

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

In Area no.	Form no.
	127/437-15, 15A,16

also 127/437C-1,2

1. Town Brookline MRA

Address 325 Heath Street

Name Paine Estate

Present use Residential

Present owner E. E. Paine

3. Description:

Date 1893

Source Brookline Building Permit

Style Flemish influence in gables

Some Jacobethan influence

Architect Andrews, Jaques & Rantoul

Exterior wall fabric Brick w/ stone sills & lintels

Outbuildings (describe) Garages and greenhouses

Other features 2 1/2 stories, brick, with limestone lintels and window-heads, terra cotta and egg and dart molding at front entrance, two Flemish front gables, two story rounded bay

Altered Yes\* Date see below

Moved no Date -

5. Lot size: 193,842 sq. ft.

One acre or less        Over one acre X

Approximate frontage 200' 11 acres

Approximate distance of building from street  
380'

6. Recorded by Carla Benka

Organization BHC

Date January, 1980

Newton Quadrangle  
UTM References: A: 19/322700/4687580  
B: 19/322670/4687520 C: 19/322320/4687580  
D: 19/322420/4687800 Map #: 32

2. Photo (3x3" or 3x5")  
Staple to left side of form  
Photo number \_\_\_\_\_

4. Map. Draw sketch of building location  
in relation to nearest cross streets and  
other buildings. Indicate north.

\* 1903 - 2nd story added to ell.  
1917 - 2 1/2-story brick veneer addition.

(over)

7. Original owner (if known) Walter C. Cabot

Original use Single family dwelling

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		_____
Community development	<u>x</u>				

9. Historical significance (include explanation of themes checked above)

That part of Heath Street which extends from Heath Hill to Woodland Road was, during the 18th century, a series of large properties belonging to such prominent Brookline families as the Heaths, the Whites, and the Stedmans. (In the 17th century, this land had been granted by the Crown to settlers of Muddy River in parcels of 300 or more acres). In the 19th century, other well established Brookline families began to purchase property in this area. Included in the list of property owners were: John Randolph Coolidge, Walter Cabot, Robert Treat Paine, William Cox, and Theodore Lyman. Of the five estates belonging to these families, only two still remain: The Cox home is now the administrative offices of Pine Manor College (400 Heath Street) and the Paine Estate, still privately owned (The Lyman estate at 105 Heath Street, was built in 1845 by Theodore Lyman, once mayor of Boston, and father of Colonel Theodore Lyman, a student of Louis Agassiz, aide to Major General George Meade of the Army of the Potomac and Harvard Overseer. Designed by Richard Upjohn, the Lyman house sat on top of Single Tree Hill, the highest hill in Brookline, and possessed what many considered to be the most beautiful and stately setting of any mansion in Brookline. The driveway to the house was a perfect Gothic arch of elms.

Walter Channing Cabot built #325 Heath Street in 1893 for his daughter Ruth, who had married Robert Treat Paine II, a noted attorney and philanthropist. He was born in 1860, the great grandson of Robert Paine, a signer of the Declaration of Independence, and the son of William Cushing and Anna Hathaway Paine. He practised law with Arthur Lyman and was a director of General Electric and a benefactor of the Museum of Fine Arts. Cabot, on the other hand, was "never actively engaged in any business and never

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Brookline Chronicle-Obituary for Walter Cabot. Vol.31, p.8. June 14, 1904  
 Permits-1893, 1890, 1903, 1917  
 Atlas-1874, 1884, 1888, 1893, 1897, 1900, 1907  
 Tax lists-1893-1895  
 Ruth Cabot Paine- Heath Street Two Hundred Years Ago. Unpublished papers of the Brookline Historical Society Vol.7.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:	Form No:
Brookline	127/437-15 15A.16
Property Name:	127/437c-1,2 Paine Estate

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

9. HISTORICAL SIGNIFICANCE

participated in Town affairs."

