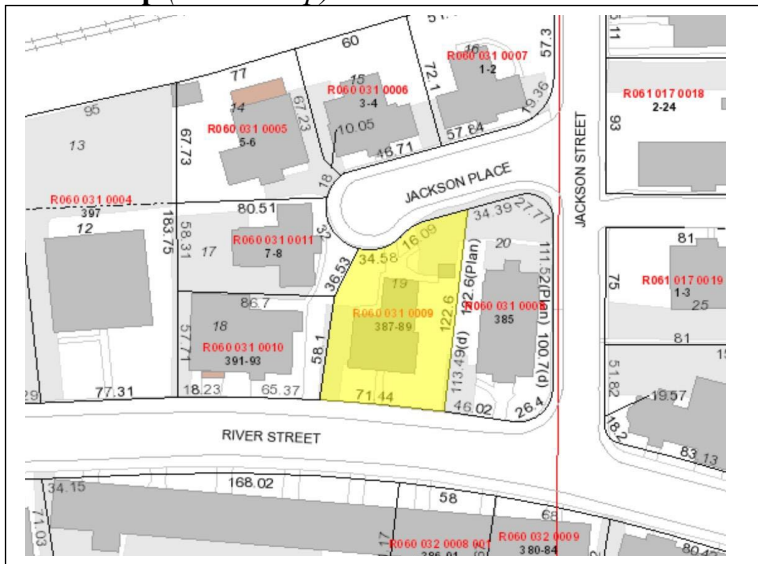
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.149 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

387-389 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.511

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Chauncy Newhall House, c.1834, is a two-and-one-half story, wood-frame, center-hall house that retains vestiges of its original Federal style. Rising from a low foundation of indeterminate material the single-pile main block has a footprint of 28 feet along River Street and is 18 feet deep. This is augmented by a large rear ell, 13 feet wide at 27 feet deep, that extends from the east side of the main block. The main block and ell have a low gabled roof, with the ridge aligned parallel to River Street in the main block, perpendicular in the ell. The front elevation has a symmetrical five-bay fenestration with an entrance aligned on the center of the first floor. One of the first-floor windows has been extended into a doorway, indicative of the building's conversion to multi-family occupancy. There is a single bay of fenestration on each of the flanking elevations. Tall brick chimneys rise from the rear wall of the main block, a typical Federal-era feature.

Entrance is reached through a poured concrete step which rises to a porch running the full width of the front elevation. Set on poured concrete, this porch has square wooden posts supporting a hip roof. The doors are modern wood slab units with fanlights. They are sheltered by aluminum screens. The building is clad in synthetic materials, faux vinyl shingles on the front elevation, vinyl clapboards on the side and rear. The trim is covered in aluminum panning. Windows throughout are vinyl, 1/1 sash with faux shutters on the front elevation. A 1984 photograph, attached to the previous MHC B form, shows the building clad in wooden shingles, themselves likely a later alteration. At that point, the building had 2/2 wooden windows with wooden shutters. The porch was supported on Tuscan columns.

The building is centered on its lot, with a comparatively generous setback from River Street. This is separated by concrete curbing and crossed by a walkway of the same material. A hedgerow runs along the sidewalk, while the front yard is heavily planted. An asphalt paved drive runs along the west side of the property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.¹

In 1834 the lot on which this house now stands was sold by George Miller (1810-1869) to Chauncy Newhall (1802-1872).² The subject building was built shortly thereafter by Newhall. Newhall, a prominent member of the Waltham community, was a roller

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² MSRD 332:136, 1834

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

387-389 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.511

coverer for the Boston Manufacturing Company, a highly skilled position. As his obituary later noted of him: "Making no pretensions, not even to the surpassing mechanical genius and skill for which he was distinguished, he yet was one who for his general intelligence, scientific acquirements, and artistic taste, would have been a marked man in any community."³ Newhall was most well known for his encouragement of education in Waltham, serving as a member of the school committee for two decades; a school was named for him after his death. He was also president of the Rumford Insitute. The subject building appears to have been his residence. At the time of the 1850 Census, Newhall reported \$4,000 in real estate holdings. He shared the house with his wife Charlotte, son Charles, who was a machinist, and seven younger children, and two unrelated women, likely boarders or servants.⁴

Newhall owned the building until 1869 when he sold it to George Lawton (1800-1880), a prominent industrialist and member of the board of the Boston Manufacturing Company, whose estate adjoining the house directly to the east.⁵ The building was then associated with the Lawton estate, which appeared to have used it as an income property. After Lawton's death the estate, including the subject building, was sold to the Boston Manufacturing Company in 1881.⁶ The company would use the building as an income property. In 1886, in the extensive rear yard of the house, the company moved four of its early 19th century duplexes from their original location across from the mill yard, laying out Jackson Place in the process. At the time of the 1900 census, the house was rented by the company to Robert Copeland, an English-born worker in the cotton mill. He shared the house with his wife Mary, two daughters, and a son. The two oldest children also worked in the mill.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.⁷ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁸ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁹ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In 1929 the company sold the building to Felix and Mary Giardina.¹⁰ In 1940 the Giardinas, both born in Italy, occupied one unit in what was then a two-unit building. Felix listed his occupation as a garden laborer. The couple shared the house with their three children, the oldest of whom worked in the watch factory. The other unit was occupied by a retail bread maker and his wife.¹¹

The house was owned by members of the Giardina family until 2001. It was purchased by its present owner in 2019.

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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

³ "The Late Chauncey Newhall" *Waltham Sentinel* 8/16/1872, 2

⁴ 1850 US census

⁵ MSRD 1096:448, 1896

⁶ MSRD 1586:174, 1881

⁷ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁸ MSRD 5425:105, 1929

⁹ MSRD 5469:192, 1930

¹⁰ MSRD 5425:146, 1929

¹¹ 1940 US census

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

387-389 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.511

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)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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Waltham: Waltham Historical Society, 2019

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

387-389 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.511

Waltham Boston: Edison Electric Illuminating Company, 1909.

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View from the northeast. Photo by Zachary Violette March 2021



View from the southeast. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

387-389 RIVER STREET

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WLT.511



View from the north along Jackson Place, showing rear elevation. Photo by Zachary Violette March 2021



1984 photograph, view from the northeast. Previous MHC B Form

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The laying out of Jackson Place and moving of the early company boarding houses was in 1889.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R060 031 0003	Newton	WLT.Q, WLT.AP	WLT.506
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NRIND NRMRA (9/28/89)
Town/City: Waltham
Place: (*neighborhood or village*): BMC Mill Village

Address: 403 River Street
Historic Name: Rev. Bernard Whitman House/ Gilbrae Inn

Uses: Present: Multi-Family Residential
 Original: Multi Family Residential

Date of Construction: 1831

Source: Isaacson

Style/Form: Second Empire / center hall house

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Cut stone
 Wall/Trim: Vinyl / Aluminum
 Roof: Asphalt

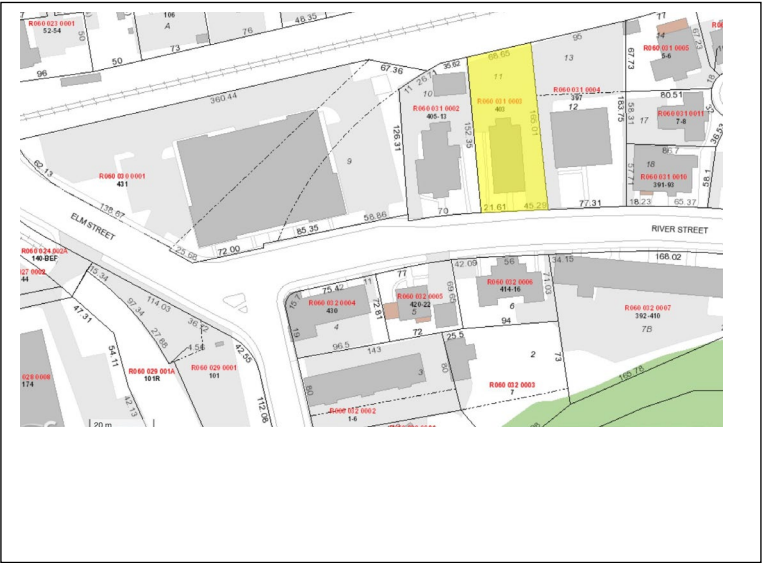
Outbuildings: None

Photograph



View from the southeast. Photo by Zachary Violette March

Locus Map (*North is up*)



Major Alterations (*with dates*):
Mansard roof added (1860) Additions to rear (early 20th century); siding and sash altered (in recent decades)

Condition: Fair
Moved: no ☒ yes ☐ **Date:**
Acreage: 0.244 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

403 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.Q,
WLT.AP

WLT.506

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Rev. Bernard Whitman House/ Gilbrae Inn, 1831, is a substantial, two-and-one-half story, center-hall house. Rising from a granite slab foundation, the building has a simple rectangular footprint of 33 feet along River Street and is 60 feet in depth. A straight-slope mansard roof with flared eaves, a later alteration of an early nineteenth-century form, tops the building. The front elevation has five symmetrically placed bays of fenestration with a central entrance. Openings are widely spaced along the flanking elevations, with six windows along each side. This is suggestive of a plan consisting of individual rooms off of a double-loaded central corridor. Three dormers extend from the front slope of the mansard roof, while there are five on either of the flanking elevations. A large brick chimney rises from the upper slope of the roof of the main block.

The main entrance is reached up a set of poured concrete stairs. These rise to a porch that spans the width of the front elevation. Set on a lattice skirt, the porch has square wooden columns rising to a hip roof. The main door is a wooden panel and light unit, with sidelights, likely of twentieth-century vintage. The building is clad throughout in vinyl clapboards, and aluminum panning covers all trim. Openings throughout have vinyl 1/1 sash. Those on the front elevation have vinyl faux shutters. A 1984 photograph of the building attached to the previous MHC B form shows the building with asbestos cement shingles and 6/6 wooden windows.

The building is set toward the front of its lot, with a grassy front yard separating the house from the sidewalk. An asphalt paved drive along the south side of the property gives access to a paved parking area at the rear.

Despite changes to surface material, this building is a good example of the comparatively modest, privately built housing that marked the Boston Manufacturing Company Mill Village in the first decades after the opening of the mill.

HISTORICAL NARRATIVE

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

403 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.Q,
WLT.AP

WLT.506

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Standing just to the east of the mills of the Boston Manufacturing Company, a pioneering enterprise in American textile manufacturing begun in 1813, the blocks between Elm Street and Newton Street, south of Main Street, formed the core residential area associated with the company during the first half of the nineteenth century. Through a slow and often convoluted process, the area was transformed into a mill village, with many residents connected to the mill in some fashion. The company purchased the property that would comprise the neighborhood through its Patrick Tracy Jackson in a series of transactions, occurring in 1813, 1814, and 1819. On the land closest to the mill yard, south of the present-day common, and along River Street, the company built blocks of duplexes and rows for use as company boarding houses. However, much of the remainder of the neighborhood was sold in large tracts to individuals who subdivided them into house lots. They gradually built rental houses on these properties. As a result, the area grew in a piecemeal and somewhat irregular fashion. By the mid 19th century, the densest of this private development clustered along Central Street and the narrow Cross and Heard streets. Large portions of the remainder of the area remained undeveloped through the nineteenth and into the twentieth century. This included the large lots of houses facing Main Street and an extensive estate at the neighborhood's southeast corner.¹

The land on which this building now stands was sold in 1831 for \$100 by the Boston Manufacturing Company to Bernard Whitman (1796-1834) of Waltham.² The lot adjoined recently-built company boarding houses and stood on the primary route between the company's mill and its newly-acquired bleachery. Whitman built the subject building, originally a single-pile, five-bay, center-hall house, shortly after purchasing the lot. Whitman was a prominent and influential Unitarian minister and writer. He was born in East Bridgewater and later went to Mansfield, where he worked as an overseer in a cotton mill. He later attended Exeter Academy. After a period at pulpits around New England, he came to Waltham in 1825, becoming pastor of the second religious society. He printed sermons and lectures during his early years here, published by various Unitarian publishers, sold extensively, attracting attention to his pulpit. In 1826 he and several parishioners formed an association for the instruction of the young men of Waltham. This institution, later known as the Rumford Institute, was an early example of the lyceum movement. Whitman was also well known for the library that he kept here, which, his obituary noted, "might have been styled a circulating library, as all people had free access to it."³ Whitman died in 1834, from a severe cold caught while delivering a "temperance address." Referring to the monumental pyramid in Grove Hill Cemetery, the paper wrote, "His monument stands in the old grave yard, and is often visited by those who knew, respected and loved him as a man of great moral and mental worth, and as a sincere Christian." After Whitman's death, the house was the residence, for a number of years, of Henry Lee, Esq. of Boston. An 1860 advertisement in the *Waltham Sentinel* noted that the house "is very pleasantly situated on River street, near the upper station of the Fitchburg railroad. It consists of parlor, library, dining room, and woodshed, and six sleeping rooms. The lot contains 25,000 feet of land, covered with fruit and ornamental trees. The views from the house are very beautiful."⁴

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019

² MSRD 316:33, 1831

³ "Bernard Whitman" *Waltham Sentinel* 7/2/1858, 1

⁴ "House in Waltham At Auction" *Waltham Sentinel* 5/11/1860, 3

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

403 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.Q,
WLT.AP

WLT.506

In 1860 Sarah Whitman of Charlestown sold the property for \$2500 back to the Boston Manufacturing Company.⁵ In October of that year, the *Waltham Sentinel* noted that "The dwelling house on River Street ... known as once the residence of Rev. Bernard Whitman ... has been purchased by the Boston Manufacturing Co., and is now being entirely rejuvenated by Mr. Gilbert. An addition of one story has been made on the L part, and the other portions of the house are being papered, painted, and modernized generally."⁶ The house was used by the mill as worker housing over the following decades. During this period, extensive additions were made to the rear of the house, first connecting it to the other company house to the west at 405-413 River Street. The mansard roof was also added in this period. Later, the ells were expanded to give the building a rectangular footprint. The nature of the building's occupancy in this period is unclear. However, the two neighboring houses of similar size and shape were used as boarding houses at the time of the 1900 census. By the early 1920s, the house, still owned by the mill, became known as the Gilbrae Inn, was named for one of the company's products.

