

1550

AUG 21 1989

AREA

FORM NO.

63

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

NATIONAL REGISTER

WALTHAM, MA MRA

Town Waltham

Address 403 River Street

Historic Name Gilbrae Inn

Use: Present dwelling

Original boarding house

DESCRIPTION

Date c1827-1854/ 1870s

Source deeds, historic maps

Style Greek Revival/Mansard

Architect unknown

Exterior Wall Fabric aluminum

Outbuildings none

Major Alterations (with dates) siding-c1970s

mansard roof-1870s-C

Condition good

Moved no Date n/a

Acreage 10,640 sq.ft. ^{0.244} A 60-31-3

Setting set back from street; immediately

surrounded by 19th century BMC

housing most of which is heavily

altered

Recorded by Ed Gordon

Organization Waltham Historical Comm.

Date June, 1986

revised by C. Jenkins 3/88

Photo (3"x3" or 3"x5", black and white) Indicate address of property on back of photo. Staple to left side of form.

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

UTM REFERENCE 19/316160/4693500

USGS QUADRANGLE NEWTON

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Gilbrae Inn possesses integrity of location, design, setting, workmanship, feeling, and association. It is important as the only known Boston Manufacturing Company sponsored boarding house to survive in the city. Its original conservative Greek Revival style form and detailing combined with its later mansard roof demonstrate the BMCs continuing commitment to provision of employee housing. The Gilbrae Inn meets criteria A and C of the National Register of Historic Places.

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

The Gilbrae Inn is located on the north side of River Street, near the intersection of Elm Street in an area characterized by a mix of 19th century workers' housing, 20th century housing, and commercial and industrial structures. It was constructed between 1827 and 1854 as a conservative five-bay, center-entry Greek Revival structure. Its entry was framed with sidelights and a lintel, and its windows contained 6/6 sash. These features are still readily apparent. In the early 1870s it was expanded with a third story contained within a fashionable mansard roof with gabled dormers; it appears that the building was also lengthened to the rear, and that secondary entries were added on the side elevations. The balustraded front verandah was probably added in the early 20th century. Aluminum siding added within the past few years is the only feature that does not contribute to the architectural significance of this important BMC boarding house.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Gilbrae Inn was constructed by the Boston Manufacturing Company sometime between 1827 and 1854 on River Street which was laid out between the main mills and the bleachery in the 1820s. It is the only company sponsored boarding house known to have survived in the city. The BMC expanded the original five-bay Greek Revival style structure in the 1870s with a third story contained within a fashionable mansard roof. Its evolution and composite appearance reflect the BMCs long-standing commitment to employee housing.

Deed research indicates that this property was sold back and forth between Patrick Tracy Jackson and the BMC in the 1810s. Jackson was the first resident agent of the BMC, and bought a number of parcels in the vicinity of the mills, the bleachery and the common at this time. The BMC bought a parcel which included the lot on which the Gilbrae Inn now stands from Jackson on July 14, 1815 for \$2800. It was sold back to Jackson on March 28, 1827 for \$5000. The restrictions outlined in this deed indicate that the parcel was devoid of buildings at the time. It stipulated that Jackson could not erect a tavern, public house, shops, stores, or boarding houses without the consent of the BMC. The BMC reserved the right to "enter and expel such tenants and occupiers and remove their goods and chattels."

The Inn may have been built shortly after this sale, but it was definitely in place by 1854 when it appears on a historic map. Its conservative five bay, center entry plan and limited Greek Revival style detail could date to any time during this period. In 1854, it appeared as the easternmost member of a trio of buildings on the north side of River Street. The

BIBLIOGRAPHY and/or REFERENCES

(cont)

Maps/Atlases- 1836, 1854, 1874, 1881, 1883, 1886, 1898
Middlesex Registry of Deeds- 273:283, 375:54, 2889:421, 3531:555, 3553:340, 3553:341

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Waltham	Form No: 63
Property Name: Gilbrae Inn	

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

Historical Significance (cont)

westernmost of this group was removed sometime before 1874 to accomodate a spur of the Boston & Fitchburg Railroad. The Gilbrae Inn assumed its current configuration with mansard roof about this time. This enlargement may have been part of the BMC's building campaign which included the double brick mansard houses at 153-155 and 163-165 River Street (#55). At some point between 1874-86, the Gilbrae Inn was linked with its neighbor at 405 River Street forming a large inverted U-shaped structure. The name Gilbrae Inn which derives from a type of plaid cloth made by the BMC, may date to this period. These houses remained linked until at least the 1910s; during the early 20th century they were owned by land speculators Saimen Sirk and James McGlinchy, both of whom owned other pieces of former BMC property in the area.

Note: two dots appear in the vicinity of the Gilbrae Inn on the 1836 map, but do to a lack of detail, it is difficult to say with surety that one is the Inn.

