

**LANDMARK REPORT
401 WOODWARD STREET, NEWTON, MA
ELEAZER HYDE HOUSE**

**Presented to:
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GRSAM 750: Neighborhood Conservation**

**By:
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April 30, 1997

NEWTON LOCAL LANDMARKS PROGRAM

401 WOODWARD STREET

The Newton Historical Commission, with the assistance of Boston University Preservation Planning student, Aleca Sullivan, prepared this landmark report, completed in June 1997.

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ELEAZER HYDE HOUSE
401 WOODWARD STREET

NEWTON LOCAL LANDMARKS NOMINATION REPORT
PREPARED BY ALECA SULLIVAN
BOSTON UNIVERSITY PRESERVATION STUDIES PROGRAM
FOR
CITY OF NEWTON HISTORICAL COMMISSION
APRIL 30, 1997

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The Eleazer Hyde House (401 Woodward) is historically and architecturally significant as one of the earliest surviving houses in Newton and one of the only remaining examples of High Georgian style architecture in the city. The house reflects the evolution of the Waban neighborhood of Newton from open agricultural land to a late nineteenth century residential suburb. It is associated with the Hyde family who were among the first settlers in Newton, as well as physician Morrill Wyman, author of several innovations in nineteenth century medicine and founder of Mount Auburn Hospital in Cambridge. In addition, the house is associated with well known architect H. Langford Warren, the designer of many houses in the Waban neighborhood as well as founder of the Harvard University School of Architecture and Dean of the Harvard Faculty of Architecture for over twenty years. H. Langford Warren expanded the house during his ownership in the late nineteenth century and these changes are also important to the overall integrity of the property. The property retains integrity of location, design, materials, workmanship, and association.

NEWTON LOCAL LANDMARKS NOMINATION REPORT

Property Address: 401 Woodward Street, Eleazer Hyde House

1. Name of Property

- a. Historic Name: Eleazer Hyde House
- b. Common Name: Hyde Farmhouse

The Eleazer Hyde House is named for the original owner of the land and house located at 401 Woodward. The house is also referred to in historic literature as the Tower House, Wyman House, Warren House and Phillips House, all names derived from the various owners of the structure.

2. Location

- a. Street Address: 401 Woodward Street, Newton, Massachusetts
- b. Zip Code: 02168
- c. Assessor's S / B / L #: Section 53, Block 25, Lot 15F of Newton Assessor Maps
- d. Middlesex County Registry of Deeds Book 24594, Page 147

The Eleazer Hyde House is located at 401 Woodward Street in Section 53, Block 25, Lot 15F of Newton Assessors Maps. It is zoned Single Residential 2 (SR2), situated in a single family residential district. The maximum height limit is 36 feet, and the minimum lot area per dwelling unit is 10,000 square feet. Buildings can not exceed 30 percent of lot area in this zone, and the open space minimum is 50 percent. The required set back is 25 feet from street, 15 feet from rear, and 7.5 feet from side lots. It is assessed as a mixed use structure in 1997 (based on January 1, 1996) with a valuation of \$164,900 on the land and \$307,600 on the improvements, for a total assessment of \$472,500.

3. Classification

a. Ownership of Property

Private Public (federal, state, local) Other

b. Type of Property

Building Structure Site Landscape Other

c. National Register Status

Listing and Date: National Register Individual Listing 9/4/86
 National Register Multiple Resource Area 9/4/86
 Local Landmark Designation 3/24/94

4. Function or Use

a. Historical Function (s)

The Eleazer Hyde House was built in the mid to late eighteenth century by one of the City's early settlers. The house originally functioned as a farm house and is representative of Newton's rural farming development phase and built . It continued to be used as a farm house until the late 19th century when Newton developed into an important railroad suburb of Boston. At that time (1886) Dr. Morrill Wyman, founder of Mount Auburn Hospital, sold the house and 150 acres of farm land to Charles Page and Frederick Henshaw, real estate speculators that subdivided the farm land into 87 house lots to create the current suburban neighborhood. During this period the house served as the home of H. Langford Warren, founder of the Harvard School of Architecture and Dean of the Harvard Faculty of Architecture for over twenty years. Warren was also the architect of many of Newton's most prominent homes, including two (389 Woodward Street and 414 Woodward Street) that Page and Henshaw commissioned located proximate to the Eleazer Hyde House.

b. Current Function (s)

The house continues to function as a single family residential dwelling.