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.⁷ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁸ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁹ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. The receivers of the company sold the property in 1930 to Elizabeth Besso.¹⁰ At the time of the 1940 census, the entire building was rented by Besso to Henry Vallaire, a bartender at a cafe. He lived here with his wife Leah and daughter Anita. The family ran a rooming house here, likely how it had historically been occupied. Nine men and one woman lived in the building that year, most single or widowed. Their occupations included two laborers for the WPA, two gardeners on private estates, a waitress, and a cloth inspector at a wool mill.¹¹

The Besso family owned the building until 1961 when they sold it to the Dellacamera family. They held it until 2000 when they sold it to its present owner.

⁵ MSRD 847:415, 1860

⁶ *Waltham Sentinel* 10/26/1860, 2

⁷ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁸ MSRD 5425:105, 1929

⁹ MSRD 5469:192, 1930

¹⁰ MSRD 5515:149, 1930

¹¹ 1940 US census

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WALTHAM

403 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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)

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1903 Sanborn Map (LOC)

1911 Sanborn Map (LOC)

1918 Sanborn Map (LOC)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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View from the southwest. Photo by Zachary Violette March 2021



View from the southeast. Photo by Zachary Violette March 2021

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1984 photograph, vie from the southwest. Previous MHC B form.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 032 0007

Newton

WLT.Q,
WLT.AP

WLT.152

Nat'l Register Individual Property (09/28/1989);
Nat'l Register MRA (09/28/1989)

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



View from the northwest. Photo by Zachary Violette March 2021

Locus Map (North is up)



Address: 380-410 River Street

Historic Name: Boston Manufacturing Company
Tenement

Uses: Present: Multi-Family Residential
Original: Multi Family Residential

Date of Construction: c.1877 - 1883

Source: Isaacson

Style/Form: Italianate / row house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Faux brick / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: .459 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set along narrow River Avenue, at the corner of Elm Street, the Boston Manufacturing Company Tenement, c.1877 - 1883, is a large two-and-one-half story, wood-frame tenement block. Rising from a later foundation of poured concrete, the building has a footprint of 152 feet along River Street and is 25 feet in depth. The building is topped with a side-gabled roof with broadly overhanging eaves. The building is divided into sixteen units, with eight sets of paired entrances. Each unit has two bays of fenestration: a single window and a door on the first floor and two bays of fenestration above. Each unit appears to have originally been arranged over two floors, likely with two principal rooms on the first floor, and two large and two smaller rooms on the second. The building is attached to a similar tenement row placed just to the east. A brick chimney rises from the center of each unit at the ridge of the building, forming a regular pattern.

Each entrance is now reached by a poured concrete stair rising to a small stoop. Most of the entrances have wooden panels and light doors with aluminum screen doors. Each pair of doors is sheltered by a hip roof canopy supported on robust, openwork brackets, a distinctive feature of mill housing in Waltham of this period and some of the building's only remaining trim. The building is clad in brick veneer, with vinyl soffits and aluminum panning at the trim. Windows throughout have vinyl 1/1 sash. The west gable end retains wooden lunette windows, also a distinctive feature of Waltham mill housing. A photograph of the building taken in 1984 for the previous MHC B form shows the building with the present brick veneer siding. It retained its wooden 2/2 sash windows at that point.

The building is set back from the sidewalk on River Street with a grassy strip. A parking area at the rear is reached through a steeply sloping driveway along the building's west side.

This building is one of the largest of a number of similar tenement blocks seen in the Boston Manufacturing Company mill village. While it has suffered changes in surface material, it retains its original massing, fenestration, and some trim, and remains legible to its original form. It forms a crucial part of the landscape of the village, which demonstrates the density of housing solutions provided by the company in this period.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While most of the housing for the pioneering Boston Manufacturing Company was built in the first two decades after its 1813 founding, the company's plant was increasingly antiquated by the prosperous post-Civil War period. The 1870s and 1880s witnessed large-scale expansion at the factory itself, with the construction of Mill 3 in 1873 and 1879 and Mill 4 in 1890. The company also embarked on a campaign of modernizing its housing stock in this period. Not only were most of the older boarding housing moved from their original location north of the mill yard, the company built at least five long rows of attached tenements, including this building. While the company's original housing stock included a single row house -- the so-called "Long Block" -- most of the first houses took the form of a duplex.¹ In the post-war period, with the land around the mill increasingly at a premium, the new company tenements uniformly took on this dense form. Units in these buildings were also more compact; the company dispensed with the ells which had been seen on the earlier duplexes, which likely held the common spaces which helped support the multiple boarders that tended to occupy them. Instead, residents had a private doorway with living space on two floors. These new buildings reflect the markedly decreased reliance on single women as a labor force, with most of the

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

380-410 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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company's new employees made up of families, many of them immigrants. Therefore, the newer tenements needed fewer common spaces, although many families in these buildings continued to take on a smaller number of boarders.

This building, built by the company between 1877 and 1881, was one of the company's largest housing projects to date when it was constructed. At the time of the 1900 census, the building was home to 54 people living in 10 households, each of whom had a unit with a private entrance and street number. Of the residents who listed an occupation, 17 worked in the cotton mill. Other occupations included a silk weaver, a house painter, a railroad fireman, and a rope maker. The families were a mix of ethnicities. There were three Irish families, two French Canadian, two German, one Swedish, one English, and one native-born. All lived in family units, many with working-age children. Only one family took in a single boarder.²

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.³ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁴ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁵ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In 1930 the building was sold to Philip Cincotta.⁶ At the time of the census that year the building was rented to 10 separate households, each of which paid between \$18 and \$22 for their units. Their entities were a mix of Irish, French Canadian, German, and Belgian. While many continued to work in the cotton mill, others found work as a saleslady for a novelty chain store, as a tenter in the bleachery, as a gilder in the watch factory, as a street laborer, as a building lather, and as an adding machine sales lady. Cincotta owned the building until 1943 when he sold it to Carmelo and Benedetta Fallo.⁷ Transferred into a family trust in 1978, the family owned the building until 1989, when it was purchased by its present owner.

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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

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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)

² 1900 US Census

³ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁴ MSRD 5425:105, 1929

⁵ MSRD 5469:192, 1930

⁶ MSRD 5441:592, 1930

⁷ MSRD 6707:411, 1943

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MASSACHUSETTS HISTORICAL COMMISSION

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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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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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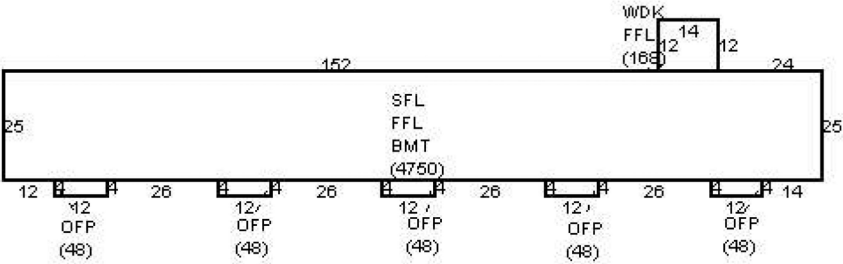
View from the northeast. Photo by Zachary Violette March 2021



Far view from the northwest. Photo by Zachary Violette March 2021

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1984 Photograph, view from the northwest. Previous MHC B Form

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The previous B-form for WLT.152 and National Register form included both 380-390 River Street and 392-410 River Street. This form should also. From map research they were built about the same time.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 031 0002

Newton

WLT.Q

WLT.505

Town/City: Waltham

Place: (neighborhood or village): BMC Mill Village

Photograph



Address: 405-413 River Street

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Multi-Family Residential
Original: Two Family Residential

Date of Construction: c.1821 - 1831

Source: Isaacson

Style/Form: Federal / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Poured concrete

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

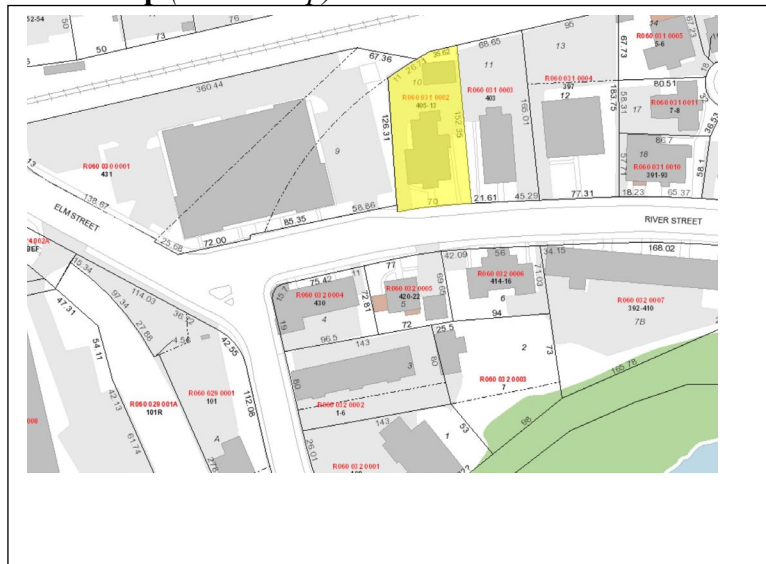
Condition: Fair

Moved: no ☐ yes ☒ **Date:** 1869

Acreage: 0.232 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (month/year): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

405-413 RIVER STREET

Area(s)

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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Boston Manufacturing Company Tenement, c.1821 - 1831, is a two-and-one-half story, wood-frame duplex that retains vestiges of its original Federal-style form. Rising from later poured concrete foundation, the double-pile main block has a footprint of 39 feet along River Street, and is 32 feet in depth. This is augmented by a rear ell, 23 feet wide and 28 feet in depth, that extends from the center of the main block. The main block has a gabled roof, with its ridge aligned parallel to River Street. This is augmented by a broad shed-roof dormer that runs the width of the River Street elevation. The front elevation has a symmetrical five-bay fenestration with entrances paired at the center. The second floor of the front elevation has been disrupted by a shed-roof addition placed on the center porch. There are two bays of fenestration on each of the side elevations. Large brick chimneys rise from the ridge of the roof in both the east and west units.

Entrance is reached through a set of poured concrete steps, which give access to the front entrance porch. This is set on square posts and has iron railings. The entrance doors are steel slab units with diamond light, probably of mid-20th-century vintage. These have aluminum screen doors of the same age. The building is clad in vinyl clapboards, and aluminum panning covers most trim. Windows have 6/1 wooden sash, with aluminum storms. These are seen in all openings, including the shed dormer but not in the front second-floor addition, which has vinyl casements. The photograph attached to the previous MHC B Form, taken in 1984, depicts the building in similar condition.

The building is centered on its large lot, with the grassy strip between River Street and the building planted with evergreen shrubs. A driveway on the east side of the building gives access to a four-bay garage at the rear. Of mid 20th century vintage, this structure is built of concrete blocks, has a pyramidal hip roof, and aluminum vehicle doors.

Despite changes to surface material, this building is a legible example of the types of housing associated with the Boston Manufacturing Company during its early years in Waltham.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses,

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

405-413 RIVER STREET

Area(s)

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which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same.' The founders (of the company) determined that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents an expansion of the BMC's range of housing that it provided. After River Street was laid out between the mill and the recently-purchased Bleachery, the area near the corner of Elm Street, just east of the mill, became the locus of new development. The subject building appears to have been built between 1821 and 1831, on the north side of River Street, part of a row of three similar boarding houses. These stood in line with the original eight boarding houses west of Elm Street. The nature of its occupancy in this period is unclear.

In 1845 the line of the Fitchburg Railroad had been built in the rear yard of these buildings in their original location, connecting to a spur line just to the west of the houses. In 1869 that rail intersection was reconfigured, providing greater capacity that allowed

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

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for more frequent rail service to Boston. To achieve the new configuration, and provide space for a new freight depot, two of the three houses had to be moved. While one house, since demolished, remained in its original location, one was moved across River Street (see Boston Manufacturing Company Tenement, 414 - 416 River Street (c.1821 - 1831) WLT.513) and this building was moved further east along the same side of the street. The *Waltham Sentinel* noted in May of 1869: "The dwellings on River street still keep changing places; the last tenement is on the tour. The railroad men have taken possession of the ground... It is well .. to reflect upon the mutability of human affairs."⁸ The ells of this building appear to have been modified as part of the move. In its new location, the building continued to be used as company housing.

At the time of the 1900 census, the house appears to have been one of the few former company houses that were still run as a boarding house in the traditional fashion. It was rented to James Langley and his wife Rebecca. Langley listed his occupation as a boarding house keeper. Two live-in Irish servants lived in the building, assisting the couple with the 17 boarders who lived in the building. All of the boarders were single or widowed men, the majority of them of Irish, or English birth or parentage. All but two of the boarders worked in the cotton mill, except one who worked as a machinist for an unidentified enterprise, and another as a day laborer.⁹

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹⁰ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹¹ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹² Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In 1929 the Boston Manufacturing Company sold this building to Bartolomeo and Rose DeFina.¹³ They seem to have been responsible for converting the building to a multi-family apartment house, adding the large shed dormer to the front in 1936. At the time of the 1940 census, the building had been divided into at least four units, occupied by 14 individuals. Two of the four heads of household were Italian-born. Their occupations included a laborer on the WPA, a bricklayer, a printer for a newspaper, and an assembly worker. Many of the families lived with their adult children.

