

AM A - AREA

13 05

AUG 21 1989

Area Letter Form numbers in this Area

D	D75 - D91
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NATIONAL REGISTER

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Town Waltham, MA

Name of Area (if any) Lyman Street

Historic District

Present Use Residential

General Date or Period 1830-1910

General Condition Good

Acreage c4.9acres; 214,839 sq. ft.

Recorded by Nancy S. Seasholes

Organization Waltham Historical Comm.

Date August 1986

revised by C. Jenkins 2/88

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:

Buildings:	17C	3NC
Structures:	4C	10NC
Total:	21C	13NC

34 Resources

UTM REFERENCE A 19/316 320 14694760
B 19/316 250 14694210
C 19/316 280 14693840
D 19/316 360 14693850

USGS QUADRANGLE LEXINGTON

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Lyman Street Historic District possesses integrity of location, design, materials, workmanship, feeling and association. Lyman Street was laid out in 1826 by Theodore Lyman as a route from Main Street to the First Parish Church which was then located near the entrance to his estate, the Vale (NHL: 1970). During the remainder of the 19th century it developed with the moderately substantial homes of local businessmen, professionals, and workers. It is still characterized by well detailed and preserved examples of the Federal, Greek Revival, Italianate, Mansard, Stick and Colonial Revival styles. The district meets criteria A and C of the National Register of Historic Places, *as well as exception B for moved buildings.*

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

The Lyman Street Historic District is composed of 20 buildings (3 NC) located at the southern, Main Street end of this 1826 thoroughfare. All of the buildings except one are dwelling houses built between c1831 and 1907. Boundaries were selected to exclude commercial structures at the corners of Main Street, larger and more recent institutional buildings to the west, and more recent residential structures to the north and east. Lyman Street was built up with substantial wood-frame houses in the mid to late 19th century. A variety of architectural styles are represented including Federal, Greek Revival, Italianate, Mansard, Stick, and Colonial Revival. Although the road is now heavily traveled the district is enhanced by retention of several old stone walls and mature trees. Such a concentration of well detailed 19th century houses which have remained largely unaltered is highly unusual in Waltham, and is approached nowhere else in the central city.

Individual dwellings are described below in chronological order:

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

Lyman Street was laid out in 1826 by Theodore Lyman, owner of The Vale, in order to provide a route from Main Street to the First Parish Church, then located at the intersection of what are now Lyman and Beaver streets. The Main Street end of Lyman Street was defined by Daniel Emerson's Federal house on the northeast corner (built 1818, demolished 1951) and his blacksmith shop on the corner opposite (built 1819, demolished 1870). For the first few decades of its existence, however, there was not much building along the new street. The first house was probably David Townsend's Federal farmhouse; it was built about 1831 on the northwest corner of Lyman and School streets and moved to its present location at 11 School Street sometime between 1900 and 1911. In 1831 Horatio Adams, a prominent physician, built an imposing house, since moved to 20 Faneuil Road, on his large estate on the east side of Lyman between School and Summer streets. This may have been reason that Lyman Street was henceforth considered an affluent residential area for prominent Waltham citizens. Sometime between 1834 and 1838 when Lyman Street was still referred to as a "town road" or "public road," the Greek Revival cottage now at 40 Lyman was built next to David Townsend's house, and in 1839 the Universalist Society church was erected in a square of land donated by Theodore Lyman at the northwest corner of Lyman and Summer streets.

BIBLIOGRAPHY and/or REFERENCES

Stone, P. M.

1950 Daniel Emerson Mansion, at Main and Lyman since 1818, to be Razed.

Waltham News-Tribune, April 14, 15.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Waltham	Form No: D
Property Name: Lyman Street H.D.	

