

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter Form numbers in this Area

I	N-17 to N-21
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Newton, Mass. MRA

Town Newton / Newton Corner

of Area (if any) Hyde Avenue

Historic District

ent Use residential

al Date or Period 1880-1893

al Condition Excellent

age

rded by Harriet White

ization Newton Historical Comm.

Date 3/86



Inventory forms have been completed.
Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

UTM REFERENCE

19 ³19880. ⁴⁶90510
³19920. ⁴⁶90600
³19980. ⁴⁶90580
³19940. ⁴⁶90490

USGS QUADRANGLE

SCALE

Newton
1:25,000

7/23/06

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Hyde Avenue District meets Criterion C as a cohesive cluster of late-nineteenth century residences with representative examples of the styles most prevalent in Newton Corner during the final decades of the nineteenth century, the village's last major phase of growth.

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

The Hyde Avenue District contains representative examples of several late nineteenth century style and provides a good illustrations of stylistic variations during the decade from 1880 to 1890. Houses are all on ample lots, planted with ornamental gardens and specimen trees. The uniform scale, setback and residential use create an overall cohesiveness.

Hyde Avenue is located south of the Farlow & Kenrick Parks N.R.H.D. (1982) and east of Centre Street, one of Newton's primary north-south thoroughfares.

36 Hyde Avenue is among the earliest of the houses in the district (1880). Despite its essentially boxy rectangular form, it displays abundant Queen Anne decorative detailing. The 2½-story house is capped by a truncated hip roof. A gabled entrance pavilion is offset to the left, with a canted one-story bay on the opposite corner. Other characteristic features include the decorative cut wood shingles of the wall surfaces and the robustly turned balusters and spindle frieze of the porch. (cont'd.)

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

The area in which the Hyde Avenue District is located was once part of the Hyde Estate, originally a farm of 43 acres, and during the 19th century the site of a thriving nursery business. The Hyde family had lived in Newton Corner since the 17th century. A nearby house located at 27 George Street is thought to be the Hyde farmstead, possibly with sections dating from the 17th century. The original house on the site burned in 1709 and was immediately rebuilt. In its current form it is a Greek Revival sidehall cottage.

The Hyde farm and nursery is said to have had its beginnings in a pocket of cherry stones planted by Captain Samuel Hyde, who by 1855 was a member of the sixth generation of his family to reside in Newton Corner.

By the 1880s Newton Corner's population had reached 4,000 and the area had come to be regarded as a prestigious Boston suburb. At this time real estate values soared. As the demand for house lots grew, the older estates and farms were parceled off. This phase of growth coincided with the opening of the streetcar lines to Boston, making the area more accessible to city dwellers. The link to Boston by commuter rail line brought a new influx of residents, and transformed Newton Corner from a rural area to a neighborhood of suburban scale and setting.

George Hyde (d.1892) yielded to the pressures for suburban development

BIBLIOGRAPHY and/or REFERENCES

Newton's 19th Century Architecture: Newton Corner & Nonantum. 1976.

Henry K. Rowe. Tercentenary History of Newton, 1930.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton Corner	Form No:
Property Name: Hyde Avenue	

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

Architectural Significance:

42 Hyde Avenue (1885) is an unusual example of the Shingle Style in Newton Corner. Notable features of the design are the shingled porch posts of the arcaded, wraparound porch and the swept conical dormers on the broad expanse of roof.

62 Hyde Avenue is typical of the city's many fine examples of the Colonial Revival style. Built c.1890 the house is 2½-stories, and based on a rectangular plan with a truncated hip roof that broadly overhangs the facade. The focal point of the design is a curvilinear entrance porch with clustered Ionic columns which supports a balustraded deck.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton Corner	Form No:
Property Name: Hyde Avenue	

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

Historical Significance:

and during the 1880s he began parcelling off the Hyde Estate. The subdivisions were quickly divided and sold as houselots. George Hyde was a city assessor, a selectman, and a director of the Newton Savings Bank.