Staple to Inventory form at bottom

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
31. Fitch, Ezra, School Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
32. Flagg, Frederick, House Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
33. French, Daniel, School Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
34. Fuller--Bemis House Substantive Review	gr Keeper <u>Paul J. Savage</u> 3/9/90 Attest _____
35. Gale--Banks House Substantive Review	gr Keeper <u>Paul J. Savage</u> 3/9/90 Attest _____
36. Gibbs, William, House Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
37. Gilbrae Inn Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
38. Grove Hill Cemetery Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
39. Hagar--Smith--Livermore--Sanderson House Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____
40. Hager--Mead House Entered in the National Register	f Keeper <u>Delores Byers</u> 9/28/89 Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Gilbrae Inn
NAME:

MULTIPLE Waltham MRA
NAME:

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: 89001550

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
 UTMs boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Gilbrae Inn
Waltham Mass M.R.A.

403 River St.
MHC 63
Waltham M.R.A.



Gilbrae Inn

403 River St

MAC # 63

Waltham, MA MRA

WALTHAM, MA MRA

Gilbrae Inn #63

403 River Street

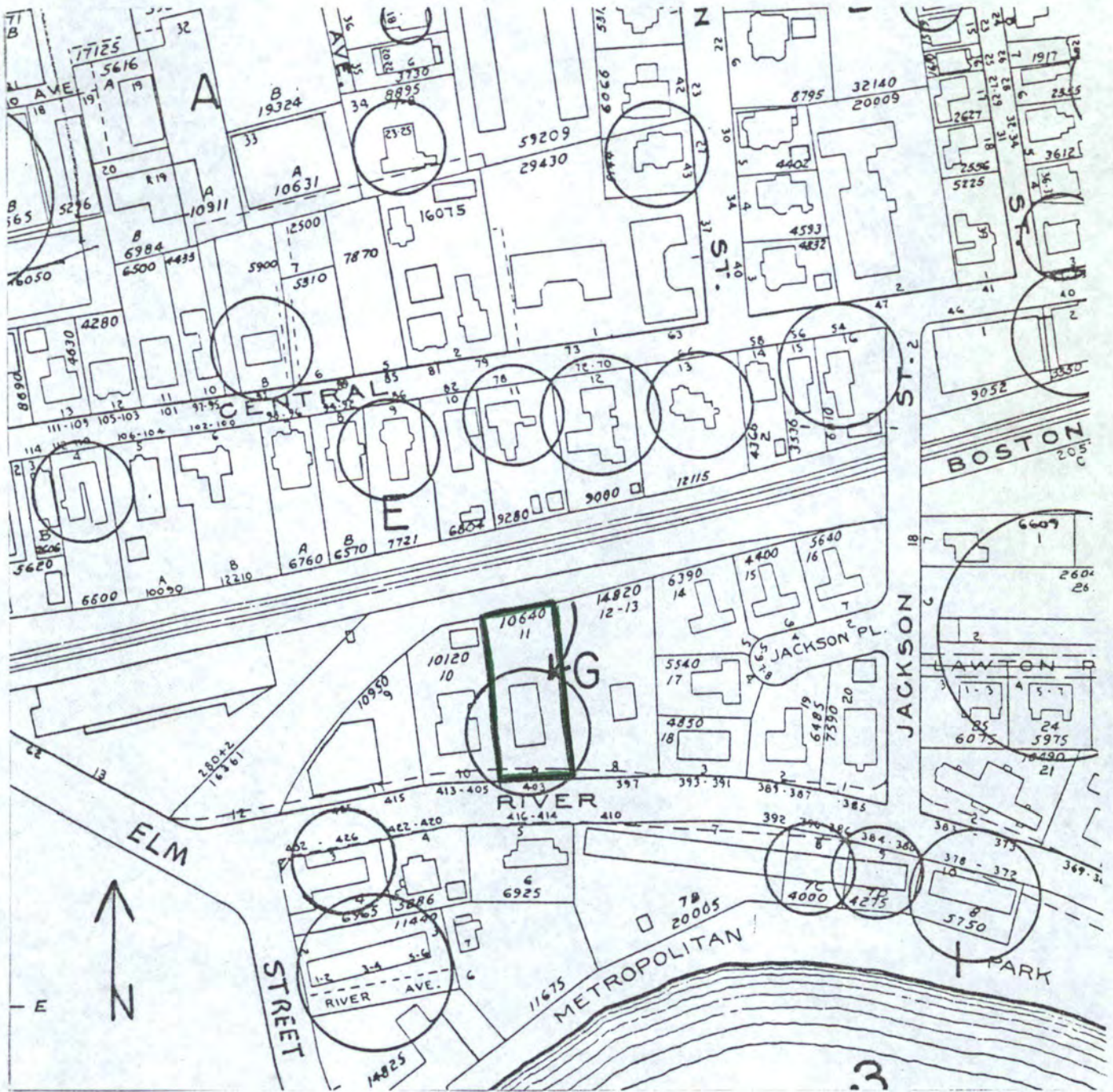
1" = 100'

1975; updated to 1987

Waltham Engineering Dept.

lot #60-31-3





1970 Atlas, City of Waltham
 Compiled by the Waltham
 Engineering Division
 Scale: 1 inch = 140 feet

Waltham, Massachusetts MRA
 403 River Street
 "Gilbrae Inn"
 13-G-9

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

Multiple Property Cover Sheet Reference Number: 64000301