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

Architectural Significance (cont)

The David Townsend House 11 School Street (c1831; D79) is the oldest house in the district. It originally faced Lyman Street, but was moved back on its lot and reoriented to School Street c1900 to accomodate #s 30 and 32 Lyman Street. Rising 2½ stories to a gable roof with rear wall chimneys, it is a late vernacular example of the Federal style. Its symmetrical five bay facade is now focused on a gabled Tuscan entry porch that may have been added at the time of the move. Original clapboard siding and 6/6 sash are retained. David Townsend was a marble dealer in Boston.

There are three examples of the Greek Revival style in the district, the oldest of which is the John Emerson House, 40 Lyman Street (1830s; D83). It is a 1½ story cottage with an unusual symmetrical three bay facade. Its barn is now attached at the rear, and the entire structure is sheathed with shingles which probably replaced clapboards in the early 20th century. The Lewis Emerson House, 21 Lyman Street (1847; D78) and the Coolidge-Clark House, 68 Lyman Street (c1860; D87) are similiar 2½ story clapboard clad structures that face gable end to the street and exhibit the period's fashionable sidehall plan. Both are detailed with corner pilasters and full entablatures. The Emerson House, built by a blacksmith, displays a recessed entry with classic trabeated surround. The Coolidge-Clark House entry is framed by sidelights and a Federal fan, and is now fronted by a Colonial Revival style Tuscan porch.

The most elaborate Italianate style house in the district is the T-plan Josiah Butler House, 34-56 Lyman Street (c1848; D85). Although it is only in fair condition, it retains original clapboards and 6/6 sash as well as paired roof brackets. Its porch (S) and oriel window (facade) also have brackets. Second story windows display label moldings. The paired windows on the facade are headed by an elaborate round-arched frame, and an oculus above lights the gable. The three other Italianate style houses (#s 76, 77 and 84) are substantially more modest with roof brackets and oriel windows as their chief features.

The M. Harwood Young House, 62 Lyman Street (1884-86; D86) is one of the best examples of the Stick style. Its most prominent feature is the stick bracing in the steep gables of the house and its verandah. The extreme verticality of the overall composition is also typical of the style. The combination clapboard/fishscale shingle siding and windows with small-pane over single pane sash are drawn from the Queen Anne style.

There are three examples of the Mansard style in the district, all of which have altered by artificial siding. The 2½ story sidehall plan Lewis C. Taylor House, 12 Lyman Street (1871; D75) retains its patterned slate roof. The Benjamin F.D. Adams House, 37 Lyman Street (c1874; D82) and the Mary J. Smith House, 78 Lyman Street (1879; D88) were both large substantial examples of the style and it is unfortunate that they have lost much of their detail.

The Fiske Houses, 30 and 32 Lyman Street (1900-11; D80 and D81) are similiar examples of the Colonial Revival style, and both were built on speculation by E. Winslow Fiske who lived at 48 Lyman Street (D84). Each rises 2½ stories to a gambrel roof that sweeps down to a modillion cornice at the first story level. They also display fieldstone foundations and porches. 30 Lyman Street retains original shingle siding which wraps in to frame recessed attic windows. The other interesting example of the style was designed by well-known architect and Waltham resident Henry Hartwell for Thomas Curley, a Boston lawyer (98 Lyman Street; 1886; D91). It is a symmetrical three bay house with an overhanging second story focused on a bowed central bay. The entry beneath features an elliptical fan, sidelights, double doors and Tuscan columns. Large gabled dormers are aligned above the bays and Palladian windows are found in the gables. The Staple to Inventory form at bottom house has been vinyl sided

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Waltham, MA	Form No: D
Property Name: Lyman Street H.D.	

Indicate each item on inventory form which is being continued below.
HISTORICAL SIGNIFICANCE (cont'd)

The real development of Lyman Street as a residential neighborhood began in the late 1840s. In 1847 Lewis Emerson, Daniel's son, built his house at 21 Lyman Street near his father's house. W. Fiske, a deputy sheriff of Middlesex County, and Josiah Rutter, a lawyer prominent in public affairs, built large houses on the west side of the street next to the already existing ones. A few more houses were added in the 1850s: before 1854 William Hobbs built his house south of School Street next to the blacksmith shop, and in the second half of the decade a large Greek Revival was erected on the corner of Summer Street. The latter may have been affected by the fact that in 1854 the Universalist Church had sold their lot on the opposite corner of Summer Street and in 1855 had moved their meeting house to the corner of Main and Spring streets.