Ruth Cabot Paine, who, in addition to being Walter Cabot's daughter, was the great granddaughter of Jonathan Mason, a member of Congress and a land owner in Brookline. Mason bought 114 acres of land from Moses White in 1792. On her mother's side of the family, Ruth Paine could trace her ancestry back to Thomas Handasyd Perkins, another great grandfather. Perkins was one of the most famous merchant princes in Boston. In an essay on Heath Street, Mrs. Paine writes that Single Tree Hill was once dotted with stone towers, built to enable merchants living in Brookline to view Boston Harbor and watch for ships returning from China or the West Indies. Two of these towers were on the Lyman estate, one on Coolidge land, one on Thomas Handasyd Perkin's property, and one on the Higginson-Warren-Bacon-Lowell place.

Cabot, who purchased this property from the heirs of Benjamin White, was assisted in laying out his property by Thomas Quimby, whose houses still stand on Hammond Street. Andrews, Jaques, and Rantoul, a well known Boston firm, which also designed 400 Heath Street for William Cox, was hired by Walter Cabot to design this house. The substantial brick home has two Flemish gables on the front assymmetrical facade. A two story rounded bay, limestone sills and lintels, and applied terra cotta egg and dart molding are some of its more distinctive architectural features. Although not built in a specific architectural style, #325 Heath Street shows the influence of the Jacobethan style.

Locate nearby is #335 Heath Street, a 1 1/2 story stucco building with a very large hip roof and four bay shed dormer. This building stood on the J. Randolph Coolidge property until the 1920's at which time it and some of the land of the estate were purchased by the Paine family.

Most of the houses on this part of Heath Street were built in the 20th century. This house, 400 Heath Street as well as 30, 61, and 203 Heath Street are the exceptions to the rule; the last three houses were all built before 1825 and have strong ties with with the White and Heath families. Single Tree Hill is now the setting for smaller and newer homes than those found there during the last century. One reminder of earlier days are the street names: Cary, Jefferson, and Randolph Roads were named for Coolidge children, while the origins of Cabot Street and Lyman Road are obvious.

325 Heath Street meets NR criteria <sup>and</sup> C, being one of the few remaining 19th century country estates on Heath Street whose original acreage has remained undeveloped, and being a fine example of the Jacobethan style as expressed in the country houses designed in the late 19th century.

Staple to Inventory form at bottom

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

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

For NPS use only  
received 9/4/85  
date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name Brookline MRA  
State MASSACHUSETTS

Nomination/Type of Review

Date/Signature

61. Milestone  
(Boylston St.)

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

62. Murphy, William, House

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

63. Orrock, Rev. John, House

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

64. Paine Estate

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

65. Perkins Estate

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

66. Reservoir Park

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

67. Ritchie Building

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

68. Roughwood

Entered in the  
National Register

for Keeper

Delores Byers 10/12/85

Attest

69. Saint Aidan's Church and  
Rectory

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

70. Saint Mary of the Assumption  
Church, Rectory, School and  
Convent

Entered in the  
National Register

for Keeper

Delores Byers 10/17/85

Attest

85003305

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Paine Estate (Brookline MRA)  
Norfolk County  
MASSACHUSETTS

SEP 4 1985

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/3/87  
Date Due: 10/3/85 - 10/19/85  
Action:  ACCEPT 10-17-85  
 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

<b>Condition</b> <input type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair	<input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	<b>Check one</b> <input type="checkbox"/> unaltered <input type="checkbox"/> altered	<b>Check one</b> <input type="checkbox"/> original site <input type="checkbox"/> moved date _____
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Describe the present and original (if known) physical appearance

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

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**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

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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**11. Form Prepared By**

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**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 \_\_\_\_\_

