

1504

AUG 21 1989 Area Letter Form numbers in this Area

NATIONAL REGISTER

K	
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WALTHAM, MA MRA

Town Waltham

Name of Area (if any) Lawton Place Historic District

Present Use residential

General Date or Period 1815-1889

General Condition good

Acreage 42,846 sq.ft. 0.983 Acres

Recorded by Ed Gordon

Organization Waltham Historical Comm.

Date August, 1986

revised by C. Jenkins 3/88

FORM A - AREA

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Photos (3"x3" or 3"x5" black & white) - Indicate on back of each photo street addresses for buildings shown. Staple to left side of form.

Sketch Map. Draw a general map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

see attached map

RESOURCE COUNT

4C - BUILDING
 0NC -

 4C TOTAL

UTM REFERENCE 19/316330 / 4693570
19/316420 / 4693520

USGS QUADRANGLE NEWTON
 SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Lawton Place Historic District possesses integrity of location, design, setting, workmanship, feeling and associations. Its significance is three-fold. First and foremost, this street's south side is lined with the oldest boarding houses associated with a full process textile mill in the United States. These houses were built for Boston Manufacturing Company workers c1815-1817. Secondly, the 12-unit row house on the north side, dating from 1889, represents the last manifestation of the type of row housing which first appeared in Waltham in 1816 with the "Long Block". Thirdly, Lawton Place itself was part of the final phase of the residential development of Waltham Center (and of BMC housing), set out over the George Lawton estate in 1889. The district meets criteria A and C of the National Register of Historic Places, *as well as exception B for moved Houses.*

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

Lawton Place is a short road laid out just north of and parallel to River Street in 1889. Three double houses, moved from Waltham Common at that time, stand on its south side. A 12-unit rowhouse occupies the entire northern side. The double houses, dating from c1817, are the oldest full-process textile worker boarding houses in the country. They are boxy 2½ story structures rising from brick foundations to asphalt roofs with interior stove chimneys. Two one-story rear ells extend from each. All display symmetrical six-bay facades with paired center entries surmounted by hoods with curvilinear brackets that probably date from the time of their move. Windows retain 6/6 wooden sash. Alterations include application of vinyl siding to #9-11; application of asbestos siding and installation of bow windows flanking the entries at #5-7; and the application of vinyl siding and replacement of the entry brackets with steel lally columns at #1-3. The rowhouse also rises 2½ stories from a brick foundation to a gable roof with stove chimneys. Its facade is organized into six double bays with paired entries beneath bracketed hoods. Windows at the first story contain 2/2 wood sash, while those at the second contain 6/6.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

Lawton Place is architecturally and historically significant as a collection of early and late 19th century Boston Manufacturing Company housing. Lawton Place was set out in 1889 to accommodate worker housing moved from the north side of the BMC complex. Although not on their original site and presently covered with vinyl siding, #1-11 Lawton Place represent the oldest workers' lodging houses associated with the BMC which was the first process textile mill in the United States. Founded in 1813, the BMC's Waltham system of manufacturing led to the first major phase of the industrial revolution in New England.

The trio of double-houses on the south side of Lawton Place were originally located just to the north of the BMC complex with their rear ells facing the Boston & Fitchburg Railroad tracks (on the southern edge of Waltham Common). They were constructed c1817-18, and served as the prototype for the first boarding houses of the Merrimack Manufacturing Co. at Lowell. The major difference between the two is that the Waltham houses possess two rear ells, while the Lowell houses adopted a single centered ell. John Coolidge provides a very detailed description of the Lowell houses interior format and features (Mill and Mansion; pp. 186-187). For example, the two rooms in the ell of the Merrimack houses were used as a kitchen and dining room. Both the Lowell and Waltham boarding houses could accommodate as many as 20 persons with 9-10 people per unit.

All three of these unique houses were moved to Lawton Place in 1889. At the same time the long rowhouse was constructed on the north side. This structure was the last in a line

BIBLIOGRAPHY and/or REFERENCES

(cont)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Waltham	Form No: K
Property Name: Lawton Place	

Indicate each item on inventory form which is being continued below.

Historical Significance (cont)

of similiar structures constructed by the BMC. Ironically, the first one dating from 1816 and known as the "Long Block" was also located on the southern edge of the Waltham Common and was demolished when the double houses were moved to the south side of Lawton Place.

Lawton Place apparently follows the line of a garden path on the estate of George Lawton. He was an executive with the BMC and an extensive landowner. His estate at River and Jackson Streets eventually encompassed four buildings, including a barn. Lawton Place remained a dirt-covered cul-de-sac until the early 1960s.

Verbal Boundary Justification & Description

The nomination is confined to the four workers' residences which front on Lawton Place. The surrounding residential neighborhood which includes a mix of modern houses and altered 19th and early 20th century workers' housing is excluded. The boundaries recognize the rarity of the early double houses and the long block form.

RESOURCE COUNT: buildings: 4 C

Staple to Inventory form at bottom

<u>Street Address</u>	<u>Assessor's #</u>	<u>Square Feet</u>	<u>Historic Name/Inventory #</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
1-3 Lawton Pl.	61-17-19	6,075	BMC Housing/ #904	c1817	Federal	C
5-7 Lawton Pl.	61-17-20	5,975	BMC Housing/ #904	c1817	Federal	C
9-11 Lawton Pl.	61-17-21	4,756	BMC Housing/ #904	c1817	Federal	C
2-24 Lawton Pl.	61-17-18	26,040	BMC Housing/ #904	1889	Italianate	C

TOTAL buildings 4 C
 structures 0 C
 Total 4 C
 42,846 sq.ft.