5. Description

a. Neighborhood Description

The Eleazer Hyde House was originally constructed on a 38 acre parcel of land. This land increased in 1866 when a later owner, Edward Wyman, expanded the estate to 150 acres. The property was later sold to real estate speculators and subdivided in the late 19th century as Newton became a prosperous railroad suburb of Boston. The land was recently subdivided once more by real estate speculators, leaving it at approximately one-third of one acre in size. The house is surrounded by late 19th century homes and two recently developed 20th century houses immediately adjacent to the house. Neighboring houses are generally situated on lots well under one acre in size on winding streets, surrounded by mature trees and vegetation. The Cochituate Aqueduct runs through the neighborhood directly behind the Hyde House, creating a berm separating the house from neighbors to the north.

b. Architectural Description

(1). Materials

Foundation: Fieldstone

Walls: Clapboard

Roof: Asphalt shingles

Windows: Historical sash, six over nine.

Ornamentation:

Heavy corner boards, hipped roof, pedimented doors, and crown moldings above first story windows indicative of Georgian style. Slender grouped columns on west porch and oriel window reflect late 19th century expansion and renovation.

Vegetation: Grass, minimal foundation plantings, shade trees.

(2) Verbal Description

Historical Appearance

The Eleazer Hyde House was originally constructed as a two-room, central-hall, rear-chimney house, two-stories in height. It was one-pile deep and five-bays wide with entrance in the third bay. The house was constructed with a shallow hipped roof with two large chimneys spaced evenly on the rear wall. Ornamentation dating to the original construction includes the heavy corner boards, crown moldings over the first story windows, pedimented doors and six over nine sash windows. The construction of a central hall plan Georgian style house in the mid to late 18th century signified a transition being made by prosperous citizens from the more common central chimney plan house.

A drawing presented in the publication *Waban Early Days* that was reportedly based on a photograph taken of the house c.1880 shows a one story lean-to extending from the rear facade. This may have been constructed originally with the house, or represent an addition made in the century prior to 1880. Major alterations were made to the house in the late 19th century by architect H. Langford Warren. Warren had recently opened his own architecture firm after having trained in the office of H.H. Richardson from 1879 through 1884, serving as Richardson's chief office assistant. He had a successful architectural practice throughout his life and went on to found the Harvard School of Architecture in 1893, serving as Dean of the Faculty of Architecture until his death in 1917. Warren married Catherine C. Reed four months after she purchased the Hyde House in 1887. During this period (c.1887-1895) a two-story rear ell and small porch off the west facade were added. A wing at the northwest corner (c.1895-1907) that is evident in a 1907 atlas footprint of the house was also likely added by Warren, as well as the oriel window above the front entrance. H. Langford Warren's skill as an architect and interest in architectural history is evident as he left the original High Georgian south facade and structure predominantly untouched, while creating a Classical Revival east facade with the rear ell addition.

A further alteration was made in the mid-1900s with a large addition to the rear of the house. The massing has changed with rear ell addition; however, this change is only visible from side or rear of the house. The one-story porch off the west facade that appears to have been open in photograph of the house during H. Langford Warren's ownership has been enclosed. More recently a deck has been added to the rear of the house, accessed by modern glass double doors on the rear facade.

Current Appearance

The current appearance of the front facade of the Eleazer Hyde House is very similar to that of the original construction, maintaining the original five-bay front (south) facade in Georgian style and the Classical Revival east facade. The house remains a two-story structure with shallow hipped roof and one-story enclosed porch off the west facade. It is covered with clapboards and trimmed with corner boards, consistent with the original finish; however, the roof is now finished with asphalt shingle roofing. A majority of the windows are original six over nine sash with larger modern replacements evident on the rear facade. The house is situated on flat land, set back approximately 20 feet from Woodward Street and surrounded by grass, shade trees and minimal foundation plantings. The lot size has decreased significantly through the years and with the construction of two adjacent houses in 1994 the integrity of setting has been threatened. However, the relationship of the house to the street and to the historic Cochituate Aqueduct passing to the rear of the house remains basically unaltered.

