

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA	FORM NO.
	W-112

Newton, Mass. M.R.A.
Town Newton (waban)

Address Eleazer Hyde House

Historic Name 401 Woodward Street

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 1770

Source Genealogical data, surveyor

Style High Georgian

Architect Eleazer Hyde

Exterior Wall Fabric clapboard

Outbuildings garage

Major Alterations (with dates) ell-1886-1895; rear west 1895-1907 west porch

Condition Very Good

(SEE ATTACHED MAP)

Moved no Date _____

Acreage 64,551 sq. ft. (1.49 acres)

Setting suburban residential along major thoroughfare (part of early Sherborn Road)

UTM REFERENCE 19.316430.4688180

USGS QUADRANGLE NEWTON, MASS.

SCALE 1:25,000

Recorded by Deborah Shea

Organization Newton Historical Comm.

Date 5/81; rev. by H. White 4/86

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Eleazer Hyde house is one of the city's few surviving Late Georgian residences, and is associated with the Hyde family who were among the first settlers in Newton; it therefore meets Criteria A and C of the National Register of Historic Places.

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

After 1750 a more stylish, two-room central-hall, rear chimney house plan began to appear, replacing houses of the two-room, central-chimney plan which had been common during the 17th and early 18th centuries. The new plan was characteristic of houses of more prosperous citizens, and the Eleazer Hyde house is an example of this trend. Typical features include the pilastered, pedimented entrance and the twin, rear-wall chimneys. Windows have 6/9 sash; those of the upper story are framed into the cornice, while those of the first story have crown mouldings.

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

Eleazer Hyde Senior was one of Newton's earliest settlers. In his will dated December 30, 1729, he granted the right to his 38-acre property to his son Eleazer Hyde, Jr. (b.1710-d. 1771).

Between 1771 and 1871 the property changed ownership several times. In 1866 Edward Wyman, a Roxbury linen importer acquired it, and added an additional 150 acres to the estate. His brother, Dr. Morrill Wyman subsequently owned the premise, selling out to Charles Page and Frederick Henshaw, real estate speculators.

Page & Henshaw subdivided the estate into 87 houselots and laid out Pine Ridge Road and Plainfield Street. Property values in the area were increased by the construction of the Circuit Railroad (1886) which provided regular passenger service to Boston.

The remaining Hyde land was purchased by H. Langford Warren, an architect and the Dean of the Harvard Architecture Dept. Warren remodelled the Hyde farmhouse, and was commissioned by Page & Henshaw to design two residences (389 Woodward Street and 414 Woodward Street). In 1888 Warren was commissioned by William Strong, a local real estate developer, to build two houses (48 Windsor Road and 102 Windsor Road).

BIBLIOGRAPHY and/or REFERENCES

Jane McIntire. Waban Early Days 1681-1918. Waban, 1944.

Atlases: 1886, 1895

Maps: 1855, 1848, 1831, Jackson Map

Jackson Homestead files.

M.F. Sweetser. King's Handbook of Newton. Boston, 1889.

United States Department of the Interior
National Park ServiceNational 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 GroupName Newton MRA
State Middlesex County, MA

Nomination/Type of Review

Date/Signature

71. House at 31 Woodbine Street

Entered in the
National Register

for Keeper

Delores Bryan 9/4/86

Attest

72. House at 41 Middlesex Road

National Register

for Keeper

Delores Bryan 9/4/86

Attest

73. House at 47 Sargent Street

National Register

for Keeper

Delores Bryan 9/4/86

Attest

74. House at 511 Watertown
StreetEntered in the
National Register

for Keeper

Delores Bryan 9/4/86

Attest

75. House at 60 William Street

National Register

for Keeper

Delores Bryan 9/4/86

Attest

76. House at 68 Maple Street

Entered in the
National Register

for Keeper

Delores Bryan 9/4/86

Attest

77. House at 729 Dedham Street

National Register

for Keeper

Delores Bryan 9/4/86

Attest

78. House at 81--83 Gardner
StreetEntered in the
National Register

for Keeper

Delores Bryan 9/4/86

Attest

79. Hyde House

National Register

for Keeper

Delores Bryan 9/4/86

Attest

80. Hyde, Eleazer, House

Entered in the
National Register

for Keeper

Delores Bryan 9/4/86

Attest

86001839

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hyde, Eleazer, House (Newton MRA)
Middlesex County
MASSACHUSETTS

Working No. _____
Fed. Reg. Date: JUL 23 1986 2/3/87
Date Due: 8/21/86 - 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
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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 ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ 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

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: _____



Hyde, Bleazer, House

Newton, Mass. MRA

401 Woodward St, Waban
80-G-3 (1)



Hyde, Eleanor, House

Newton, Mass. MRA

- 401 Woodward St, Waban -
MR-A-2 (33)



City of Newton Assessor's Maps. Sheet 10/
Metric Series. 1979
Scale: UTM grid line interval = 100 meters (328 feet)

Newton, Mass. M.R.A.
401 Woodward Street, Waban
Eleazer Hyde House
53-25-15