

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 80 BOYLSTON STREET
 BOSTON, MA 02116

AREA	FORM NO.
	CH-152

Town Newton, Mass. M.R.A.
Newton (Chestnut Hill)
 Address 173-75 Ward Street
 Historic Name none

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

Use: Present dwelling
 Original dwelling

DESCRIPTION

Date circa 1800
 Source Some of the Older Houses in Newton
 Style Federal
 Architect unknown
 Exterior Wall Fabric clapboard
 Outbuildings garage

Major Alterations (with dates) ell on north elevation

Condition Very good

Moved no Date less than one year

Acreage 11,406 sq. ft.

Setting Suburban residential on old road

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

SEE ATTACHED MAP

UTM REFERENCE 19.320370.4689480

USGS QUADRANGLE Newton, Mass.

SCALE 1:25,000

Recorded by Arch. Preservation Assocs.

Organization Newton Historical Comm.

Date 5/83

Rev. by H. White 3/86

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The house at 173-75 Ward Street is an important local example of an early Federal period residence, one of few in the city. It therefore meets Criterion 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 house at 173-75 Ward Street exhibits the typical five-bay facade organization associated with houses of this period. The narrow window openings and the trabeated entrance have enframements of narrow moulding. The elongated rear slope of the roof creates a saltbox profile, not incompatible with the date of the house, although it may not have been part of the original house. The twin rear wall chimneys are also typical of this style.

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

This house was built by Charles Hyde (1774-1821) in 1800 at the time of his marriage to Sarah Jackson. The house is referred to as the "Hyde Place" in numerous property disputes triggered by the Newton tunnel construction during the mid-nineteenth century. The property changed ownership many times before 1850. Finally, in 1852, Michael Martin bought the house and a portion of the land. The Martin family retained ownership through the early 20th century, although they built a new house at 169-171 Ward Street by 1885, and rented the older house to local laborers.

BIBLIOGRAPHY and/or REFERENCES

Atlases: 1907-Jos. & Margaret Martin (also #169)
1895- " " " " "
1874-M. Martin

Map-1835 M. Martin

Directory: 1907-house vacant, Jos. Martin lived at #169, stable owner,
Margaret lived at #171, housewife

1874-Michael Martin, farmer
Fred C. Alexander. Some of the Older Houses in Newton, Jackson Homesteads (n.d.)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received 7/23/86
date entered

Continuation sheet Item number Page

Multiple Resource Area
Thematic Group

Name Newton MRA
State Middlesex County, MA

Nomination/Type of Review		Date/Signature
61. House at 170 Otis Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
62. House at 173--175 Ward Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
63. House at 203 Islington Road	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
64. House at 215 Brookline Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
65. House at 2212 Commonwealth Avenue	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
66. House at 230 Melrose Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
67. House at 230 Winchester Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
68. House at 3 Davis Avenue	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
69. House at 307 Lexington Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____
70. House at 309 Waltham Street	Entered in the National Register	<u>for Keeper</u> <u>Melores Byers 9/4/86</u> Attest _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 173--175 Ward Street (Newton MRA)
Middlesex County
MASSACHUSETTS

Working No. _____
Fed. Reg. Date: JUL 23 1986 12/3/87
Date Due: 8/24/86 - 9/6/86
Action: ACCEPT 9-4-86
 RETURN _____
 REJECT _____
Federal Agency: _____

Entered in the
National Register

- 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 Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

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
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

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

House at

173-75 Ward St, Chestnut Hill
K-14 (26)

173 Ward



City of Newton Assessor's Maps. Sheet **76**
 Metric Series. 1979
 Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. M.R.A.
 175 Ward Street, Chestnut Hill
 73-38-13