6. History of Property

a. Deed History

Eleazer Hyde Sr., the first documented owner of the land, was the son of Jonathan Hyde, the sixth recorded settler of Newton. Eleazer was a weaver by trade and very active in the town, holding such positions as surveyor of highways in 1710 and Constable from 1715 through 1717. He was married twice, first to Hannah Hyde (1680-1720) and then to Marcy Bird. Eleazer Hyde Sr. had four children, two daughters and two sons; however, only one son survived to adulthood, Eleazer Hyde Jr. (1710-1771). Eleazer Hyde Sr. granted his surviving son his 38 acre property in his will dated December 30, 1729 and executed upon his death in 1731. The house currently standing at 401 Woodward Street is believed to have been constructed by Eleazer Hyde Jr.

Eleazer Hyde Jr., yeoman, married Mary Beale and had two children. His wife Mary died in 1767 and Eleazer married a second time approximately one year later. Both the Hyde children died in 1770 and Eleazer Hyde Jr. followed in 1771. His second wife, Rachel, died in 1772. The Hyde Farmhouse was purchased in 1772 by Dr. Josiah Starr. Starr's widow sold the land and house in December 1791 to Ebenezer Richardson, housewright and son of Samuel Richardson, Selectman. In April 1807, Richardson sold the farmland and house for \$1,900 to Thomas McNoah. McNoah made a healthy profit on the land and house when he sold it in 1844 to Thaddeus Tower of Sudbury for \$3,800.

In 1846, during Thaddeus Tower's ownership of the property, the Commonwealth of Massachusetts passed legislation allowing the taking of lands for the building of the Cochituate Aqueduct to provide fresh water to the City of Boston. This historic event created the natural barrier that bisected Tower's property at an angle to the north of the house and is still visible today. At the time of the its creation Tower protested the taking of the land because the aqueduct would separate the barn from the meadow to the north with a steep berm, making access to his fields virtually impossible. Consequently, in the Taking of the Land of 1848 filed at the Registry of Deeds, number 114 which deals directly with the lands of Thaddeus Tower at 401 Woodward has its own unique conditions allowing for "passing and repassing across at right angles" to allow access to his farm lands. Reference to this legal right to use the land remains in the deed transfers as long as the land remains an entire farm under one ownership.

In 1866 Thaddeus Tower sells the house and land to Edward Wyman, a wealthy linen importer from Roxbury. Edward Wyman expanded the land to include 150 acres and sold the estate to his brother, Morrill Wyman, three years later for twenty one thousand dollars. The sale may represent a mortgage to allow Edward Wyman use of the funds in his linen import business. Neither of the brothers appear to have lived in the Hyde house and a caretaker, Edward Cassidy, was hired to supervise the farm and live in the house. Many farming innovations were attempted on the Wyman farm, including the introduction of Mulberry trees with the intention of raising silk worms, a second indicator that Edward Wyman, the linen importer, maintained an interest in the farm. Dr. Morrill Wyman, Edward's brother and the legal owner of the property, was a prominent physician in Boston and Cambridge area and founder of Cambridge Hospital (now Mount Auburn Hospital) in 1886. Wyman made many innovations in 19th century medicine and could also have had interest in experimentation on the farm land.

Access to the Waban area increased dramatically in 1886 with the construction of the Circuit Railroad making the land a prime opportunity for suburban development. In May 1886 Morrill Wyman sold the entire estate to Charles Page and Frederick Henshaw, real estate speculators that subdivided the property into 87 house lots. In July 1887 Page and

Henshaw sold the Hyde house and 28,294 square feet of land to Catherine C. Reed. Four months later in November 1887, Catherine Reed married Herbert Langford Warren, architect and founder of the Harvard University School of Architecture. In 1892 H. Langford Warren purchased a triangular parcel of land to the west of his home from Page and Henshaw to bring the total acreage of the land surrounding the house above one acre.