No building at all occurred on Lyman Street in the 1860s, but many changes took place in the 1870s. Daniel Emerson had retired in the 1860s and in 1868 the blacksmith shop property was sold to Lewis C. Taylor, who tore down the shop and built a commercial and apartment block on the site in 1870. The next year Taylor built a house on the adjoining lot at 12 Lyman as his residence. A few years later Warren Emerson, another of Daniel's sons, built his house across the street at 15 Lyman between his father's and brother's houses. The Adams estate on the east side of Lyman, between School and Summer streets was divided. Horatio Adams had died in 1861 and sometime in the early 1870s his son Benjamin, also a physician, built a large house on the southern half of the property (moved to 37 Lyman between 1915 and 1923). The 1870s was also the period when development began on the west side of Lyman north of Summer Street: in 1879 the lot on the northwest corner of Lyman and Summer streets was sold and the house now at 78 Lyman erected.

A few more changes took place in the Lyman Street area in the 1880s. After much controversy about the route, the Massachusetts Central Railroad track was put through north of Church Street in 1881, thus in effect defining the northern limits of the District. In 1882 the remaining land on the west side of Lyman south of Church was sold and in 1886 the Thomas Curley house now at 98 Lyman was built on the northernmost lot of this land. Also in the mid-1880s the lot associated with the Josiah Rutter house at 54-56 Lyman was divided and a house built at 62 Lyman.

No houses were built on Lyman Street in the 1890s, but further in-filling took place in the first decade of the twentieth century when most of the substantial Colonial Revival houses on the street were constructed. In 1907 the deed restriction on the remaining lot between Summer and Church streets was modified so that two houses could be built on it and before 1911 the houses now at 84 and 90 Lyman were constructed. Also, sometime between 1900 and 1911 the Federal farmhouse formerly on the northwest corner of Lyman and School streets was moved around the corner to its present location at 11 School and the houses now at 30 and 32 Lyman erected.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Waltham, MA	Form No: D
Property Name: Lyman Street H.D.	

Indicate each item on inventory form which is being continued below.
HISTORICAL SIGNIFICANCE (cont'd)

The final development of the Lyman Street District took place in the early twentieth century when the former Adams estates on the east side between School and Summer streets were developed. Between 1911 and 1915 the Horatio Adams estate south of Summer Street was subdivided: Faneuil Road was laid out, the imposing Federal house moved to its present location at 20 Faneuil Road, the estate divided into houselots, and by 1918 many of the small bungalows now on the property had been built. A similar development took place between 1918 and 1923 on the former Benjamin Adams estate, now 23 to 37 Lyman: the house formerly at the back of the lot was moved to its present location at 35-37 Lyman, Lyman Terrace was laid out, and the area subdivided and built on. Today Lyman Street remains residential but, as part of a major route between Main and Lexington streets, is heavily trafficked: there is now a stop light at the corner of Summer Street and heavy dump trucks rumble up and down the once quiet street.

78, 84, 90, 98 LYMAN STREET

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Waltham, MA	Form No: D
Property Name: Lyman Street H.D.	

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

BIBLIOGRAPHY (cont'd)

Warren, Nathan
1890 Waltham. In History of Middlesex County, Massachusetts, ed. by
D. Hamilton Hurd. Vol. 3. Philadelphia: J. W. Lewis & Co.

Willis, John W.
1890 Waltham, -(Continued). In History of Middlesex County, Massachusetts,
ed. by D. Hamilton Hurd. Vol 3. Philadelphia: J. W. Lewis & Co.