In 1943 the building was sold to Gaetano and Maria Giardina, who had bought the former company house across the street at 414-416 River Street in 1929.¹⁴ They would own the house until 1978, selling it to Stephen Boncia. It has had a series of owners since 1996 and it is now owned by a real estate trust.

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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)

⁸ *Waltham Sentinel* 5/7/1869, 2

⁹ 1900 US census

¹⁰ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹¹ MSRD 5425:105, 1929

¹² MSRD 5469:192, 1930

¹³ MSRD 5425:154, 1929

¹⁴ MSRD 6721:592, 1943

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1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
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1877 Bird's Eye View

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill complex still exists as the entrance to the complex from Moody Street. The Fitchburg Railroad was originally built through this area in 1843, with a spur line going south (Watertown Branch Line) in 1851. The connection between the Fitchburg main line and the Watertown Branch line was reconfigured in 1869.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Areas(s) Form Number

R060 032 0006

Newton

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Town/City: Waltham

Place: (*neighborhood or village*): BMC Mill Village

Photograph



View from the north. Photo by Zachary Violette March 2021

Address: 414-416 River Street

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Multi-Family Residential
Original: Two Family Residential

Date of Construction: c.1821 - 1831

Source: Isaacson

Style/Form: Federal / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Not visible

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Ells altered (c.1869); Siding and sash altered (in recent decades)

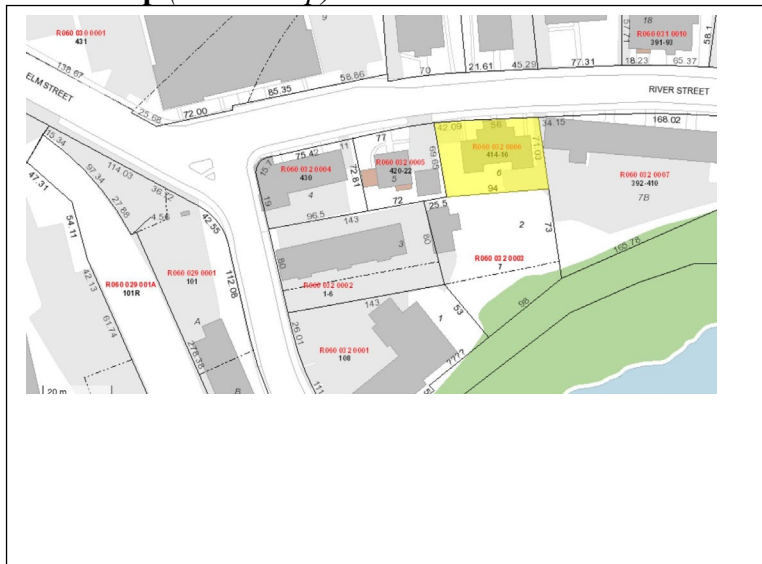
Condition: Fair

Moved: no ☐ yes ☒ **Date:** 1869

Acreage: 0.159 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Boston Manufacturing Company Tenement, c.1821 - 1831, is a two-and-one-half story, wood-frame duplex that retains its original Federal-era form. Rising from a low foundation of indeterminate material the building has a double-pile main block 34 feet in width along River Street and 28 feet in depth. This is joined by lower two-story side ells, 18 by 22 feet, attached from the rear pile along both the east and west sides of the building. Both main block and ells have a side gable roof. The fenestration of the front elevation is symmetrically arranged, originally five bays with a center entry. This has been modified by the enclosure of the inner windows on the first floor (covered by an enclosed porch) and the center window on the second. A brick chimney rises from the ridge of the roof in each of the units.

The main entrance, at grade level, is made through a projecting entrance porch at the center of the main block. This appendage has a shed roof. The main doors are modern embossed steel and light units. The entry is enclosed in siding and double-hung windows. Each of the ells has hip roof porches across their front elevation, each with a secondary entrance. A wooden fire escape runs from a window on the east gable end. The building is clad in vinyl clapboards, and aluminum panning covers all trim. Windows throughout are vinyl, most with 1/1 sash, although casements are placed in at least one opening in the ells. A 1984 photograph of the building attached to the previous MHC B form depicts the building after it had been clad in synthetic siding. However, it retained its wooden 6/6 windows at that juncture.

The building is set forward on its lot, occupying most of the width of it. The grassy strip between the sidewalk and building is planted with evergreen bushes. A small asphalt drive runs along the building's east side.

Despite changes in surface materials, this building is a legible example of the early housing solutions of the Boston Manufacturing Company.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses, which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of

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This building represents an expansion of the BMC's range of housing that it provided. After River Street was laid out between the mill and the recently-purchased Bleachery, the area near the corner of Elm Street, just east of the mill, became the locus of new development. The subject building appears to have been built between 1821 and 1831, on the north side of River Street, part of a row of three similar boarding houses. These stood in line with the original eight boarding houses west of Elm Street. The nature of its occupancy in this period is unclear.

In 1845 the line of the Fitchburg Railroad had been built in the rear yard of these buildings in their original location, connecting to a spur line just to the west of the houses. In 1869 that rail intersection was reconfigured, providing greater capacity that allowed for more frequent rail service to Boston. To achieve the new configuration, and provide space for a new freight depot, two of the

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At the time of the 1900 census, the building was rented by the company to Stephen Prine, a Nova Scotia-born day laborer. He shared the house with his wife Nancy, one unmarried daughter, and two married daughters and their husbands. One of Prine's sons-in-law worked as a carpenter.⁹

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.¹⁰ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹¹ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹² Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. In January of 1930 the receivers sold this property to Gaetano and Maria Giardina of Waltham.¹³ Thomas Giardina (likely an anglicization of Gaetano) was head of household at 414 River Street at the time of the 1940 census. Italian born, along with his wife Mary, he was a bartender in a cafe. He and Mary, who worked as a cook, shared the house with three children, the oldest of whom worked as a bartender, along with Thomas' mother-in-law and sister. A second unit, numbered 416 River Street, was occupied by Richard Cotter, a quiller at a cotton mill, who lived with his wife, daughter, and son-in-law.¹⁴

The building was owned by descendants of the Giardina family until 2004 when it was sold to its present owner.

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¹³ MSRD 5429:543, 1929

¹⁴ 1940 US Census

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

414-416 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.513



View from the northwest. Photo by Zachary Violette March 2021



View from the northeast. Photo by Zachary Violette March 2021



1984 photograph, view from the northeast. Previous MHC B Form

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill complex still exists as the entrance to the complex from Moody Street. The Fitchburg Railroad was constructed through this area in 1843, with a spur line going south (Watertown Branch Line) in 1851. The connection between the Fitchburg main line and the Watertown Branch line was reconfigured in 1869.

FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R060 032 0005

Newton

WLT.Q

WLT.1167

Town/City: Waltham

Place: (*neighborhood or village*): BMC Mill Village

Photograph



View from the northeast. Photo by Zachary Violette March 2021

Locus Map (*North is up*)



Address: 420-422 River Street

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Two Family Residential
Original: Two Family Residential

Date of Construction: c.1831 - 1854

Source: Isaacson

Style/Form: Federal / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Cut stone

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.121 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

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WALTHAM

420-422 RIVER STREET

Area(s)

Form No.

WLT.Q

WLT.1167

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Boston Manufacturing Company Tenement, c.1831 - 1854, is a two-and-one-half story, wood-frame duplex that retains vestiges of its original modest Federal style. Rising from a low granite slab foundation the building has a rectangular footprint of 33 feet along River Street, and 30 feet in depth. The double-pile main block has a side-gabled roof, with no overhangs at the eaves, indicative of the building's early nineteenth-century date. The front elevation has a symmetrical fenestration with a central entrance, originally five bays, the inner bays have been closed on the first floor, while the middle bay has been closed on the second. Entrances are paired at the center of the first floor of the front elevation. A second entrance is placed in the rear pile on the east side. No original chimneys remain, but a brick chimney of twentieth-century vintage runs along the exterior of the east elevation.

The entrance is reached by a poured concrete step that gives rise to an entrance porch that spans the middle bays of the front elevation. Set on a wooden skirt the porch has square posts rising to support a hip roof. The steps and porch railing are wrought iron of twentieth-century vintage. The doors are modern embossed steel units with aluminum screens. The building is clad in vinyl clapboards, and the trim is covered in aluminum. Windows throughout have vinyl 1/1 sash with faux shutters attached to the openings on the front elevation.

The building is generously set back from River Street and is set near the rear of its lot. The front yard is separated from the street by a brick wall, which rises to brick piers that flank an iron gate. This gives access to a concrete walkway to the main entrance. A concrete paved driveway at the east side of the property gives access to a two-bay garage. Of early twentieth-century vintage, this structure is built of textured concrete block and has a pyramidal hip roof. Vehicle doors are of aluminum.

Despite changes to surface material, this building is a legible example of the early company housing associated with the Boston Manufacturing Company.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Waltham is famous in the history of American industrialization for developing the first vertically integrated textile mills in the country and the first to employ a power loom, a technology which company founders Francis Cabot Lowell and Nathan Appleton had pirated from English designs in the early 1810s. The highly capitalized enterprise, established by a group of wealthy merchants and financiers, including Lowell and Appleton, known as the Boston Associates, would pioneer at Waltham a system that would dominate the New England textile industry. One of the aspects that made the so-called Waltham system -- pioneered by the Boston Manufacturing Company at Waltham after its founding in 1813 -- unique was the housing arrangements it provided. Relying on a labor force primarily made up of young women from nearby rural areas -- the so-called "mill girls" -- the company took a practical and paternalistic approach to the expedient of housing this population in what had previously been a small village. The subject building is significant as a remaining example of the first generation of houses built by the Boston Manufacturing Company. It is, therefore, among the oldest surviving company-sponsored dwellings in the United States. As part of the capital-intensive process of establishing the mill, itself revolutionary, the company was responsible for constructing a series of houses, mainly in the form of duplexes, that would be rented to boardinghouse keepers, carefully vetted by the company to provide a moral and genteel environment. These proprietors would then rent accommodations to the mill girls, providing meals and lodging in an atmosphere intended to reproduce the home environments from which most of them came. This system was a direct response on the part of company backers to avoid the supposed moral degeneracy that they had witnessed in the textile manufacturing communities of England, on which their experiment at Waltham was based. As one Waltham historian noted later in the nineteenth century, "With the influx of mechanics came a necessity for dwelling-houses,

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

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WALTHAM

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which the company provided. The boarding-houses were put under the charge of men or women from the farming districts, of known good character, with stringent regulations for the government of the same.' The founders (of the company) determined that their factory should not be surrounded by the vice and poverty that prevailed in the manufacturing towns of England."¹ As with many aspects of the Waltham system, this method of housing became the template for housing in the numerous other industrial communities the Boston Associates or their licensees would found throughout New England in the decades that followed. As historian Richard Candee has noted, "the Waltham system became synonymous with the 'mill-girl-and-boarding-house system.'" ² Despite the social importance of this system, its architectural manifestation suggested not only domesticity but also flexibility in type and the manner in which spaces were to be occupied. Unlike the large specialized, purpose-built boarding houses usually intended for single men, in formal terms, these 'boarding houses' were typically indistinguishable from small duplex and row house tenement units designed for the occupancy of family units (many of whom also took in boarders) and were likely intended to be leased for either type of occupancy as conditions dictated.³ Therefore, in the absence of analysis of company records, it is impossible to determine if any particular building was occupied by "mill girls" at any specific juncture.⁴ Only the extensive ells that marked most of these buildings likely indicate their intended use by boarders. While the plan of the buildings at Waltham is not known, published plans of similar duplexes in textile towns that emulated the Waltham system show a number of typical features. They include first floors with large common parlor and dining rooms, kitchens, and other service spaces in the large ell, as well as at least one bedroom on the first floor. The second floor had three bedrooms of varying sizes, and open, finished space was provided in the attic, lit by dormer windows.⁵ As the company's workforce began to be comprised more of immigrant families than single, native-born women, the boarding house system began to pass away in the middle part of the nineteenth century. Many of these units made the transition to family tenements with little or no alterations (in some cases, however, the single large ells in the buildings seem to have been replaced with smaller double wings). In its original configuration, most of the company's tenements were clustered just to the north and east of the factory. The largest group were eight side-by-side duplexes aligned just to the north of the factory yard. These alternated between one-and-one-half and two-and-one-half stories in height and had rear ells that (at least by the third quarter of the nineteenth century) gave the buildings alternating U- and T-shaped footprints, aligned on a then-unnamed and since-vanished street that would be known as an extension of River Street through the middle of the nineteenth century.⁶ The company built the first seven of these houses, apparently in a single campaign, in 1817-1818; an eighth was added in the next decade.⁷ These buildings appear to be the locus of the company's early housing efforts. They appear on early painted views of the Waltham mill, including that of Elijah Smith, Jr. Shortly after that, the company built a long, attached row -- known as the "Long Block" -- to the north of the original River Street duplexes. This appears to have had 12 units, similar to those found in the duplexes, in its main block, expanded by ells on its east and west side that may have housed additional units. Other houses were also built further to the east along River Street, which the company laid out in 1821 to connect to its newly acquired bleachery property to the east. The company built at least five additional duplexes in this area in that decade.

This building represents an expansion of the BMC's range of housing that it provided. After River Street was laid out between the mill and the recently-purchased Bleachery, the area near the corner of Elm Street, just east of the mill, became the locus of new development. The subject building appears to have been built between 1831 and 1854 and is one of the latest of the first generation of company houses and one of the only houses standing on its original lot. In the mid-nineteenth century Bleachery superintendent, Isaac R. Scott apparently lived in one of the units in this house. At the time of the 1900 census, the building was home to two households. At 420 River Street was the household of Robert Maden, an English-born employee of the cotton mill.