During the nineteenth century a deep ravine containing the Hyde Pond stood between Hyde Avenue and nearby Park Street. It was used for recreational purposes by neighborhood children.

Staple to Inventory form at bottom

86001742

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hyde Avenue Historic District (Newton MRA)
Middlesex County
MASSACHUSETTS,

Working No. JUL 23 1986

Fed. Reg. Date:

Date Due: 8/21/86 - 9/6/86

Action: ACCEPT

RETURN 9-4-86

REJECT

Federal Agency:

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria

Reviewer

Discipline

Date

see continuation sheet

Nomination returned for: ☒ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- ☐ excellent
☐ good
☐ fair

- ☐ deteriorated
☐ ruins
☐ unexposed

Check one

- ☐ unaltered
☐ altered

Check one

- ☐ original site
☐ moved date

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

9. Major Bibliographical References

X 10. Geographical Data

X Acreage of nominated property _____

Please provide acreage

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

X 13. Other

- ☒ Maps
- ☐ Photographs
- ☐ Other

Please provide scale for sketch map.

Questions concerning this nomination may be directed to _____

Signed _____

Date _____

9/4/86

Phone: _____

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116

Area Letter	Form numbers in this Area
I	N-17 to N-21

Newton, Mass. MRA

Town Newton / Newton Corner

Name of Area (if any) Hyde Avenue

Historic District

Present Use residential

General Date or Period 1880-1893

General Condition Excellent

Acreage 3.79 acres

Recorded by Harriet White

Organization Newton Historical Comm.

Date 3/86

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).

UTM REFERENCE	<u>19 3 19880. 46 90510</u>
	<u>3 19920. 46 90600</u>
	<u>3 19980. 46 90580</u>
	<u>3 19940. 46 90490</u>
USGS QUADRANGLE	<u>Newton</u>
SCALE	<u>1:25,000</u>

Valerie A Talmage
Shpo 12/8/86

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Hyde Avenue District meets Criterion C as a cohesive cluster of late-nineteenth century residences with representative examples of the styles most prevalent in Newton Corner during the final decades of the nineteenth century, the village's last major phase of growth.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton Corner	Form No:
Property Name: Hyde Avenue	

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

Architectural Significance:

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Staple to Inventory form at bottom

7/23/66

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton Corner	Form No:
Property Name: Hyde Avenue	

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

Historical Significance:

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During the nineteenth century a deep ravine containing the Hyde Pond stood between Hyde Avenue and nearby Park Street. It was used for recreational purposes by neighborhood children.

Staple to Inventory form at bottom

7/23/84

HYDE AVENUE HISTORIC DISTRICT

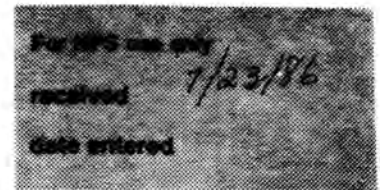
Address	S-B-L	Historic Name	Date	Style	C/NC	Inven.#	Area
36 Hyde Ave.	72-23-61		1880	Queen Anne	C	N-17	31,694
42 Hyde Ave.	72-23-60		1885	Shingle	C	N-18	32,901
52 Hyde Ave.	72-23-59		c.1893	Queen Anne	C	N-19	42,849
59 Hyde Ave.	72-25-7		c.1885	ColonialRev	C	N-20	20,134
62 Hyde Ave.	72-23-58		c.1897	ColonialRev	C	N-21	37,417

5 properties with an area of 164,995 square feet (3.79 acres)

5 buildings, 0 non-contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Newton MRA
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