Maps and atlases - 1836, 1854, 1875, 1886, 1900, 1911, 1915, 1918, 1923
Middlesex Deeds
City Directories

15, 21 LYMAN STREET

62, 68, 79 LYMAN STREET

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>
12 Lyman Street	61-2-3	9,750	Lewis C. Taylor Hse./D75 barn	1871	Mansard	C/C
13-15 Lyman St.	61-3-13	9,750	Warren Emerson Hse./D76	1873	Italianate	C
16 Lyman Street	61-2-2	7,100	William Hobbs Hse./D77 barn	1850-54	Italianate	C/C
21 Lyman Street	61-3-14	8,800	Lewis Emerson Hse./D78 garage	1847	Greek Revival	C/NC
22 Lyman Street	61-2-1	12,355	St. JOseph's Center	1966	Contemporary	NC
25 Lyman Street	61-3-15	3,999	n/a garage	c1920	Foursquare	NC/NC
29 Lyman Street	61-3-16	4,335	n/a garage	c1920	Foursquare	NC/NC
30 Lyman Street	61-1-3	5,652	Fiske House/D80 garage	c1900	Colonial Rev.	C/NC
32 Lyman Street	61-1-2	6,126	Fiske House/D81	c1900	Colonial Rev.	C
35-37 Lyman St.	61-3-26	7,979	Benjamin F.D. Adams Hse./D82 garage	c1874	Mansard	C/NC
40 Lyman Street	61-1-1	17,750	John Emerson House/D83 att. barn	1834-38	Greek Revival	C/C
46-48 Lyman St.	52-15-4	18,235	Eben W. Fiske House/D84 barn	c1848	Italianate	C/C
54-56 Lyman St.	52-15-3	17,700	Josiah Rutter House/D85	c1848	Italianate	C
62 Lyman Street	52-15-2	12,275	M. Harwood Young House/D86 att. garage	1884-86	Stick Style	C/NC
68 Lyman Street	52-15-1	13,680	Coolidge-Clarke House/D87 garage	1854-60	Greek Revival	C/NC
78 Lyman Street	52-14-4	9,682	Mary J. Smith House/D88	1879	Mansard	C
84 Lyman Street	52-14-3	10,022	Charles J. Shepard House/D89 garage	1907	Colonial Rev.	C/NC
90 Lyman Street	52-14-2	10,044	Charles R. Hill House/D90 garage	1907	Colonial Rev.	C/NC
98 Lyman Street	52-14-1	22,895	Thomas Curley House/D91 garage	1886	Colonial Rev.	C/NC
11 School Street	61-1-4	6,710	David Townsend House/D79	c1831	Federal	C

TOTAL

214,839 sq.ft. or 4.9 acres

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 <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 52. Lawton Place Historic District
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 53. Libby, Nelson F., House
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 54. Linden Street Bridge
Substantive Review | Keeper <u><i>Beth J. Savage</i></u> <u>9/28/89</u>
Attest _____ |
| 55. Lord's Castle
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 56. Lyman Street Historic District
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 57. Martin, Aaron, Houses
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 58. Martin, Aaron, House
(786 Moody St.)
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 59. Moody Street Fire Station
Entered in the National Register | Keeper <u><i>Aelores Byen</i></u> <u>9/28/89</u>
Attest _____ |
| 60. Moody Street Historic District
Substantive Review | Keeper <u><i>Beth J. Savage</i></u> <u>3/9/90</u>
Attest _____ |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lyman Street Historic District
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: 89001505