¹ Charles A. Nelson *Waltham Past and Present and Its Industries* Cambridge, MA: Thomas Lewis, Landscape Photographer, 1879, 131

² Richard Candee, "New Towns of the Early New England Textile Industry" *Perspectives in Vernacular Architecture*, Vol. 1 (1982), 40

³ I used the word "tenement" here to refer to housing built for rental purposes.

⁴ A large group of Boston Manufacturing Company records survives in the collection of the Baker Library Historical Collections at Harvard Business School. However, analyzing these documents for this and other questions was outside the scope of the present survey project. See Boston Manufacturing Company records Mss:442 1813-1930

⁵ This description is based on an 1839 plan of a similar duplex in Manchester, New Hampshire, a later Waltham system town, published in Richard M. Candee "Three Architects of Early New Hampshire Mill Towns" *Journal of the Society of Architectural Historians* May 1971, Vol. 30, No. 2, Page 163, Figure 10. The more famous boarding houses at Lowell were similar in configuration but smaller than the Waltham or Manchester examples

⁶ This strategy of alternating one and two-story duplexes were seen at other early Waltham-system mill villages. See, for example, Paul E. Rivard *A New Order of Things: How the Textile Industry Transformed New England*, Hanover, NH: University Press of New England, 2002, figure on page 69

⁷ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

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He lived with his wife Delia and their six school-age children. The other unit was occupied by Mary McDonald, a widow, and her three daughters. One of the daughters was a dressmaker, another worked in the cotton mill.⁸

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.⁹ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.¹⁰ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.¹¹ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. The building was sold by the receivers of the company to Antonas and Ursula Yonkauskis.¹² At the time of the 1940 census the Yonkauskis family lived at 420 River Street. The Lithuanian-born Antonas was a janitor at a box factory. He lived with his wife Ursula, and son Anthony, who was a truck driver. The other unit was home to Lithuanian-born Zonziner Galinoski, a barber who lived with his wife Julia and daughter Pauline.¹³

The building was owned by the Yonkauskis family until 1968 when it was purchased by the D'Annunzio family. It was purchased by its present owner in 1987.

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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)

⁸ 1900 US Census

⁹ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

¹⁰ MSRD 5425:105, 1929

¹¹ MSRD 5469:192, 1930

¹² MSRD 5428:138, 1929

¹³ 1940 Census

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1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
1923 City Engineers Atlas (WHC)
1950 Sanborn Map (LOC)
1956 City Engineers Atlas (WHC)

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View from the north. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The extension of River Street into the mill complex still exists as the entrance to the complex from Moody Street. Since there were no boarding houses shown on the 1841 map south of River Street, but this house did appear on the 1854 map, it was probably built 1841-1854.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R060 032 0004

Newton

WLT.Q

WLT.151

Town/City: Waltham

Place: (*neighborhood or village*): BMC Mill Village

Address: 426-432 River Street

Historic Name: Boston Manufacturing Company Tenement

Uses: Present: Mixed Use
Original: Multi Family Residential

Date of Construction: c.1869 - 1875

Source: Isaacson

Style/Form: Italianate / row house

Architect/Builder: Not Known

Exterior Materials:

Foundation: Brick

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):

Storefront addition at corner (1935); Siding and sash altered (since 1978)

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.160 acres

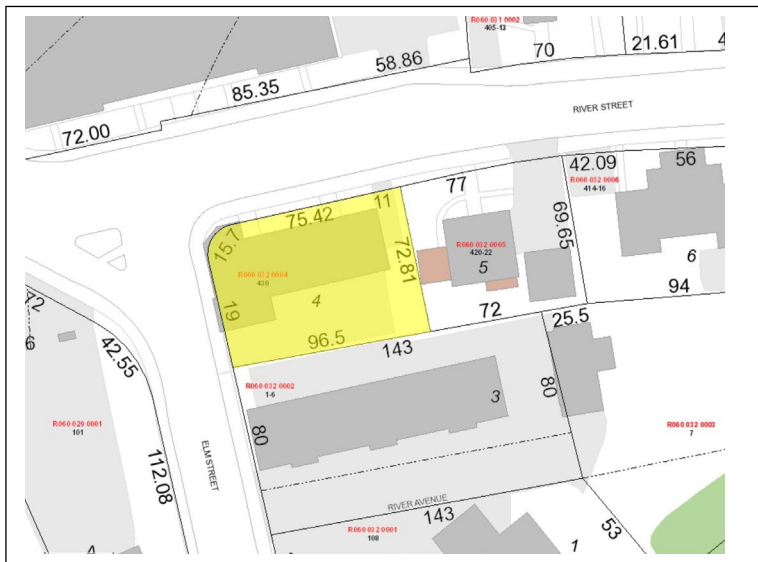
Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Photograph



View from the northwest at the corner of River and Elm

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

426-432 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.Q

WLT.151

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

Set at the corner of River and Elm Streets, the Boston Manufacturing Company Tenement, c.1881 - 1883, is a two-and-one-half story wood-frame tenement block. Rising from a low brick foundation the building has a rectangular footprint approximately 67 feet wide 25 feet in depth.] The building has a side-gabled roof. It is divided into four units, with two groups of paired entrances. Each unit has two bays of fenestration on the primary elevation, a door and a single window on the first floor, and two windows above. This makes for eight bays of fenestration across this elevation. Each unit appears to have originally been arranged over two floors, likely with two principal rooms on the first floor, and two large and two smaller rooms on the second. Brick chimneys rise from the center of each unit at the ridge of the building, forming a regular pattern. A one-story, flat-roof storefront addition has been appended to the west end of the building along the corner of River and Elm streets. The addition is 15 feet wide and 29 feet deep and appears to envelop the westernmost unit of the building. It is clad in red brick on the River Street elevation, with textured concrete block along the side and rear. This rises to a two-story rear wing, 13 feet by 24 feet.

Entrance to the residential units of River Street is reached through a set of concrete stairs that rise to a stoop of the same material. Each pair of doors is sheltered by a hip roof canopy supported on robust, openwork brackets, a distinctive feature of mill housing in Waltham of this period and some of the building's only remaining trim. Doors are modern embossed steel and light units. The building is clad in vinyl clapboards with aluminum panning covering all trim. Windows throughout have vinyl 1/1 sash. The gable ends retain wooden lunette windows, also a distinctive feature of Waltham mill housing. A 1978 photograph attached to the previous MHC B form shows the building with wood shingle siding. The widely overhanging eaves of the gabled roof featured exposed purlin tails along the gable ends, a feature that was likely common to other company tenements of this moment.

The building is aligned close to the sidewalk along River Street, with a narrow grassy strip between the sidewalk and the building. This area is heavily planted with evergreen shrubs. A paved parking area at the rear is reached off Elm Street.

This building is one of a number of similar tenement blocks seen in the Boston Manufacturing Company mill village. While it has suffered changes in surface material, it retains its original massing, fenestration, and some trim, and remains legible to its

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

426-432 RIVER STREET

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original form. It forms a crucial part of the landscape of the village, which demonstrates the density of housing solutions provided by the company in this period.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While most of the housing for the pioneering Boston Manufacturing Company was built in the first two decades after its 1813 founding, the company's plant was increasingly antiquated by the prosperous post-Civil War period. The 1870s and 1880s witnessed large-scale expansion at the factory itself, with the construction of Mill 3 in 1873 and 1879 and Mill 4 in 1890. The company also embarked on a campaign of modernizing its housing stock in this period. Not only were most of the older boarding housing moved from their original location north of the mill yard, the company built at least five long rows of attached tenements, including this building. While the company's original housing stock included a single row house -- the so-called "Long Block" -- most of the first houses took the form of a duplex.¹ In the post-war period, with the land around the mill increasingly at a premium, the new company tenements uniformly took on this dense form. Units in these buildings were also more compact; the company dispensed with the ells which had been seen on the earlier duplexes, which likely held the common spaces which helped support the multiple boarders that tended to occupy them. Instead, residents had a private doorway with living space on two floors. These new buildings reflect the markedly decreased reliance on single women as a labor force, with most of the company's new employees made up of families, many of them immigrants. Therefore, the newer tenements needed fewer common spaces, although many families in these buildings continued to take on a smaller number of boarders.

This building appears to have been among the first of the new company boarding houses to have been built. Historian Morton Isaacson notes that earlier company houses that stood on this site were moved or demolished to make way for a spur line connecting the Fitchburg railroad to the Watertown Branch, alterations that happened around 1869. The building was standing in its present form by 1875. It may have set the model for the second generation of BMC company houses. At the time of the 1900 census, the building was home to 19 people in four households, each of whom would have had a private entrance. Two of the households were headed by Irish immigrants, the other two by French Canadian immigrants. All of the heads of households (and most of their spouses and children) had immigrated within 15 years of the census date, with many arriving less than a decade earlier. Of the people in the building at that time that listed an occupation, nine worked in the cotton mill, one was a dressmaker, another a carpenter, and a third a day laborer. None of the households took in boarders.²

While many similar concerns began divesting their worker housing in the first decades of the twentieth century, the Boston Manufacturing Company owned this building and the rest until its insolvency in 1929. The company, whose workforce had

¹ This form is based in part on research in Morton S. Isaacson *Waltham's Antebellum Mill Village Area: Area Surrounding River and Central Streets in the Mid 1800s*. Waltham: Waltham Historical Society, 2019, 1-23

² 1900 US census

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WALTHAM

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WLT.Q

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dropped from 1000 to 350 and operating at nearly a \$1 million loss over the previous years, quickly liquidated its assets.³ That year, the land on which the company houses stood was subdivided, although most of the dwellings were sold in December of that year to James M. Burr of Boston, with the company receivers holding a large mortgage.⁴ The properties were then passed to Marion Hickey, who sold them to individual buyers for the following year.⁵ Many of these buyers were owner-occupants who seem to have previously had a relationship with the company. The building was ultimately sold to Angelo and Giuseppa Mobilia of Waltham. Italian born, the couple lived in the building at 428 River Street at the time of the 1930 census. Angelo was a gardener for a private family at that point. He and Giuseppa shared the unit, in a building that was then valued at \$10,000, with their four daughters, the oldest of whom was a weaver in the silk mill. Only one other unit, at 426 River Street, appears to have been occupied at that time.⁶ The storefront at the corner of River Street and Elm Street was added in 1935.

The Mobilia family would own the building until 1977. It was purchased by its present owners in 1990.

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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)

³ "Receiver Asked for Textile Plant" *Boston Herald* 4/29/1930, 13; "Oldest Mill in Waltham May Go" *Boston Herald* 1/4/1930, 1.

⁴ MSRD 5425:105, 1929

⁵ MSRD 5469:192, 1930

⁶ 1930 US Census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

426-432 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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)

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INVENTORY FORM B CONTINUATION SHEET

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426-432 RIVER STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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View from the northeast along River Street. Photo by Zachary Violette March 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

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Far view from the northeast along River Street. Photo by Zachary Violette March 2021



View from the southwest along Elm Street. Photo by Zachary Violette March 2021

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426-432 RIVER STREET

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1978 photograph, view from the northeast. Previous MHC B Form

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R068 024 0015

Newton

WLT.T

WLT.52

Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 10-12 Robbins Street

Historic Name: George W. Webster Tenant House

Uses: Present: Multi-Family Residential
Original: Two Family Residential

Date of Construction: 1880

Source: Water Dept Records / 1984 B form

Style/Form: Second Empire / back-to-back duplex

Architect/Builder:

Exterior Materials:

Foundation: Parged

Wall/Trim: Vinyl / Aluminum

Roof: Asphalt

Outbuildings: None

Major Alterations (with dates):

Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acres: 0.17 acres

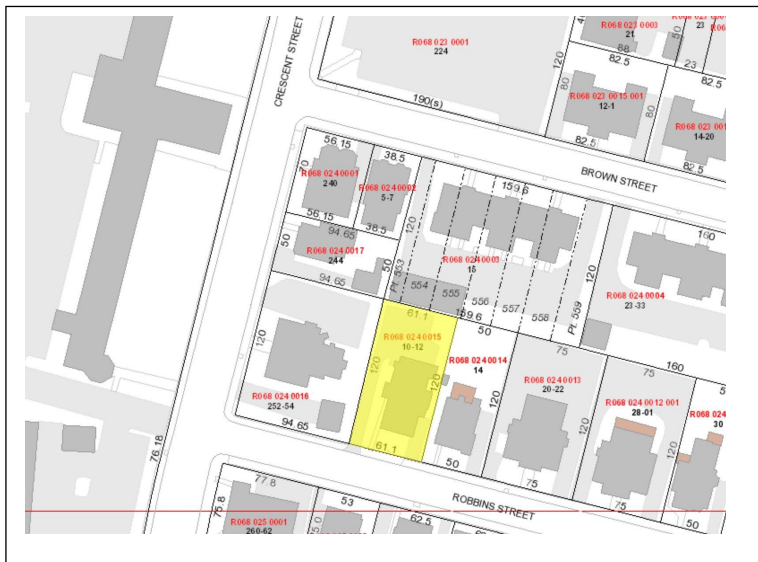
Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Photograph



View from the northwest. Photo by Zachary Violette March

Locus Map (North is up)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WLT.52

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The George W. Webster Tenant House, 1880, is a one-and-one-half story, wood-frame, back-to-back duplex in the Second Empire style. As a back-to-back duplex, each unit is configured in a form described by architectural historian Thomas Hubka as a parlor by-pass plan. "In a unique entry sequence, the front room or parlor nearest the street was 'by-passed' by an entrance porch leading to a second room, usually a type of entry-dining room."¹ Rising from a parged granite slab foundation the house has a footprint of 29 feet along Robbins Street and is 57 feet in depth. The rectangular footprint of the main block is broken by a 3-foot deep bump-out on each of the building's flanking elevations. The building is topped with a comparatively unusual open-ended Mansard roof in concave form. This allows the front elevation to rise to two full stories. Each of the side bump-outs also has a narrower open-ended Mansard roof. Two pedimented dormers break the roof on the flanking elevations. The front elevation has two widely spaced bays of fenestration. One tall chimney rises from the upper slope of the roof at its ridge.