1. Boyden Hall

DOE/OWNER OBJECTION

Substantive Review

Keeper

Attest

Date/Signature

Eligible
Patricia Andrews 9/4/86
Beth L. Savage 7/23/86

2. Marcy, Willard, House

DOE/OWNER OBJECTION

Substantive Review

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Beth L. Savage 9/4/86

3. Masonic Building

DOE/OWNER OBJECTION

Substantive Review

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Beth L. Savage 9/4/86

4. Ward, John, House

DOE/OWNER OBJECTION

Substantive Review

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Beth L. Savage 9/4/86

5. Crystal Lake and Pleasant
Street Historic District

Entered in the
National Register

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Melrose Byers 9/4/86

6. Farlow and Kendrick Parks
Historic District
(Boundary Increase)

Entered in the
National Register

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Melrose Byers 9/4/86

7. Gray Cliff Historic
District

Entered in the
National Register

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Melrose Byers 9/4/86

8. Hyde Avenue Historic
District

Entered in the
National Register

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Melrose Byers 10/23/86

9. Lasell Neighborhood
Historic District

Entered in the
National Register

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Melrose Byers 9/4/86

10. Newton Highlands Historic
District

Entered in the
National Register

Keeper

Attest

Eligible
Patricia Andrews 9/4/86
Melrose Byers 9/4/86

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hyde Avenue Historic District (Newton MRA)
Middlesex County
MASSACHUSETTS

Working No. 7/23/86

Fed. Reg. Date: 2/2/88

Date Due: 1/26/87

Entered in National Register Action: ACCEPT 12-23-86
RETURN
REJECT

Federal Agency: _____

- ☒ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved
☐ fair	☐ unexposed	date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. 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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Newton, Mass. MRA

- 59 Hyde Ave. (Newton Corner) -
MR-A-7 (6)



Newton, Mass. MRA

- 62 Hyde Ave. (Newton Corner) -
MR-A-7 (5)