United States Department of the Interior
National Park Service

AUG 21 1989

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Waltham MRA
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

51. Johnson, Newell D., House

National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

52. Lawton Place Historic District

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

53. Libby, Nelson F., House

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

54. Linden Street Bridge Substantive Review

Keeper Beth J. Savage 9/28/89

Attest _____

55. Lord's Castle

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

56. Lyman Street Historic District

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

57. Martin, Aaron, Houses

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

58. Martin, Aaron, House
(786 Moody St.)

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

59. Moody Street Fire Station

Entered in the
National Register

Keeper A. Lovre Byers 9/28/89

Attest _____

60. Moody Street Historic District

Substantive Review

Keeper Beth J. Savage 3/9/90

Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lawton Place Historic District

MULTIPLE NAME: Waltham MRA

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 8/21/89 DATE OF PENDING LIST: 9/05/89
DATE OF 16TH DAY: 9/21/89 DATE OF 45TH DAY: 10/05/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001504

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/28/89 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Waltham, MA MRA
1-11, 2-24 Lawton Place Areal
Lawton Place H.O.



Waltham, MA MRA

1-11, 2-24

Lawton Place

MTC 904 L

streetscapes
Historic District



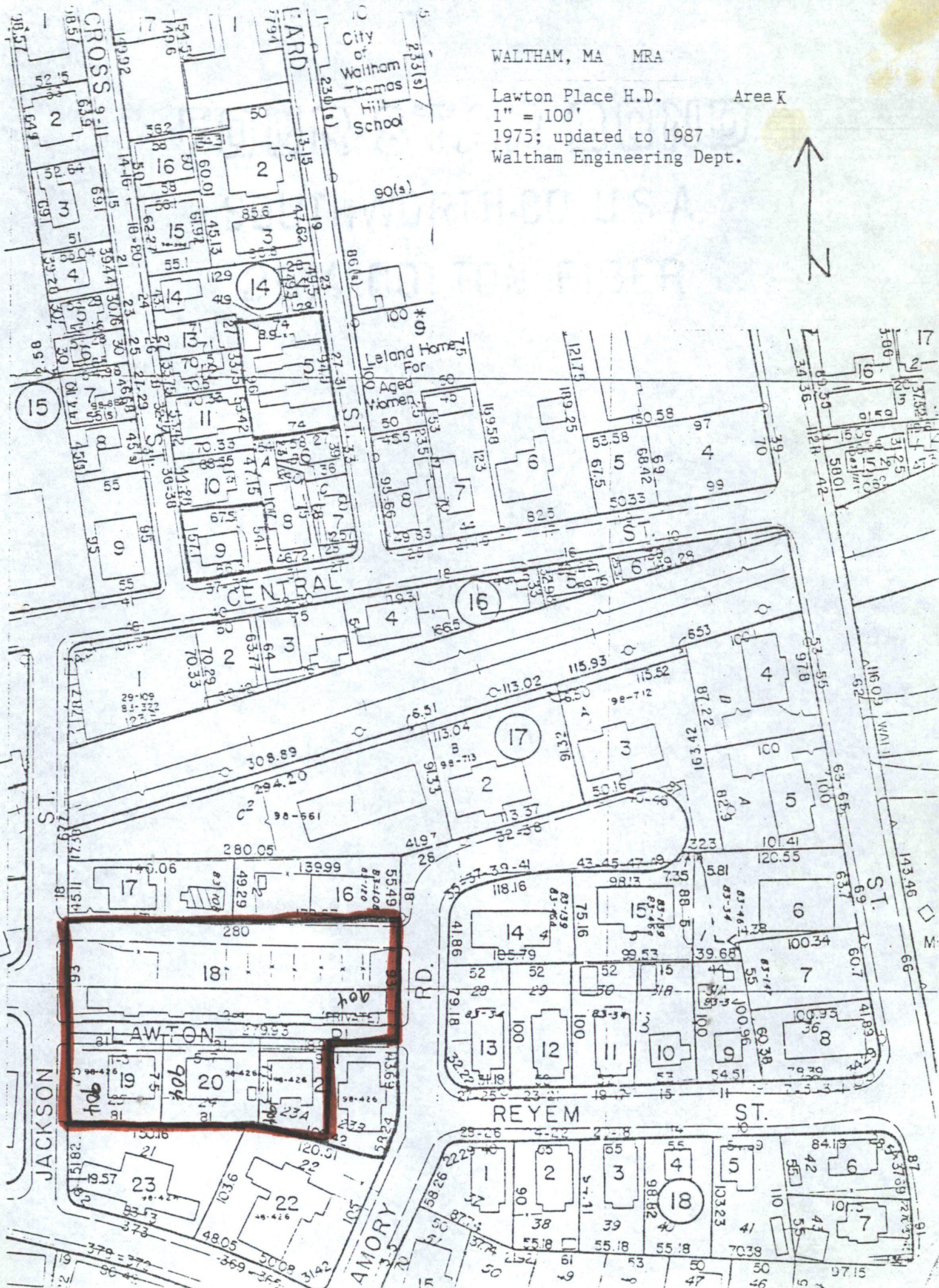
Adwton Place - NORTH SIDE

Lanton Place U.D.

WALTHAM, MA ~~MRA~~
Lanton Place ~~MAC~~ ~~WAL~~
H.D.

WALTHAM, MA MRA

Lawton Place H.D. Area K
1" = 100'
1975; updated to 1987
Waltham Engineering Dept.



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000301