In June, 1904, Caroline C. Phillips purchased the house and land from H. Langford and Catherine C. Warren. In this same month Phillips purchased adjacent land from Charles Page "being part of the land taken by the City of Boston for the Cochituate Aqueduct" which brought the parcel's total acreage to approximately one and one-half acres. This triangular parcel, bounded to the south by Woodward Street, the north and west by the Cochituate Aqueduct, and the east by two house lots on Chestnut Street, transferred four additional times relatively unaltered until 1994, when the land was subdivided once more into three separate lots as it stands today.

b. Development History

The Eleazer Hyde House began as a rural farm house, consistent with the early settlement of Newton. The area surrounding the Hyde House in southwestern Newton called Waban was originally settled in 1680. Eleazer Hyde represented one of the first settlers of this section of the town. The Eleazer Hyde House was constructed on one of the earliest paths through the area, know originally as the Sherborn Road and renamed in the mid-19th century to Woodward Street after Waban's first documented settler, John Woodward. Newton as a whole remained a rural farming community until the extension of railroads in the mid 19th century promoted the development of the city's several small villages into prominent suburbs of Boston.

The evolution of the city from a farming community to railroad suburb did not occur all at once. Due to poor access Waban remained sparsely settled well into the 1880s, representing one of the last areas of the city to convert to subdivided residential lots. This began to change with the construction of the Highland Branch of the Boston and Albany Railroad (also called the Circuit Road) in the late 19th century, which connected the villages in the south section of Newton to the main rail line at Riverside. In 1886, the same year the Circuit Road was completed, Charles Page and Frederick Henshaw purchased the Eleazer Hyde House and land, totaling over 150 acres at that time, and subdivided the area into 87 residential lots fronting on Beacon, Chestnut and Woodward Streets. The development also created Wyman and Plainfield Streets and Pine Ridge Road.

H. Langford Warren, prominent architect and owner of the Eleazer Hyde House from 1887 through 1904, was instrumental in the design of several houses in the Waban area. Warren is known to have been commissioned by Page and Henshaw to design at least two residences, 389 Woodward Street and 414 Woodward Street. In 1888 Warren was commissioned by William Strong, a local developer of an adjacent subdivision, to design 48 Windsor Road and 102 Windsor Road. The contributions of H. Langford Warren and real estate speculators Charles Page and Frederick Henshaw in the late 19th and early 20th centuries are directly responsible for the Waban area of Newton as it exists today.

c. Historic Photographs (presented in Appendix)

Figure 1.

Drawing of "Wyman Farm" reproduced in *Waban Early Days* is reportedly based on an c.1880 photograph in storage at the Waban Branch Library. This drawing of the west and north elevations illustrates the original two-story house, one pile deep with symmetrical rear chimneys and one story lean-to on the rear facade.

Figure 2.

A photograph reproduced in *Waban Early Days* labeled "The Wyman Farm during the occupancy of H. Langford Warren" also illustrates the north and west elevations of the house. The house has been expanded, with the rear ell addition evident as well as a one-story porch. There appears to be a second set of paired pillars evident near the rear of the side porch that does not exist on the current house, indicating that the porch may have originally been open and closed in at a later date. A small pond is evident in the foreground of the photograph that has since been filled in.

Figure 3.

In photographs published in "The House Beautiful", December, 1919, the front facade of the Eleazer Hyde house appears very similar to the house in 1997. Two differences include the side porch, which is not enclosed in the 1919 photo, and the front porch, which is enclosed as it stands today but contains many more windows in the 1919 photo.

7. Significance of Property

a. Period of Significance

The period of significance for the Eleazer Hyde House extends from its construction as one of the prominent and only remaining farmhouses in Newton and its association with one of Newton's founding families in the late 18th century, to the development of Newton as a railroad suburb and its associations with the well known architect H. Langford Warren in the late 19th/early 20th century.

b. Historical Significance

The historical significance of the Eleazer Hyde House lies both in the 18th and 19th century families that lived in it, its roll as a farmhouse representing Newton's agricultural history, and its relationship to the development of the Waban area from a farming community into a railroad suburb.