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



Health

Paine Estate

325 Heath St

Brookline (MA) MA



Paula White

Parne Estate

325 Heath St

Brookline (MA) NRA

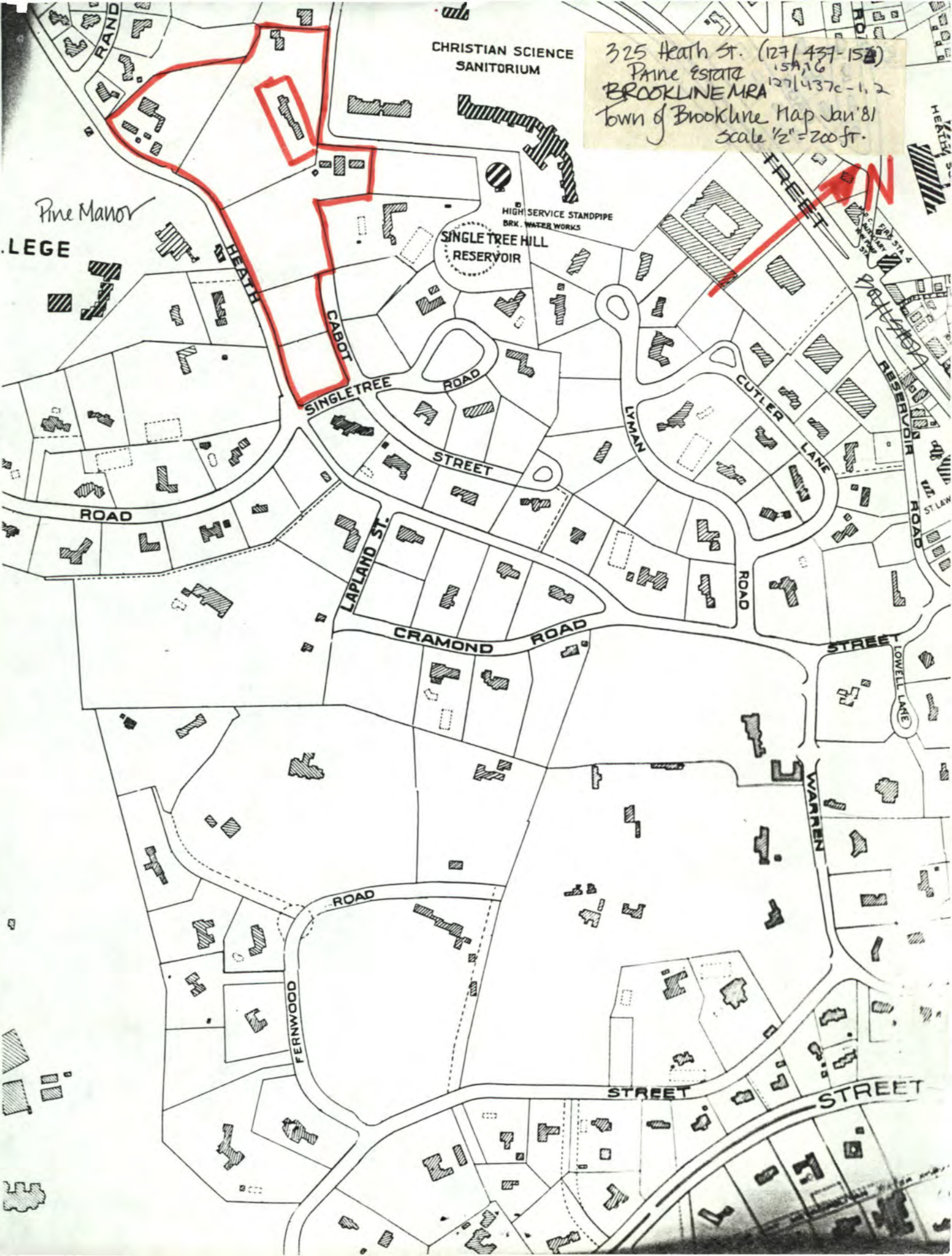
CHRISTIAN SCIENCE  
SANITORIUM

325 Heath St. (127/437-152)  
Pine estate 15A, 16  
BROOKLINE MRA 127/437c-1, 2  
town of Brookline Map Jan '81  
scale 1/2" = 200 ft.

Pine Manor  
LEGE

SINGLE TREE HILL  
RESERVOIR

HIGH SERVICE STANDPIPE  
BRK. WATER WORKS



HEALTH  
CABOT  
SINGLE TREE

ROAD  
STREET

LAPLAND ST.

CRAMOND ROAD

FERNWOOD

STREET

STREET

WARREN

LOWELL LANE

ROAD

CUTLER LANE

LYMAN

RESERVOIR

ST. LAW

HEATH

FREET