Newton, Mass. MRA

42 Hyde Ave (Newton Corner)
MR-A-7 (9)



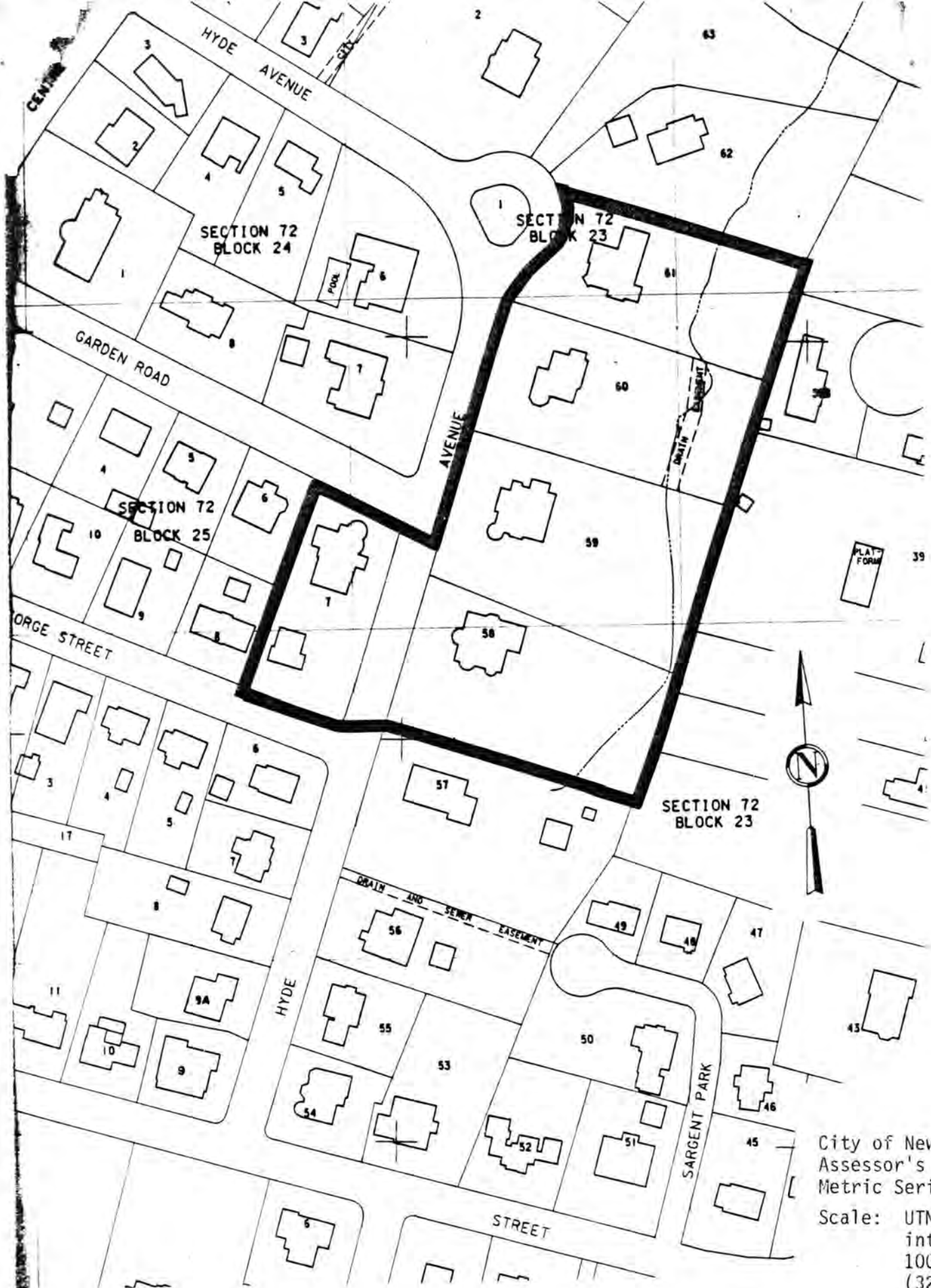
~~Newell~~ Mass. MRA

- 52 Hyde Ave. (Newton Corner) -
MR-A-7 (7)