The Hyde family was one of the earliest to settle the town of Newton. Jonathan Hyde, the father of Eleazer Hyde, was the sixth recorded settler of Newton and reportedly arrived directly from London in 1647, only eight years after the first white settler of Newton. Eleazer Hyde was reportedly one of the original settlers of the Waban area. Many of the descendants of Jonathan Hyde held prominent positions in the town. The association of the Eleazer Hyde House with one of Newton's founding families is significant to the history of the city. Although the house was sold out of the Hyde family in 1772, it continued to serve as a farmhouse until the late nineteenth century. A second important individual associated with the house is Dr. Morrill Wyman, a significant figure in both the region and the nation. Morrill Wyman made several innovations in 19th century medicine. His publication entitled *A Practical Treatise on Ventilation* earned Dr. Wyman acknowledgment as the foremost authority on the ventilation of hospitals and public buildings. Wyman was also the first to drain chest fluid using a hallow bore needle, an important milestone in the treatment of pleurisy. Finally, he was the first to clearly describe seasonal allergies known commonly as hay fever. Morrill Wyman was the founder of Cambridge Hospital, now known as Mount Auburn Hospital, in 1886.

Newton functioned as a rural agricultural community for over 200 years. The Eleazer Hyde House remains one of the only surviving representations of Newton's rural history as a farming community. In addition, the house is historically significant for the contribution it makes to an understanding of the development of the Waban area as a residential suburb. The Eleazer Hyde House serves as a reminder of the extensive real estate holdings of Newton's farm owners that were sold to real estate speculators for the development of residential lots. It is in this phase of the history of the house that it is associated with a third significant individual, Herbert Langford Warren.

H. Langford Warren owned the Eleazer Hyde House from 1887 through 1904 and significantly expanded the house during this period. Warren is an architect with local, regional and national significance. H. Langford Warren was born in 1857 in Manchester, England and moved to Massachusetts in 1876 with his family. From 1877 through 1879 he studied architecture at MIT and from 1879 through 1884 he worked in the office of H.H. Richardson, achieving the title of chief office assistant. In his years in the office of Richardson he is thought to have assisted in the design of such buildings as the town hall at North Easton, Massachusetts, the Auburndale Station on the Boston and Albany Railroad, and Austin Hall at Harvard University. After a year of travel in Europe, Warren returned to Boston and opened his own architectural practice. Shortly thereafter, in 1887, Warren married Catherine C. Reed, who had purchased the Eleazer Hyde House from real estate speculators Charles Page and Frederick Henshaw in the same year. H. Langford Warren achieved local significance in his design of several homes in the Newton area, particularly in the early years of his practice. In addition to a successful architectural practice that was active throughout the nation, Warren founded the Harvard University School of Architecture in 1893 and served as Dean of the Faculty of Architecture until his death in 1917. He was an important figure in establishing curriculum in the Principals of Architecture and architectural history and is most widely remembered for his contributions to education on the historical development of architecture.

c. Architectural Significance

The Eleazer Hyde House is architecturally significant as one of the best preserved Georgian houses in Newton. In addition, it is one of only twelve remaining pre-1800 buildings in Newton listed on the National Register. Newton was a sparsely settled, rural farming community as late as the mid-19th century and as a result there are few examples of this period of the City's heritage remaining. This property and house is a remnant of one of Newton's original 18th century farms. The 19th century changes to the house by H. Langford Warren are also important to the overall integrity of the property.

The Hyde House is an excellent remaining example of a High Georgian central plan house, representative of the transition made in the late eighteenth century by prosperous citizens from the more common central chimney plan house. The front of the house is a symmetrical five bay facade with enclosed central front entrance with pediment. Heavy cornerboards demarcate the original Georgian structure, and a one-story porch added by H. Langford Warren extends off the west facade finished with slender paired pilasters and pediment. First story windows are ornamented with crown moldings, and second story windows are tucked tightly under the eaves. The oriel window above the front entrance was also likely added by H. Langford Warren.