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 _____



Lyman St. H.D. Area D
Waltham MA MRA
#562, 68, 78 Lyman St



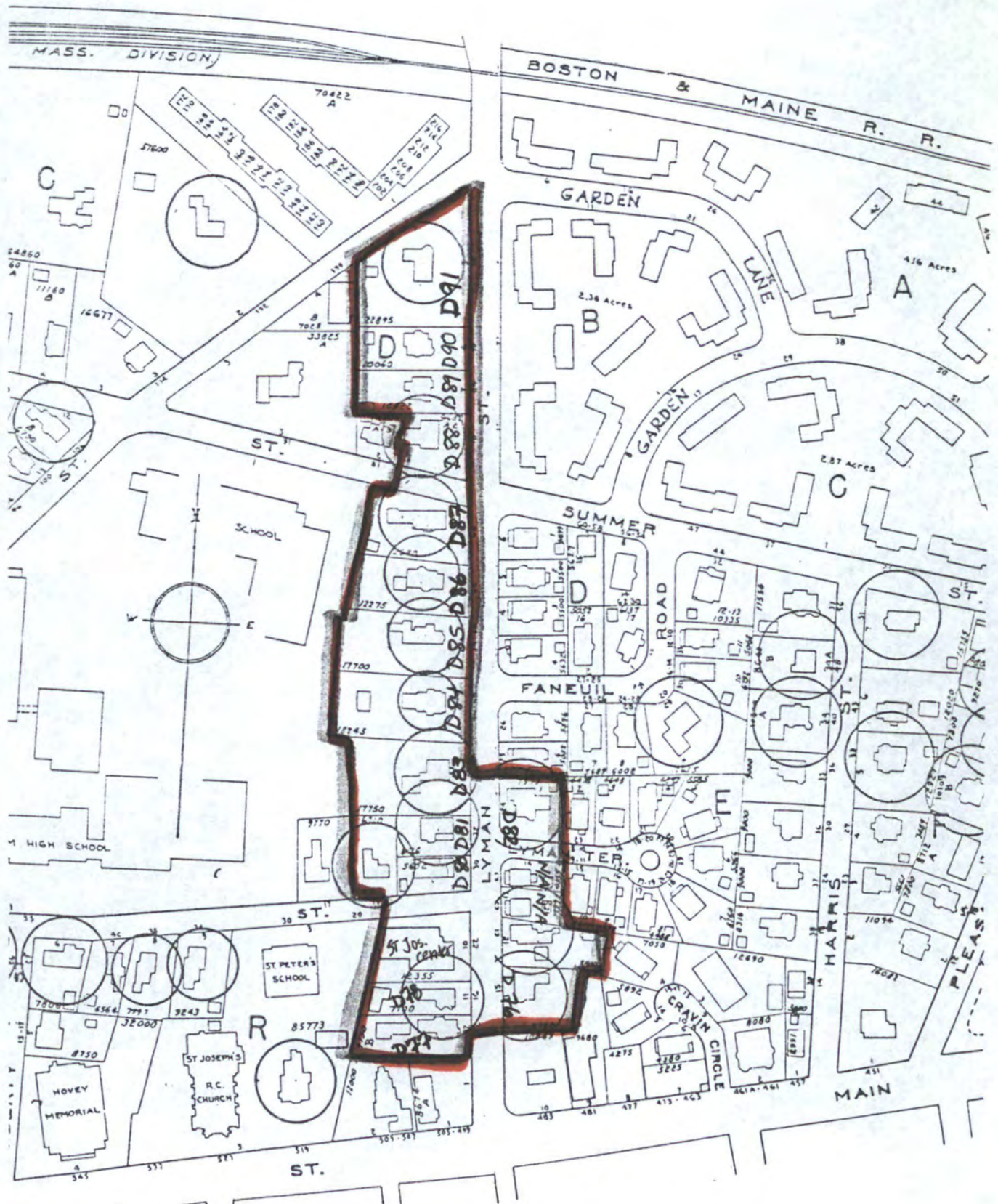


Lyman St. H.D. Area D
Waltham MA MIRA
#s. 78, 84, 90, 98 Lyman St



Lyman St. H.O. Area E
Waltham MA, MKH

DB5, DB6, DB7



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

Inventory #'s

Waltham, Massachusetts MRA

Lyman Street H.D.
 14-E, 16-R,S,D

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

Multiple Property Cover Sheet Reference Number: 64000301