Newton, Mass. MR4

- 36 Hyde Ave. (Newton Corner)
MR-A-7 (10) -

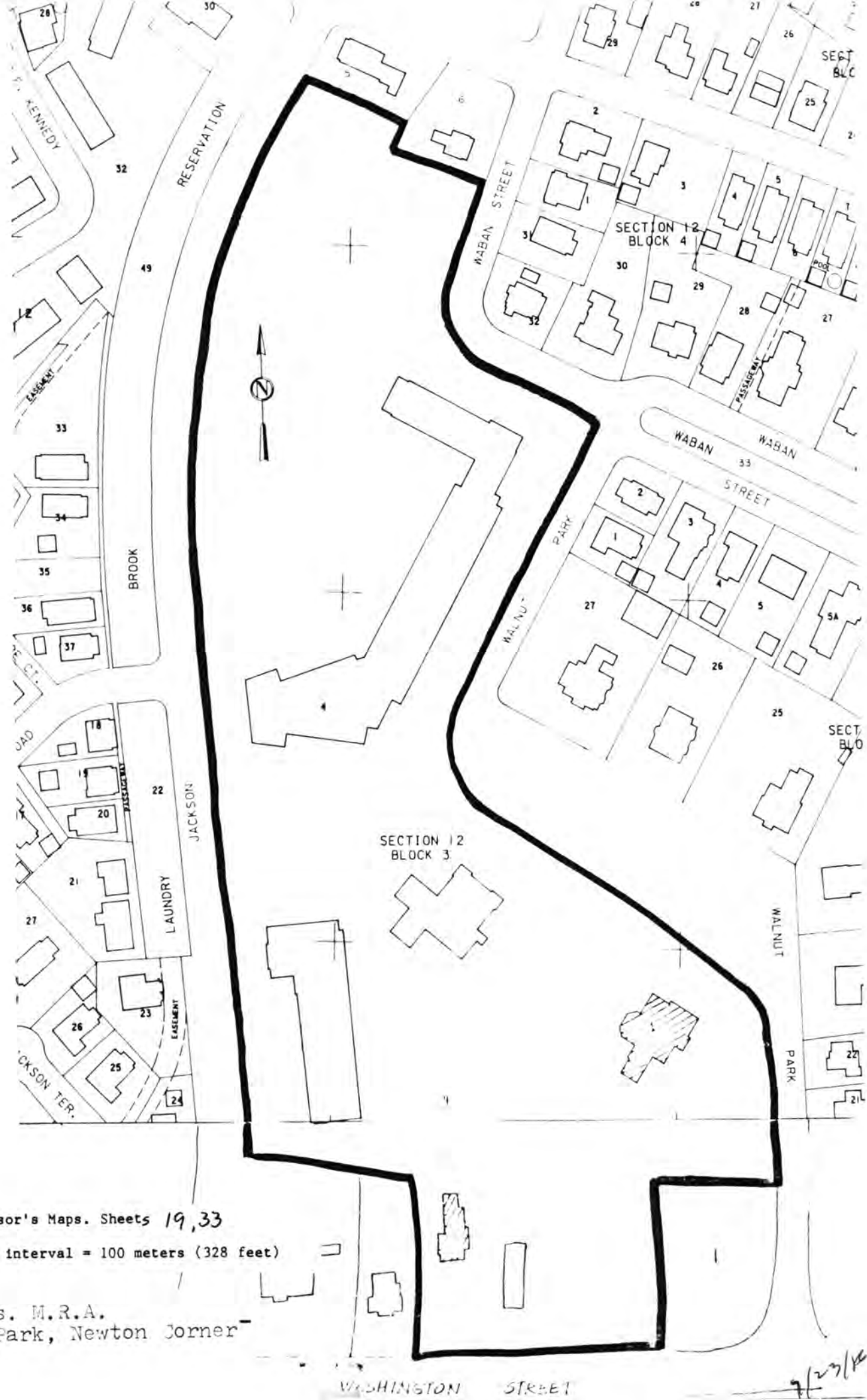


City of Newton
Assessor's Map
Metric Series, 1979

Scale: UTM grid line
interval =
100 meters
(328 feet)

Newton, Mass. M.R.A.
Hyde Avenue Historic District
Newton Corner

7/23/86



City of Newton Assessor's Maps. Sheets 19,33
Metric Series. 1979
Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. M.R.A.
-65-71 Walnut Park, Newton Corner-
12-3-4

WASHINGTON STREET

7/23/18



PC13 515 978

The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

November 10, 1986

Carol Shull
Keeper
National Register of Historic Places
Department of the Interior
Washington, DC 20013-7127

Dear Ms. Shull,

Enclosed please find the following nomination forms which were returned for technical and substantive corrections by your office. Please note that all these nominations were submitted prior to the requirement that all contributing and noncontributing resources be counted.

Cambridge, Cambridge MRA amendments:

Massachusetts Institute of Technology Historic District, on the MIT Campus.

Biological Laboratory, 16 Divinity Avenue.

Harvard Union, Corner of Quincy and Harvard Streets.

Cambridge Common Historic District(Boundary Alterations).

Kresge Auditorium, Massachusetts Avenue at Amherst Street.

M.I.T. Chapel, Massachusetts Avenue at Amherst Street.

The Kennedy, 430-442 Massachusetts Avenue.

Baker House, 362 Memorial Drive

Newton, Newton MRA properties:

Hyde Avenue Historic District, Hyde Avenue.

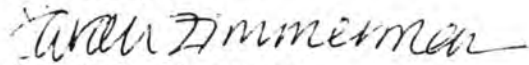
Saco Pettee Machine Shops, 156 Oak Street.

Potter Estate, 65-71 Walnut Park.

continued

Please contact me if you have any further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sarah J. Zimmerman".

Sarah J. Zimmerman
Director of Preservation Planning
Massachusetts Historical Commission

SJZ/AET

SALLY

All These
returns are
ready to go Certified,
but do any of these
need VT's signature
since they've been changed
substantively?

AT