The late nineteenth century addition is evident when viewing the east facade, completed in a complimentary Classical Revival style. The window fenestration of the front facade has been maintained, as well as the pedimented entrances. The large rectangular massing and

shallow hipped roof line were also maintained by Warren. Overall, the strength of the rectilinear proportions of the house and fenestration, its well-preserved materials, and excellent state of maintenance distinguish the Eleazer Hyde House and make it an excellent example of its style.

d. Landmark Designation Criteria of Significance

Section 22-93, Ordinance T-288

Section 22-93 states the criteria for landmark designation. It states that the Commission may:

(b)...designate as a landmark any property within the City being or containing a structure or landscape which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic, or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of period, style, method of construction, or association with a famous architect or builder) either by itself or in the context of a group of structures and may order amendments to any designation of landmark theretofore made....(c) The Commission shall consider the following conditions: (1) That the location and setting is compatible with future preservation and use. (2) That the distinguishing characteristics of significance are for the most part original and intact or capable of restoration. (3) That the existing or proposed use is compatible with the preservation and maintenance of the site.

The Eleazer Hyde House meets all the criteria for designation outlined in Ordinance T-288. It is importantly associated with more than one person in Newton's town history, as well as the Commonwealth and the nation, including the Hyde family original settlers, Dr. Morrill Wyman and H. Langford Warren. It is also importantly associated with the rural history of Newton as a farming community prior to the late 19th century, exemplification of the historic heritage of Newton. The house is historically and architecturally significant in terms of period, representing the transition in late 18th century from central chimney to central hall plan; style, as one of few remaining Georgian homes in Newton; and, association with a famous architect, H. Langford Warren, a significant architect in Newton and the Commonwealth, who owned and significantly expanded this house.

The Hyde family, descendants of Jonathan Hyde, who settled in Newton in 1647, occupied a prominent place in the early social history of Newton. The family served the community in many capacities. Eleazer Hyde was one of the first settlers of the Waban area and served as town surveyor and constable. Dr. Morrill Wyman holds importance in the Commonwealth for his founding of Mount Auburn Hospital in 1866, and in the nation for his contributions to medicine in the nineteenth century. Finally, H. Langford Warren holds important associations with the town, Commonwealth and nation. His architectural designs for many of Newton's houses shaped the City as it stands today, and his importance to the Commonwealth and the field of architecture as a whole is evident through his founding of Harvard University's School of Architecture, his role as Dean of the Faculty of that school for over twenty years, and his overall contributions to architectural education and curriculum.

NEWTON LOCAL LANDMARKS NOMINATION REPORT

Property Address: 401 Woodward Street, Eleazer Hyde House

The Eleazer Hyde House is importantly associated with the rural history of Newton. The property is one of only twelve remaining pre-1800 dwellings in Newton listed on the National Register of Historic Places. It remains the only eighteenth century farm house in Waban that continues to be used as a residence. It is also one of the only original houses that retains its location relative to the historic Cochituate Aqueduct. In terms of materials and workmanship, the Eleazer Hyde House is one of the best-preserved Georgian houses in Newton. It retains all of the important features of the style, including its strong, rectilinear geometry, clapboards and heavy corner board trim, shallow hipped roof with paired rear chimneys, pedimented doors and crown moldings above first story windows. The house is also distinguished by its Classical Revival addition designed in the late nineteenth century by H. Langford Warren. The floor plan of the original house represents the transition in late 18th century from central chimney to central hall plan. The house is thus significant for its period, style, method of construction and association with a famous architect.

The Eleazer Hyde House has historically been used as a residence, and the location and setting remains compatible with this use in the future. The distinguishing characteristics of the building are original and have been little altered and excellently maintained through its lifetime. The house is, therefore, suitable for preservation under the conditions outlined in Section 22-93 (c).