The entrance is on each flanking elevation. On the right (east) side a poured concrete step rises to a small stoop, sheltered by a shed-roof canopy. On the west side, a set of wooden stairs rises to a small porch. Set on a wooden lattice and clapboard skirt, the porch has a single wooden post supporting its shed roof. Balustrades are of modern material. The paired doors indicative of the building's multi-family uses are a mixture of modern steel embossed types. The building is clad in vinyl clapboards, and aluminum panning covers all trim. Windows throughout have vinyl 1/1 sash, with faux shutters on the front elevation.

Set on a rise above the street, the house is centered on its narrow lot. A concrete retaining wall runs across the front of the property, crossed by a set of poured concrete steps. Evergreen shrubs mark the front yard. A stone retaining wall runs along the west side of the property. There are asphalt driveways on either side of the house.

The house is set on a streetscape and within a neighborhood, made up of houses of similar scale, massing, material, detailing, and setback. These include elements such as stacked bays and broken rooflines on generally compact footprints. While it has

¹ Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013) p. 55

INVENTORY FORM B CONTINUATION SHEET

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experienced alterations to its surface materials, the building is a legible example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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 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

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

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

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WALTHAM

10-12 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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 is a good example of the type of houses that made the Watch Company neighborhood noteworthy. In 1879 the American Watch Company sold the land on which this building now stands to Sarah H. Webster of Saxonville, in Framingham. Webster, the wife of George W. Webster (1829-1910), paid \$350 for the property. The transfer represented lots 539 and 540 the 1854 Doane Plan of the company's land.⁵ In transferring the parcel to Webster the company included 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. Like other buyers in the area, Brigham 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. He agreed not to erect a church, cemetery, or public livery stable on the land. And he 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. Webster, who listed his occupation as a farmer in the 1880 census, completed the present house in 1880, when the property was connected to town water.⁶ In the 1886 Waltham street list, the building was home to Edward L. Davis on one side and Henry A. Hood on the other. At the time of the 1900 census, the building was still owned by Webster. The unit at 10 Robbins Street was home to Harry L. Smith, an employee of the watch factory. He shared the house with his wife Carrie and their son Normand. Like many of their neighbors, they kept two lodgers, both unmarried women who worked at the watch factory. The unit at 12 Robbins Street was occupied by Guy H. Homer, an engineer. His household included his wife Lottie and their three school-age sons. They also kept three female lodgers, two of whom were employees of the watch factory and one of whom was a nurse.⁷

In 1901 George W. Webster sold this property to Charles E.A. Ross and a group of other investors.⁸ The property continued to be used as a two-family rental duplex over the course of the next years. In 1910 the unit at 10 Robbins was rented to John Thompson-Edwards, a plater in the watch factory. He shared the house with his wife Susie, their two sons, and a lodger who worked as an automobile mechanic. The other unit (not numbered in the census) was home to William Fraser, a carpenter. He shared the house with his wife Annie and their five children. The oldest of the Fraser children worked, one as a millinery clerk and the other in a knitting mill.

In 1912 Ross and his partners sold the building to Thomas F. Kearns of Boston.⁹ Kearns quickly sold it to Robert M. Stark.¹⁰ It was sold in 1924 as a part of a large portfolio of properties transferred by Stark's widow Helen to Lillian E. Williams of Boston.¹¹

⁵ MSRD Plan Book 11, Page 49, 1854

⁶ The 1984 Waltham survey identified Water Department records indicating that the construction was completed in 1880.

⁷ 1900 US census

⁸ MSRD 2936:294, 1901

⁹ MSRD 3718:304, 1912

¹⁰ MSRD 3713:2224, 1912

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10-12 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

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In 1932 the building was purchased by Harold Young, a prominent Waltham contractor.¹² Young owned it, through a number of corporate entities, until 1943, when it sold it to Gardner Tucker.¹³

The property has been traded numerous times since then. It was purchased by its present owner, a limited liability corporation, in 2020. It is now used as a four-unit building.

Architect

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1831 Hales Map of Newton- Waltham Section (WHC)

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

¹¹ MSRD 4748:421, 1924

¹² MSRD 5682:59, 1932

¹³ MSRD 6687:108, 1943

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

10-12 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WALTHAM

10-12 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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View from the north. Photo by Zachary Violette March 2021



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WALTHAM

10-12 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View from the northeast. Photo by Zachary Violette March 2021

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R068 024 0011	Newton	WLT.T	WLT.1168
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Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 30 Robbins Street

Historic Name: Thomas and Sarah Symmes House

Uses: Present: Single Family Residential
Original: Single Family Residential

Date of Construction: 1882

Source: Deeds, directories

Style/Form: Italianate / end house

Architect/Builder: Not Known

Exterior Materials:
Foundation: Cut stone
Wall/Trim: Vinyl / Aluminum
Roof: Asphalt

Outbuildings: None

Photograph



Front elevation. Photograph by Zachary Violette March

Locus Map (North is up)



Major Alterations (with dates):

Siding and sash altered, porch rebuilt (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acres: 0.14 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

30 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1168

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Thomas and Sarah Symmes House, 1882, is a two-story, wood-frame end house in an Italianate style. The house rises from a foundation of random ashlar granite to a low hip roof. The main block is 20 feet wide, and 30 feet deep, extended by a seven-foot-wide bump-out in the rear pile. The entrance is aligned to the left (west) side of the front elevation, suggesting a side hall plan, with one formal room at the front and two, at the rear. The main block is expanded by a one-story rear ell, 12 feet wide and 21 feet deep, that extends from the center of the main block. The front elevation is augmented by stacked, canted bay windows. Another stacked canted bay is placed in the rear pile on the east side of the main block. These bays are topped by low conical caps, while a shed roof dormer breaks the roofline of the east slope of the roof. A large brick chimney extends from the center of the house in the rear pile.

The entrance is reached through a set of wooden steps that lead to a porch. This porch, which runs around half the front elevation and along the west side to the bump-out, is set on a lattice skirt. Square posts rise to support the hip porch roof, while porch railings are supported by high balusters. A simple spandrel detail is placed on scroll sawn brackets. The material of this porch appears to be of recent vintage. The main door is an embossed steel unit with wooden sidelights. This door is trimmed with fluted pilasters and a heavy entablature, likely a Colonial Revival feature of early twentieth-century vintage. The house is clad in vinyl siding. All trim is covered in aluminum panning, some of which appear to recall the paneling details on the stacked bays. Scroll sawn eave-line brackets, which appear on the twin house next door at 34 Robbins Street, appear to have been removed here. Sash throughout is vinyl, 1/1 in most openings. The first-floor bay has a false-muntin 2/2 sash.

Recent interior photographs of the building suggest comparatively extensive Colonial Revival renovations in the early twentieth century, including Tuscan-column room dividers, and Federal-style mantels. The house retains robust Victorian-era trim and four-panel doors in some openings.¹

¹ https://www.coldwellbankerhomes.com/ma/waltham/30-robbins-st/pid_39755946/ Accessed 16 March 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

30 ROBBINS STREET

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220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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The house is set back from Robbins Street by a generous grassy strip that runs around the front and sides of the house. The front lawn is enclosed in a chain-link fence set in poured concrete curbing. An asphalt drive runs along the east side of the property.

The Thomas and Sarah Symmes House is set on a streetscape made up of houses of similar scale, massing, material, detailing, and setback. The house neighboring to the north, 34 Robbins Street appears to have been a twin to this house, while the adjoining house at 173 Adams Street (WLT.X) is a more ambitious version that shares many of the same features. Together with nearby houses of a similar vintage, the Symmes House contributes to the sense of cohesion that marks much of the Watch Company neighborhood.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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 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

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

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

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

30 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WLT.1168

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 is a good example of the type of houses that made the Watch Company neighborhood noteworthy. In September of 1876, the American Watch Company sold the lot on which this house now stands to Sarah Symmes, wife of watch company employee Thomas Symmes (1823-1888), for \$315. The parcel represented portions of lots 529 and 530 on the 1854 Doane Plan of the company's land.⁵ Like many other parcels in the neighborhood, in transferring the lot to Symmes, the company included 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. Symmes 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. She agreed not to erect a church, cemetery, or public livery stable on the land. And she 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 company also noted they would not be responsible for the cost of constructing any buildings on the premises.

The Symmes appear to have held the lot for a number of years before developing it. The 1880 census finds Thomas and Sarah Symmes living nearby at 119 Brown Street with their two adult children -- Mary and Thomas -- both of whom also worked at the watch factory. A series of mortgage transactions with the Waltham Cooperative Savings Fund and Loan Association on this property in 1882 suggest the construction of the house that year.⁶ The 1882 directory lists the couple as living here. After the elder Thomas Symmes death in 1888, Sarah Symmes continued to occupy the house. At the time of the 1900 census, she was living here with her daughter Mary, who continued to work at the watch factory. They shared the house with lodger Minnie Woodworth, a Canadian-born nurse.⁷ Over the course of the next decade the widowed Symmes converted the house into a two-family residence. The 1910 census finds her living in one unit, the head of a household that included two female lodgers - one an inspector and another a watchmaker, at the watch factory. The other unit was occupied by the household of Charles Sawin, a machinist at the watch factory. He lived here with his wife Sara and daughter Verna, who was a music teacher.

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

⁵ MSRD 1411:102, 1876. This form is based in part on deed and directory research conducted by Morton Isaacson of the Waltham Historical Commission in 2021, which was reviewed and supplemented by the consultant

⁶ MSRD 1608:19, 1708:23, 1618:168, 1882

⁷ 1900 US Census, Ancestry.com

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Sarah Symmes sold the property in 1915 to Lillian Wiley.⁸Wiley was the wife of George A. Wiley, a machinist at the watch factory. The couple had previously lived nearby at 35 Orange Street. At the time of the 1920 census, George listed his occupation as die maker in the watch factory. He shared the house with Lillian and her sister Martha Hamlin, who was a machine operator at the watch factory. No other occupants were listed here that year. Two decades later, in 1940, George and Lillian lived alone in the house.⁹

The Wileys would own the house until 1948 when it was sold to Henry V. Manning, who sold it the next year to George F. MacDougal.¹⁰ It was owned by the MacDougal family for the next 30 years. It has had a series of owners since then.

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Maps

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

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

1856 Walling Map of Middlesex County (LOC)

⁸ MSRD 4002:129, 1915

⁹ 1920, 1940 US Census

¹⁰ MSRD 7325:353, 1948; 7458:516,1949

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

30 ROBBINS STREET

MASSACHUSETTS HISTORICAL COMMISSION

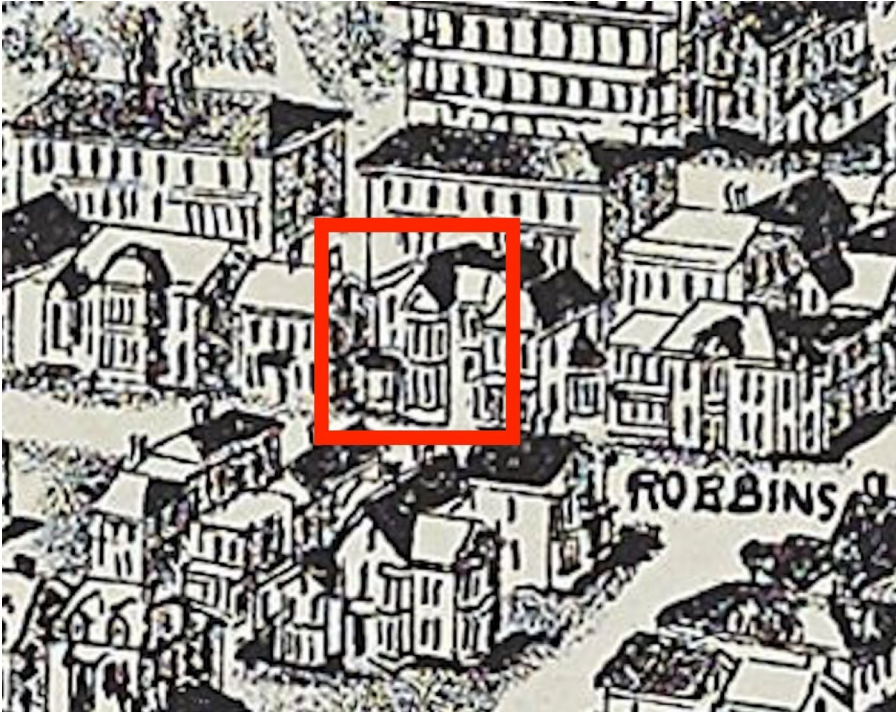
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1898 Bird's Eye View

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R069 013 0002	Newton	WLT.T	WLT.1169
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Town/City: Waltham
Place: (neighborhood or village): South Side