8. Recommendations

a. Preservation Recommendations

Section 22-90, Ordinance T-288

The purpose of landmarks designation is stated in Section 22-90 of Ordinance T-288:

...to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive architecture and other characteristics of buildings, structures, landscapes, and places significant in the history and prehistory of the Commonwealth of Massachusetts and the City of Newton and through the maintenance and improvement of settings for such buildings, structures, landscapes, and places and through the encouragement of compatible development and the discouragement of destruction of or damage to such resources.

The Eleazer Hyde House is individually listed on the National Register of Historic Places. It is protected from the adverse effects of federally licensed, permitted, or funded projects and, through listing of the parallel State Register of Historic Places, from the adverse effects of state funded projects. At the local level, it is covered by a local landmark designation and the provisions of the city's zoning code.

The National and State Registers provide limited protection from public projects through review by the Massachusetts Historical Commission. The zoning provisions establish maximum density and height standards and govern the allowable uses of the property. However, the Massachusetts Historical Commission's powers do not allow for review of privately funded projects, nor can the zoning code address any issues of building appearance. In neither case can the retention of a particular property be mandated.

Local landmark designation provides the greatest measure of protection for the property from public and private actions by requiring review by the Historical Commission of any exterior changes proposed for the property. This landmark designation should be recorded on the property deed. The property could also be designated within a local historic district under MGL Chapter 40C and Chapter 22 of the Newton Revised Ordinances, 1989. This option would depend on neighborhood-generated efforts to regulate the nature of architectural change in the area since the Commission, as a matter of policy, does not generally initiate district studies in the absence of community interest.

b. Important Features

Key features to preserve in the house include the materials, ornamentation and massing of the original Georgian structure and H. Langford Warren's Classical Revival addition. The shallow hipped roof and paired chimneys are also integral to the original Georgian design. The window fenestration and relationship of voids and solids should remain unaltered. The setting of the house in relation to the historic Cochituate Aqueduct and in relation to Woodward Street should be maintained. All exterior features described in this study leading to the consideration of this property as a landmark should be construed as important features.

c. Further Research

A historic structures report is recommended to assist in accurately dating the year of construction of the original Georgian structure within the eighteenth century. Further research could also be conducted on H. Langford Warren's contributions to the design of houses in the Waban area.

9. Standards for Design Review

Section 22-95 of Ordinance T-288 states:

- (a) Except as the ordinance may otherwise provide, unless the Commission shall first have issued a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship, no building, structure, exterior architectural feature or landscape of a landmark shall be altered or demolished nor any building or demolition permit issued therefor by the city or any department thereof.

Accordingly, a designated landmark in Newton is subject to review for any exterior changes including demolition, addition, new construction, and alterations to exterior architectural features. These standards are appropriate for the subject property, as maintaining the exterior features and massing of the house is crucial to its preservation. This landmark study report describes exterior architectural features that are among the characteristics which led to consideration of the property as a landmark. Except as the order designating or amending the landmark may otherwise provide, those features should be preserved and/or enhanced in any construction, demolition, or alteration of a landmark.

Section 22-96 of the ordinance sets general guidelines to be considered by the Historical Commission in reviewing changes to landmarks. Among other things, the Commission is directed to consider:

- (a) In general: (1) the historical and architectural value, and significance of the building, structure, landscape, or place; (2) the general design, arrangement, texture, material, and color of the features involved; and (3) the relation of such features to similar features of buildings and structures in the surrounding area.

In all cases, a Certificate of Appropriateness, Hardship or Non-Applicability must be issued by the Commission prior to making any changes to a landmark. Review of these exterior changes are not subject to visibility standards that apply for properties within local historic districts; therefore, all exterior changes as defined by the ordinance regardless of their visibility from a public way are subject to review. Changes to the setting, such as fencing or significant landscape alterations are also subject to review. The Commission may also impose dimensional and set-back requirements in addition to those required by the applicable ordinance or by-law. All applications involving features or landscapes that are subject to approval by the Commission are carefully reviewed at a public hearing, in accordance with Ordinance T-288.

a. General Standards

1. Historic and architectural features of the landmark shall be preserved.
2. Changes and additions to the landmark which have taken place over time are evidence of the history of the property and the neighborhood. These changes to the property may have acquired significance in their own right and that significance should be recognized and respected.
3. Deteriorated architectural features should be repaired rather than replaced.
4. When replacement of architectural features is necessary, it should be based on physical or documentary evidence.
5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture, and appearance. The use of imitation replacement materials is discouraged.
6. The surface cleaning of a landmark shall be done by the gentlest possible means. Sandblasting and other cleaning methods that damage exterior architectural features shall not be used.
7. New additions must not destroy significant exterior architectural features and shall not be incongruous to the historic aspects, architectural significance, or distinctive character of the landmark, neighborhood and environment.
8. New additions should be done in such a way that if they were to be removed in the future, the essential form and integrity of the landmark would be unimpaired.

a. Specific Standards

1. General

a. Preserve and protect insofar as possible the remaining setting and streetscape views of the Eleazer Hyde House, in particular the front and side setbacks and landscaping and the relationship of the house to the Cochituate Aqueduct behind the house. The 1994 subdivision of the Hyde House lot has significantly impaired the integrity of setting for this property. A further erosion of the setting is to be avoided.

2. Exterior Walls

a. Retain clapboards and trim.

3. Windows

a. Retain and repair as needed historic six over nine sash windows.

b. Retain and repair as needed historic oriel window above front entrance.

4. Roof

a. Maintain existing pitch and design of roof.

b. Maintain location and size of existing chimneys on original section of house.

5. Other Elements

a. Retain existing massing of house.

APPENDIX



SOUTH SIDE



SOUTH EAST SIDE

401 Woodward Street

CENTER ENTRANCE



EAST SIDE



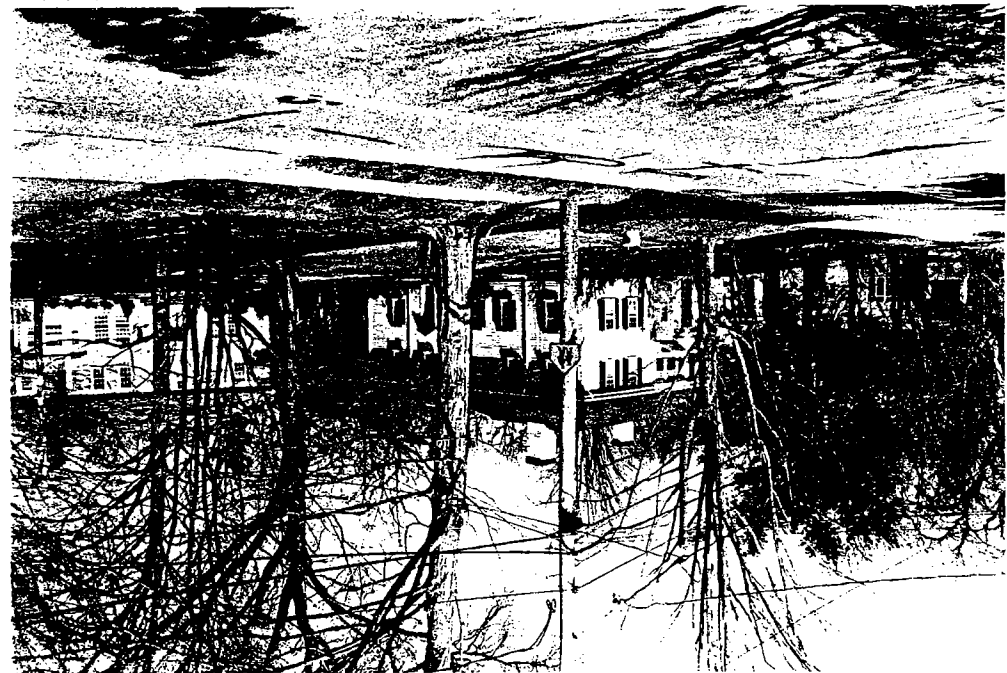


WEST SIDE



Rear / north side

STREET SCAPE



401 Woodland
Street