Address: 11-13 Spruce Street
Historic Name: Ambrose Webster House

Uses: Present: Multi-Family Residential
 Original: Single Family Residential

Date of Construction: c.1864 - 1875

Source: Deeds, Maps
Style/Form: Second Empire / parlor bypass

Architect/Builder: Not Known

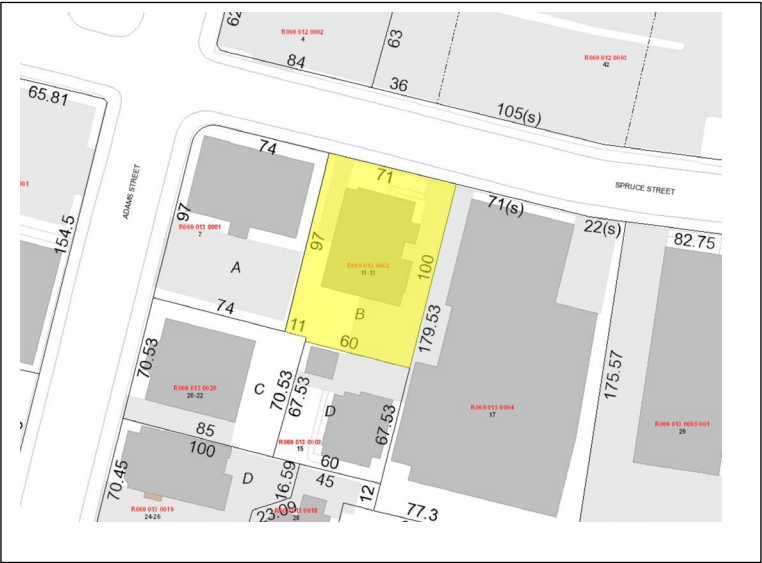
Exterior Materials:
 Foundation: Cut stone
 Wall/Trim: Shingles / Wood
 Roof: Asphalt

Outbuildings: None

Photograph



Locus Map (North is up)



Major Alterations (with dates):
Porches bays and chimneys added (early 20th century);
wood shingles added (mid 20th century)

Condition: Good
Moved: no ☒ yes ☐ Date:
Acreage: 0.16 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

11-13 SPRUCE STREET

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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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Ambrose Webster House , c.1864 - 1875, is a large two-and-one-half story, wood-frame house in the Second Empire Style. It takes the form described by architectural historian Thomas Hubka as a parlor by-pass plan. "In a unique entry sequence, the front room or parlor nearest the street was 'by-passed' by an entrance porch leading to a second room, usually a type of entry-dining room."¹ Rising from a foundation of granite ashlar, the main block of the house has a footprint of 29 feet along Spruce Street and is 31 feet in depth. This is augmented by a rear block, 16 feet in depth and 42 feet in width. The main block is topped with a straight-slope Mansard roof with flared edges. The rear block has a low hip roof. The Mansard is broken by two pedimented dormers on the front and each principal side elevation. Single-story canted bay windows are placed on the first-floor front elevation, while the left (east) side elevation is broken by a two-story, shed-roof addition. A large fireplace chimney with paneling and corbel work is centered on the front elevation. Likely a later, but early, addition, this chimney rises considerably above the front roofline.

Entrance is reached through a set of concrete steps, which run to a side porch set on a granite ashlar foundation. The low hip of the porch roof is supported by chamfered, battered columns, enlivened with corbeled decorated by bosses. The main door is a wooden panel and light unit of twentieth-century vintage, with a modern aluminum screen. The house is clad in wooden shingles, likely also a twentieth-century alteration. Windows have simple wooden backband trim. At the cornice is a run of simple, elongated wooden brackets. A small applied scroll is placed in the apex of each of the pedimented dormers. Most openings retain wooden 6/6 sash windows with aluminum storms. Windows in the rear block have wooden 2/2 sash.

The building occupies most of its small lot, which has been subdivided from its original generous size. A narrow planting strip along the front is set on a concrete curb. An asphalt drive runs along both sides of the building.

¹ Thomas C. Hubka, Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses (University of Tennessee Press, 2013) p. 55

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The house is set on a streetscape and within a neighborhood, made up of houses of similar scale, massing, material, detailing, and setback. These include elements such as stacked bays and broken rooflines on generally compact footprints. While it has experienced alterations to its surface materials, the building is a legible example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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 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

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

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

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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 is a good example of the type of houses that made the Watch Company neighborhood noteworthy. In 1864 the American Watch Company sold the land on which this building now stands to Ambrose Webster(1832-1894).⁵ Webster, a machinist at the watch factory, built the house sometime over the course of the next five years. He was listed as living here as early as the 1869 Waltham directory. The ambitious house stood on a large parcel at the corner of Adams and Spruce streets. The 1870 census records the nature of Webster's household shortly after the house was built. He shared the property with his wife Laura and their four children, all in school. The family kept two live-in domestic servants. Three additional boarders lived in the house, all of whom were employed in the watch factory. Webster listed his assets as included \$6000 in real estate and \$1500 in personal property.⁶ A decade later, Webster remained in the house, which he shared with his wife, two of their children lived in the house, along with three of their grandchildren. There were no boarders.⁷

Ambrose Webster died in 1894, and the house appears to have passed to his widow. Around this time the family converted the carriage house at the rear of the property to a single-family dwelling, numbered 15 Spruce Street. At the time of the 1900 census widow, Laura Webster was head of household here. She shared it with her three daughters: Gertrude, Laura, and Marion. None of the women listed an occupation that year. In 1892 Laura Webster had built a two-family building at the rear of the property at 20-22 Adams Street (WLT.633) that the family continued to own. After Laura Webster's death in 1906 the property passed to her children. In 1910 Gertrude Webster (1866-1951), listed as having her own income, was head of household. She took in two lodgers: a registry clerk at the post office and a worker in a tin shop.⁸ The 1940 census lists Gertrude as living alone in the house.

Gertrude L. Webster owned the property until her death in 1951. The next year Victor Harnish, her executor, sold the property to Frederick and Lena Hanson.⁹ Hanson appears to have subdivided the property, building the adjoining building at 7 Spruce Street. Hanson owned the property until 1981 when it was sold to its present owner.¹⁰ It is now used as a four-unit apartment building.

⁵ MSRD 926:439, 1864

⁶ 1870 US census

⁷ 1880 US census

⁸ 1910 US census

⁹ MSRD 7929:214, 1952

¹⁰ MSRD 14342:54

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View from the northwest. Photo by Zachary Violette March 2021

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MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.T

WLT.1169



1875 Town of Waltham Map (house marked Ambrose Webster)

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

11-13 SPRUCE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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Form No.

WLT.T

WLT.1169



1877 Bird's Eye View showing original configuration of the house.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

11-13 SPRUCE STREET

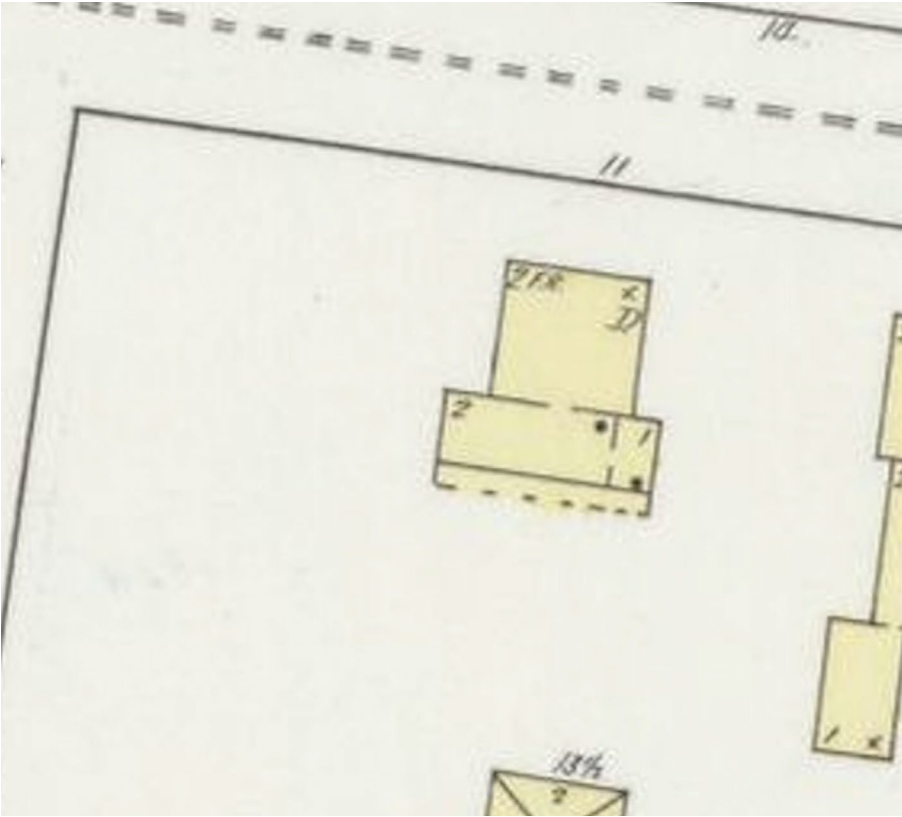
MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WLT.T

WLT.1169



1892 Sanborn Map showing original footprint of the house

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

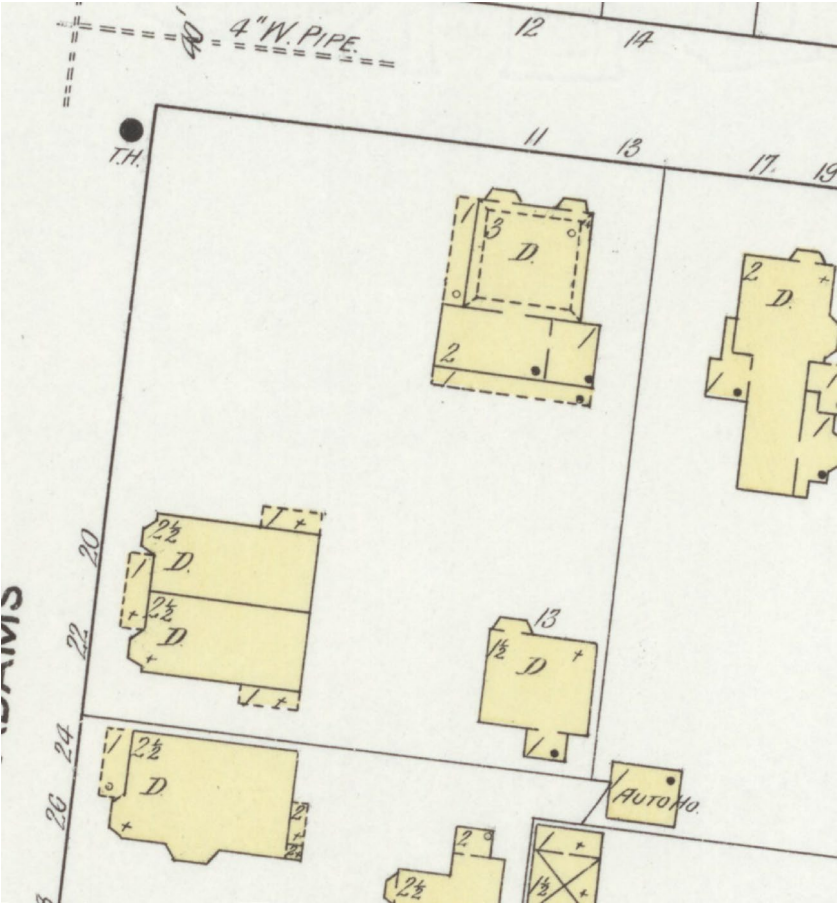
11-13 SPRUCE STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.T	WLT.1169
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1911 Sanborn Map showing the addition of porches and bays. Note the construction of the building at 20-22 Adams Street and 13 Spruce Street, both at the rear of this property

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R069 014 0006	Newton	WLT.T	WLT.1170
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Town/City: Waltham
Place: (neighborhood or village): South Side

Address: 4 Walnut Street

Historic Name: Alfred Warren Tenement

Uses: Present: Multi-Family Residential
 Original: Multi Family Residential

Date of Construction: 1905

Source: Building Inspection Dept. Plan Record
(Mass Archives)

Style/Form: Classical Revival / three-decker

Architect/Builder: George E Strout

Exterior Materials:
 Foundation: Small stones
 Wall/Trim: Vinyl / Aluminum
 Roof: Asphalt

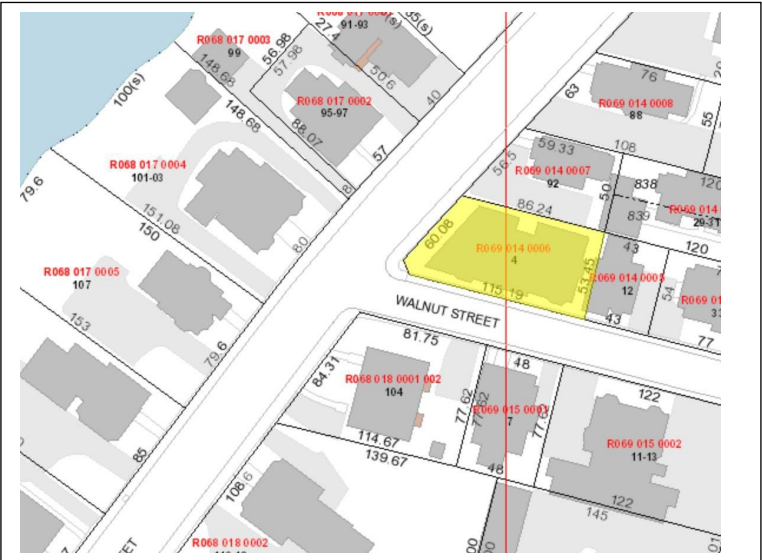
Outbuildings: None

Photograph



View from the southeast. Photo by Zachary Violette March

Locus Map (North is up)



Major Alterations (with dates):
Siding and some sash altered (in recent decades)

Condition: Fair
Moved: no ☒ yes ☐ Date:
Acreage: 0.12 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1170

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Alfred Warren Tenement, 1905,, is a three-story, wood-frame, six-tenement block in a modest Classical Revival style. Set on a foundation of thickly mortared rough stone, the building has a roughly H-shaped footprint. This consists of two blocks. The block at the corner of Crescent and Walnut Street is trapezoidal in shape, with a 45-foot elevation along Crescent Street, 38 feet along Walnut, and 22 feet on the rear elevation. It is joined to the southern block of the building by a 17-foot wide inset section. The southern block is more rectangular in shape, 28 feet wide and 33 feet deep. The Walnut Street elevation of both blocks, as well as the southern elevation, features stacked, canted bays. The building is topped with a low hip roof, which forms conical caps over the stacked bays. Fenestration throughout alternates between paired and single windows.

Entrance to the building is through a porch inset in the middle section. Reached through a set of poured concrete steps, the porch is set on a stone foundation. It has Tuscan columns clustered on paneled plinths. A second-story porch, stacked on top of the first floor, has been rebuilt in modern materials with square posts and balusters. A balcony appears to have been placed on the roof of this porch, accessed from the third-floor unit, but railings have been removed. The entrance is through a single leaf panel and light doors with aluminum storms. The upper porches are reached through similar wooden doors with leaded glass sidelights. The building is clad in vinyl clapboards, obscuring all trim. Windows have a mix of vinyl 1/1 sash and wooden 1/1 windows with aluminum storms.

The building is set at the corner of Crescent and Walnut Street with a narrow grassy strip separating the building from the sidewalk along both streets.

The Alfred Warren Tenement, a comparatively unusual form for this neighborhood, represents the increasing density witnessed in the streets around the watch factory in the early years of the twentieth century. While most of the neighborhood was built out in the last years of the nineteenth century with generously sized houses on large lots, many of these were infilled in subsequent years with more dense housing choices, such as this one.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WLT.T

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HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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."² 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."³ 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.

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1170

While the neighborhood retained its generally high status in the early twentieth century, increasingly dense housing solutions were sought in these years, often resulting in the subdivision of large lots, converting single houses to multiple occupancy, or the construction of multi-family houses. The subject property is an example of that trend. The lot on which this building stands contained a small single-family house, built between 1875 and 1886, and owned in the latter year by Louis A. Felix. Felix sold that house in 1899 to Alice May Whitney.⁴ The property was sold in 1904 to Alfred Warren (1849-1932).⁵ Warren moved the older house to the southeast corner of the lot, where it stands at 12 Walnut Street, in order to construct the subject building. Warren, who lived nearby at 33 Adams Street at the time he purchased the property, was a boot and shoe salesman at a store on Main Street.⁶ He constructed the subject property, a 12-unit apartment building in 1905. It appeared on the Waltham street list for the first time in 1906.⁷

At the time of the 1910 census, the building was home to 18 people living in 5 households; four of the residents were lodgers or boarders. Notably, there was only one school-age child living in the building at the time. Nearly every other adult in the building worked outside the home. The majority of them were employed by the watch factory, in occupations that included watchmaker, machinist, jeweler, finisher, and office girl. A small number of residents were employed in other industries. These included a dressmaker, the housekeeper for a private family, a public school teacher, a traveling salesman, and a drug store proprietor.⁸

Warren owned the property until 1922, selling it to Percy F. Alfred.⁹ Alfred would own the property until 1957 when it was transferred in probate to his heir Mary Alfred. They sold it that year to Morris Canter.¹⁰ Two decades later Canter sold it as part of a portfolio of six properties to Diane Cotton and Lillian Michelson. Cotton transferred the property in 1999 to a real estate trust that continues to own the building.

George E Strout Architect

George Edwin Strout (1859-c.1919) born Ellsworth, Maine. Little is known of Strout, although MACRIS credits seven buildings to the architect in Waltham and Weston between 1904 and 1920.¹¹ The Craven Apartments (459-61 Main St, 1916, WLT.1055) is the one apartment building that bears some resemblance to the Warren Apartments.

⁴ MSRD 2772:567, 1899

⁵ MSRD 3134:140, 1904

⁶ 1903 Waltham directory

⁷ 1905, 1906, 1907, 1910 Waltham Street Lists

⁸ 1910 US Census

⁹ MSRD 4492:136, 1922

¹⁰ MSRD 8907:282, 1957

¹¹ Strout is last listed in the Waltham Street directory in 1919 with an office at 621 Main Street and house at 60 Dexter St, but there is no further evidence of his death or removal. He seems to have had an irregular life: his first wife, the former Harriet Reed, died in 1943; His second wife, London-born Gertrude Stephens,

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s)

Form No.

WLT.T

WLT.1170

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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)

died in California in 1859. Another George Edwin Strout of Malden and Nahant died in 1915 but that obituary makes no mention of Waltham or an architectural career. (The marriage of the Waltham architect to Gertrude Stephens is reported in the Boston Globe in April 1915.)

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

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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)

1918 City Engineers Atlas (WHC)

1923 City Engineers Atlas (WHC)

1950 Sanborn Map (LOC)

1956 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

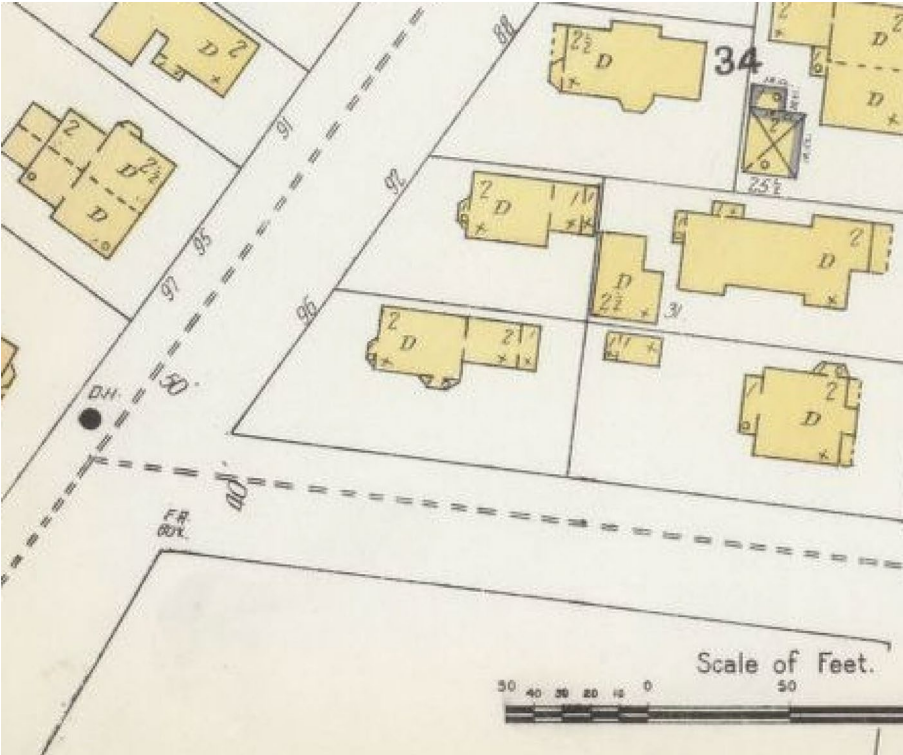
MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

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1903 Sanborn showing single family house on lot

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

4 WALNUT STREET

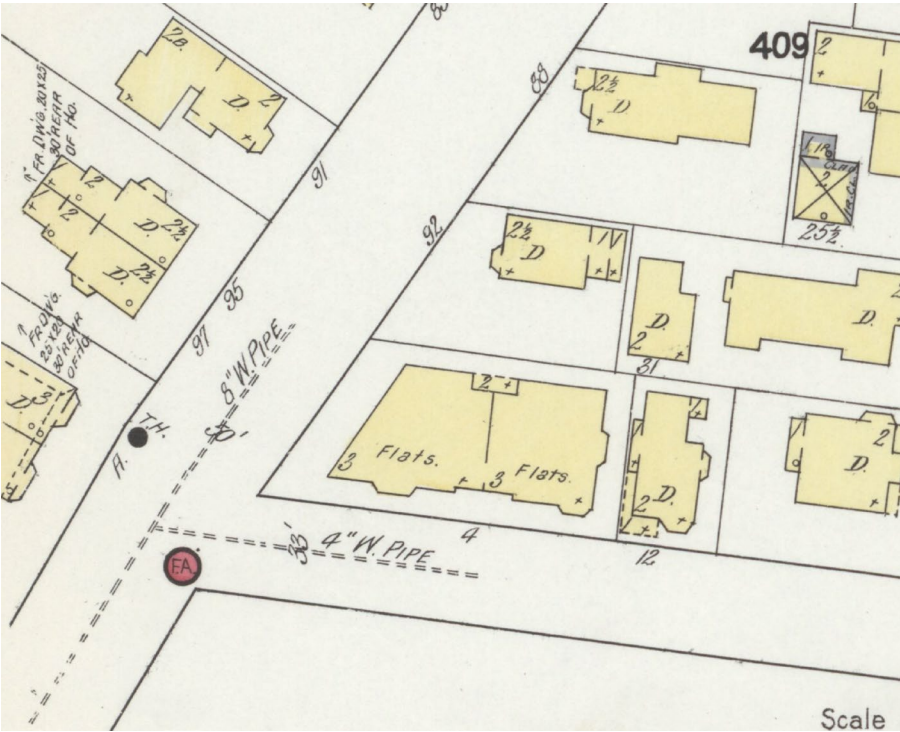
MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WLT.T

WLT.1170



1911 Sanborn showing house moved to 12 Walnut Street and present budding constructed on its site.

FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

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

R069 015 0001	Newton	WLT.T	WLT.1171
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Town/City: Waltham
Place: (neighborhood or village): South Side

Address: 7 Walnut Street

Historic Name: Thomas and Mary King House

Uses: Present: Two Family Residential
 Original: Single Family Residential

Date of Construction: c.1880

Source: Visual analysis

Style/Form: Queen Anne / end house

Architect/Builder: Not Known

Exterior Materials:
 Foundation: Small stones
 Wall/Trim: Asphalt / Wood
 Roof: Asphalt

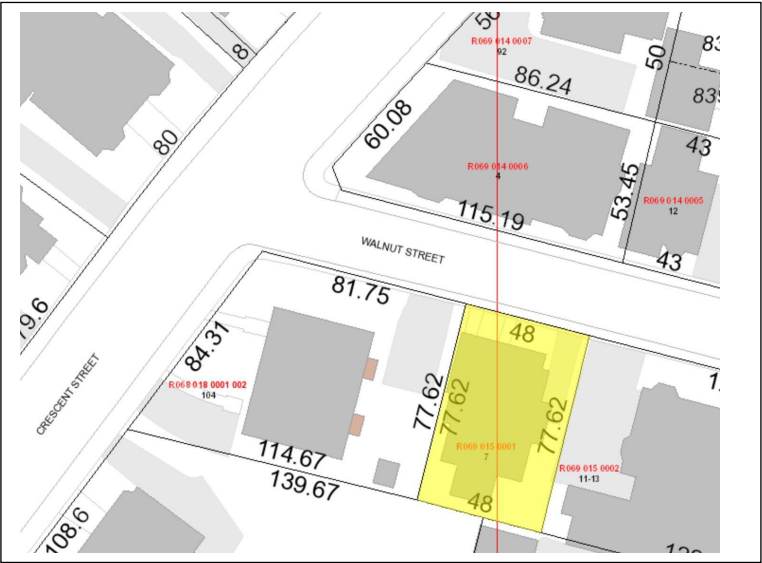
Outbuildings: None

Photograph



View from the northwest. Photo by Zachary Violette March

Locus Map (North is up)



Major Alterations (with dates):
Asphalt siding (early 20th century); Some windows replaced (in recent years)

Condition: Fair
Moved: no ☐ yes ☒ Date: c.1898-1900
Acreage: 0.09 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1171

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Thomas and Mary King House, c.1880, is a two-and-one-half story, wood-frame house in a modest Queen Anne style. Rising from a rubble stone foundation the main block is 26 feet in width along Walnut Street and extends 40 feet in depth. The generally rectangular footprint of the house is broken by three foot-deep bump-outs in the rear pile on both sides of the main block. The house is topped with a front gable roof. The bump-out on the north elevation is capped by a cross gable, while the south bump-out rises to a nearly full third story with a shed roof. There are two widely spaced bays of fenestration on the first floor, with entrances aligned nearly to the north. A canted bay window is placed at the first floor south corner of the main elevation. The window just to the right of the door suggests a wide entrance hall, and this, along with the footprint of the house suggests a four-square plan with four nearly equally spaced main rooms on each level. One original brick chimney breaks the ridge of the roof at the center of the main block.

The entrance is reached through a pair of wooden steps rising to a porch that wraps around the front and north side of the building. The porch is set on a lattice skirt, with turned columns rising to a hip roof. There are simple square wooden balusters, likely not original, and turnings in the spandrels. A cross gable marks the location of the front entrance. The main entrance remains a two-leaf wooden door with thickly molded panels and glass lights. The house is clad in asphalt shingles of early twentieth-century vintage. Most original wooden trim appears to remain, however. Windows are surrounded by simple molded backbands. The cornice consists of a wide flat rake board with scroll-sawn brackets at the corners of the widely overhanging eaves. Openings throughout are a mixture of original 2/2 wooden sash with aluminum storms and recent vinyl 1/1 replacements. The gable window on the north bump-out retains a round-top wooden window with a 2/2 sash.

The house occupies the majority of its small lot and is separated from the sidewalk by a narrow grass strip. This area is sheltered by a hedgerow and crossed by concrete walkways. A small asphalt driveway runs along the south side of the house.

Retaining most of its original trim and many of its windows the Thomas and Abbie King House is an unusually well-preserved example of the modest middle-class houses that marked the Watch Company neighborhood in the last decades of the nineteenth century.

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1171

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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."² 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."³ 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.

¹ "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

² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.1171

This is a good example of the type of houses that made the Watch Company neighborhood noteworthy. It appears, based on its style and form, to have been built in the 1880s, and was moved to its present location between 1898 and 1900. That year, at its present location, it was home to carpenter Thomas King. Thomas Young King (1856-1934), born in Lamoine, Maine, came to Waltham to work in the watch factory by 1880. A year later, he married Mary Annis Nesmith (1857-1891) of Windham, NH, about the time the house at 7 Walnut Street was constructed. The marriage record describes him as a carpenter. Arthur Nesmith King (1883-1969) was their son. After his first wife's death, Thomas King married, in 1894, Abbie Ring (1868-1918). At the time of the 1900 census, King and his new wife shared the house with his son Arthur and two boarders. Single women, one boarder worked as a roller, the other as a spring cleaner.⁴ The family remained in the house a decade later. That year, however, they only took in a single lodger, an older woman who was a jeweler at the watch factory.

The King family remained in the house through the 1940s. In 1947 Arthur and Anna King sold the building to Alfred W. Grant, the first time since in the nineteenth century the house had been out of the family.⁵ Three years later Grant sold the building to Bernard J. and Eva Horne.⁶ The building has been owned by the Horne family ever since. It is now used as a two-family house.

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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

⁴ 1900 US census

⁵ MSRD 7209:356, 1947

⁶ MSRD 7580:220, 1950

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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WLT.T

WLT.1171

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)
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1877 Birds' Eye View, O.H. Bailey (LOC)
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1918 Sanborn Map (LOC)
1918 City Engineers Atlas (WHC)
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Continuation Sheet 4

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

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INVENTORY FORM B CONTINUATION SHEET

WALTHAM

7 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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WLT.T

WLT.1171

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FORM B - BUILDING

Assessor's Number USGS Quad Areas(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

R069 016 0002	Newton	WLT.T	WLT.1172
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Town/City: Waltham

Place: (neighborhood or village): South Side

Address: 27 Walnut Street

Historic Name: Joseph Perley House

Uses: Present: Two Family Residential
Original: Single Family Residential

Date of Construction: c.1871 - 1875

Source: Maps, deeds

Style/Form: Italianate / parlor bypass

Architect/Builder: Not Known

Exterior Materials:
Foundation: Small stones
Wall/Trim: Asbestos / Wood
Roof: Asphalt

Outbuildings: None

Photograph



View from the northwest. Photo by Zachary Violette March

Locus Map (North is up)



Major Alterations (with dates):
Siding and sash altered (in recent decades)

Condition: Fair

Moved: no ☒ yes ☐ Date:

Acreage: 0.07 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

27 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1172

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Joseph Perley House, c.1871 - 1875, is a two-story, wood-frame house in a modest Italianate style. It takes the form described by architectural historian Thomas Hubka as a parlor by-pass plan. "In a unique entry sequence, the front room or parlor nearest the street was 'by-passed' by an entrance porch leading to a second room, usually a type of entry-dining room."¹ Rising from a foundation of cut stone, the main block of the house is 17 feet along Walnut Street and extends 34 feet in depth. This is joined by a wing on the right (west) side of the house, 16 feet wide and an additional 7 feet in depth. The house is further extended by a one-story ell at the rear. A stacked canted bay fills the front elevation of the main block, while a single-story canted bay is placed in the rear pile along the east side of the house. The main house is topped with a low hip roof. Two tall brick chimneys rise from the front of the house, one in the forward block, and one in the crossing between that section of the house and the side wing.

The entrance is reached through a set of wooden steps which rise to a porch placed at the re-entrant angle. Set on a lattice skirt, the porch has a hip roof supported on turned columns. Railings have simple wooden balustrades, but modest scroll-sawn brackets enliven the porch spandrels. The main door cannot be seen well from the public way, but appears to be a wooden panel and light unit with a wooden storm door. The house is clad in wave-edge asbestos cement shingles. Windows retain wooden back band surrounds. There is a simple molded wooden cornice band. Windows throughout have vinyl 1/1 sash.

The house occupies the majority of its small lot, with an asphalt-paved drive along the west side of the property. The front yard is separated from the street with wooden railroad tie curbing.

The house is set on a streetscape and within a neighborhood, made up of houses of similar scale, massing, material, detailing, and setback. These include elements such as stacked bays and broken rooflines on generally compact footprints. While it has

¹ Thomas C. Hubka, *Houses Without Names, Architectural Nomenclature and the Classification of America's Common Houses* (University of Tennessee Press, 2013) p. 55

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

27 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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experienced alterations to its surface materials, the building is a legible example of the modest middle-class houses that typified the Watch Company neighborhood in the last years of the nineteenth century.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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 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

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

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

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

27 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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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.

The land on which this house now stands, which was once part of the watch company tract, was sold in 1871 by Josephine Drew, wife of Dan Drew, to carpenter James H. Perley (1824-1895). That transfer included the corner parcel as well. The land had been purchased by Drew shortly before from Daniel C. Currier of Springfield, who in turn had purchased them from the watch company.⁵ Perley built the subject house between that date and 1874 when he is listed in the Waltham directory as living on "Walnut near Adams." While the property was transferred from Perley to George H. Rowe of Braintree in 1889, at the time of the 1900 Census Dorithia Perley, James's widow, was listed as head of household here, and owner of the house.⁶ Perley shared the house with one live-in boarder.

In 1902 the house was sold by Rowe to Carrie E. Young, wife of Stillman Young (1857-1932).⁷ Young had previously been a boarder at the house at 53 Walnut Street. By 1910 she was living here with her husband Stillman, a house carpenter. The couple shared the house with one lodger, who worked at the watch factory.⁸

Young owned the house until the time of her death in 1936. That year, her estate sold the property to Frederick S. Pray.⁹ Pray owned the house for a decade before selling it to Edward Demling.¹⁰ That family would own the house for nearly 40 years, selling it in 1985. It was purchased by its present owner in 1997.

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⁵ MSRD 1160:538-539, 1871

⁶ MSRD 1900:421, 1889; 1900 US Census

⁷ MSRD 2955:538, 1902

⁸ 1910 US Census

⁹ MSRD 6048:276, 1948

¹⁰ MSRD 6954:325, 1946

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

27 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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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)

1918 City Engineers Atlas (WHC)

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INVENTORY FORM B CONTINUATION SHEET

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27 WALNUT STREET

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Continuation Sheet 5

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

27 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

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1877 Bird's Eye View

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

27 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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FORM B - BUILDING

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

Assessor's Number USGS Quad Areas(s) Form Number

R069 016 0003

Newton

WLT.T

WLT.1173

Town/City: Waltham

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

Photograph



View from the northwest along Walnut Street. Photo by Zachary Violette March 2021

Address: 31-33 Walnut Street

Historic Name: Mary B. Whitney Duplex

Uses: Present: Multi-Family Residential
Original: Two Family Residential

Date of Construction: c.1879 - 1880

Source: Maps, Deeds, Directories

Style/Form: Italianate / duplex

Architect/Builder: Not Known

Exterior Materials:

Foundation: Small stones

Wall/Trim: Clapboards / Wood

Roof: Asphalt

Outbuildings: None

Major Alterations (*with dates*):
Sash altered (in recent decades)

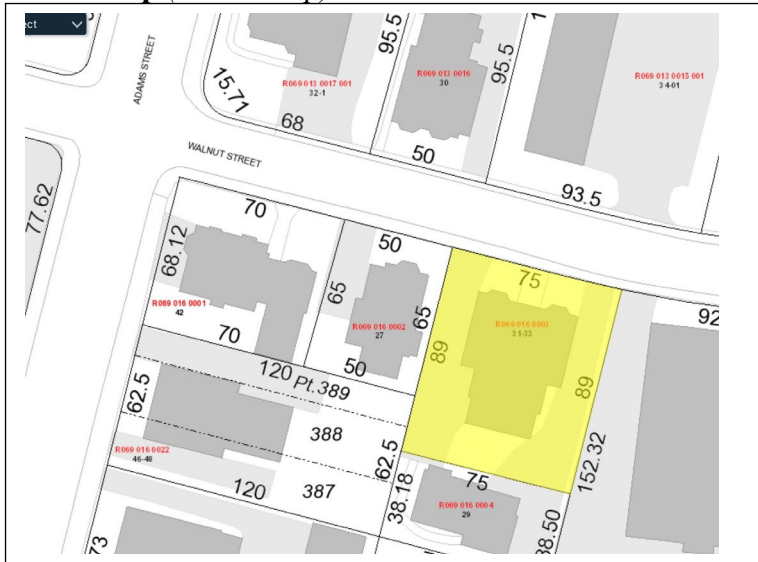
Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.13 acres

Setting: A dense streetscape of freestanding, wood-frame houses of the mid to late nineteenth century. Houses generally share similar massing, setback, and detailing.

Locus Map (*North is up*)



Recorded By: Zachary Violette

Organization: Consultant, Waltham Historical Commission

Date (*month/year*): September 2021

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

31-33 WALNUT STREET

Area(s)

Form No.

WLT.T

WLT.1173

☐ 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 features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Mary B. Whitney Duplex, c.1879 - 1880, is a two-story, wood-frame duplex in a modest Italianate style. Rising from a foundation of large stone set in thick mortar, the main block has a footprint of 38 feet along Walnut Street, and is 28 feet deep. This is augmented by a two-story ell, 26 feet in width and 13 feet deep, that extends from the center of the building's rear elevation. A one-story ell of 26 by 12 extends this further. Stacked, canted bay windows mark the front elevation. The building is topped by a low hip roof, which forms conical caps on the roof of each bay. The building is arranged as two side-hall units, likely with two principal rooms in the main block, with paired entrances at the center of the front elevation. A brick chimney rises from the center of each unit.

The main entrance is reached up a set of wide wooden stairs. This provides access to a wooden portico, set on a lattice skirt. The hip roof of the porch is supported on chamfered columns. The entrance retains wooden two-leaf panels and light doors with thick panels. Most original surface materials remain on the house. This includes wooden clapboards with wide corner boards, simple bay window paneling, and window surrounds with molded caps. Soffits are clad in vinyl. Windows throughout have vinyl 1/1 sash windows. At the rear of the building, a modern egress stair of unpainted pressure-treated wood runs to a second-floor window.

The house is set back from Walnut Street with a grassy strip, crossed by a concrete walkway. An asphalt drive runs along one side of the property, providing access to a parking area.

The Whitney Duplex is a very well preserved example of the type of modest middle-class houses that made up the Watch Company neighborhood. In duplex form, it relates to a series of similar single-family houses that includes the Thomas and Sarah Symmes House, 30 Robbins Street (1882) WLT.1168 and Myron W. Eaton House, 74 Cherry Street (c.1880 - 1882) WLT.1136. It is set on a streetscape made up of houses of similar scale, massing, material, detailing, and setback. Together with nearby houses of a similar vintage, the Whitney Duplex contributes to the sense of cohesion that marks much of the Watch Company neighborhood.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within 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.¹ 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

¹ "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

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

WALTHAM

31-33 WALNUT STREET

Area(s)

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WLT.T

WLT.1173

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."² 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."³ 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.

The land on which this building now stands, once part of the watch company's holdings, was sold in 1879 from Josephine Drew to Mary B. Whitney (1824-1916).⁴ Whitney also controlled the lot adjoining to the west, where she built two buildings (Joseph Perley House, 27 Walnut Street (c.1871 - 1875) WLT.1172) , 42 Adams Street (- 1900) WLT.34) in the same period. She constructed the subject building between the time she purchased it in 1879 and 1880 when she first appears here in the Waltham directory. It also appears on the Waltham bird's eye view of 1883. Whitney was the widow of Nathan Whitney, a watch company employee who had died in 1877. While she built the neighboring buildings as income properties, she lived in one of the units here. The 1900 US census finds Whitney as head of household for the unit at 31 Walnut Street. Listing no occupation she shared the unit with her sister Alice Wormwood and boarder Alice Walker, who worked as a piano teacher. The unit at 33 Walnut Street was occupied by William Wormwood, likely Mary Whitney's brother. He shared the house with his wife Bertha. Neither listed an occupation.⁵ A decade later Mary Whitney and Sarah Wormwood continued to live at 31 Walnut Street. Bertha Wormwood, then widowed, lived at 33 Walnut Street with her daughter Alice and a lodger. Alice was a public school teacher while the lodger worked in the watch factory.⁶

Mary Whitney owned the house at the time of her death in 1916. It passed through her estate to Bertha and Alice Wormwood in 1919.⁷ They would own the house until 1928 when it was sold to Elsie Colvin.⁸ The Scottish-born Colvin lived at neighboring 35 Walnut Street at the time of the 1940 census. By that point, 33 Walnut Street had been divided into two units, one occupied by the household of a grain company bookkeeper, the other by a house painter. It is unclear if the unit at 31 Walnut Street was occupied at that time.⁹

The house was owned by the Colvin family until 1979. It was purchased by its present owner in 1997.

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² Nathan Warren "The Development of Waltham's South Side" *Publications of the Waltham Historical Society* Vol 1 (1919), 57-58

³ John Swinton *A Model Factory in A Model City: A Social Study* New York: Brown, Green, and Adams, 1888: 13, 16

⁴ MSRD 1510:333, 1879

⁵ 1900 US Census

⁶ 1910 US Census

⁷ MSRD 4295:12, 1919

⁸ MSRD 5261:335, 1928

⁹ 1940 US census

INVENTORY FORM B CONTINUATION SHEET

WALTHAM

31-33 WALNUT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD BOSTON, MASSACHUSETTS 02125

Area(s)

Form No.

WLT.T

WLT.1173

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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INVENTORY FORM B CONTINUATION SHEET

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WALTHAM

31-33 WALNUT STREET

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Entrance detail. Photo by Zachary Violette March 2021

Comments by Morton S. Isaacson, Chair Waltham Historical Commission, 2022:

The deed from Drew to Whitney (MSRD 1510:333) specified "with buildings" and was for exactly the dimensions of the current lot. Since the house was not shown on the 1875 map, but was in the 1879 deed, and given the cost of the lot, it seems more likely that the house was built 1875-1879 by Dan G. Drew. Also, the two houses to the west of this may have been owned by Whitney in the 1870s, according to the 1875 and 1886 maps, but this can not be confirmed by any deeds, and were probably not built by her.