

NEWTON LOCAL LANDMARK REPORT

Waban Hall

**Prepared for:
Newton Historical
Commission**

June 23, 2023

Waban Hall

89-97 Wyman St

1. *Name of Property*

- a. *Historic Name:* Waban Hall
- b. *Common Name:* Waban Liquors (formerly)

2. *Location*

- a. *Street Address:* 89-97 Wyman St (formerly 474-476 Woodward St)
- b. *Zip Code:* 02468
- c. *Assessor's #:* 53026 0013

3. *Classification*

- a. *Ownership of Property:* Private
- b. *Type of Property:* Commercial (Retail/Office)
- c. *National Register Status:* Unlisted, determined to be eligible for landmark nomination at the January 26, 2023 NHC meeting.

4. *Function or Use*

- a. *Historic Functions:*
This building has historically served as a commercial and office space since the time of its construction. The upper floors of the building were office spaces, and the lower floor was a community space.
- b. *Current Functions:*
The upper floors are still office space, including offices for therapists and an interior designer. The first-floor retail spaces include a Starbucks location, PNC Bank and the new tenant White Lion Baking Company.

5. *Zoning*

The Zoning District is BU1.

6. *Description*

- a. *Neighborhood Description:*
Waban Village was developed on what had previously been farmland as a commuter neighborhood in the late 19th century. Today, the village is the commercial center of the larger Waban neighborhood, with residential, institutional and commercial buildings surrounding the intersections of Beacon, Woodward and Wyman Streets. It is served by an MBTA Green Line station, which was instrumental in the development of the neighborhood.

b. *Architectural Description:*

(1) *Materials:*

Foundation

Stone and concrete

Walls:

Brick and shingle

Roof:

Asphalt and EPDM/Rubber

Windows:

A mix of original wood and vinyl replacements. Sizes and forms vary, but several replacements have an eight over one form. Most notable are the large storefront windows on the front façade, which have been replaced.

Ornamentation:

Cornice and dentil work around the retail additions. Bay window with copper roof at corner of retail space.

Vegetation:

Small lawn in front of bank entrance, driveway and lawn along rear and left side facades.

(2) *Verbal Description:*

Historical appearance:

Waban Hall was originally a 2.5 story Queen Anne commercial structure. The historic front façade, since lost to alteration, had two large arched windows on either side of the entry to the community space, and bay windows above that remain. The historic stone foundation is still visible on the left side of the building, but has since been enclosed by additions on the other facades.

Current appearance:

The walls of the 1923 retail addition on the front façade, home to the current Starbucks location, are a red brick construction. The coursing of the brick is in common bond, with a Flemish bond every eighth course. The expansion of the retail space in 1933 matches the color and coursing of the earlier addition. The right façade shows a previous opening of another arched window, which has since been filled in and badly matched.

Both the left façade of the building, as well as the entire second story, are sided

with painted shingles. The shingles on the lower levels are painted, where the shingles on the upper levels have been stained. The rear of the building, where the realty office is located, is an obvious addition, with wide picture windows and a small garage door on the basement level, creating a small loading space.

7. History of Property

a. Ownership History:

- **1987** – John S. McLean (Sr) and Rita McLean to John S. McLean (Son) and Martha McClean (4551/413)
- **1971** – John S. McLean (Sr) to John S. McLean and Rita McLean (12035/556)
- **1963** – William G. Sheehan and John S. McLean (Sr) to John S. McLean (Sr) (8165/181)
- **1963** – Newton-Waltham Bank & Trust Co. to William G. Sheehan & John S. McLean (Sr) (8028/310)
- **1946** – Robert J. M. and Dora B. Fyfe to Newton-Waltham Bank & Trust Co. (7224/425)
- **1925** – Leslie G. and Rosamond Riche to Dora B. Fyfe (4862/448)
- **1923** – Harold H. Whitten to Leslie G. Riche (4613/294)
- **1922** – Stella N. Temperley to Harold H. Whitten (4551/413)
- No deed for Stella N. Temperley is recorded, though the **1917** Bromley Atlas suggests she owned the property at the time.



b. Permit History:

- **1923** – “Add three stores to Woodward street end of building.” Architect John Barnard and builder Patterson & Fox.
- **1923** – “Cut new door opening between stairway and install 7 in. [illegible] door and frame. Construct new exit door and stair frame. Present stair landing”
- **1929** – Addition of small ell and open platform
- **1933** – “22x22 addition to be used as garage in basement” “One story addition along stores in Wyman St.” Architect Felix A, Burton and builder K. W. Richards Inc.
- **1963** – Remove masonry walls to provide additional sales space remove one chimney and outside wood platform. Provide ladder to ground. Contractor Richard White & Sons builders

- 1987 – Alter 2nd and 3rd floors and install new steel fire escape
- **2010** – Alteration to deck platform, and addition of accessible entry for Starbucks entrance
- *In addition, there are about 30 other permits for interior alterations, changes of use and changes of signs regarding the change of retail tenants on the first floor.*

8. *Significance of Property*

a. *Period of Significance: 1890-1933*

The period of significance of this building includes 1890, when the original Queen Anne building was constructed, through to the development of the last retail addition in 1933.

b. *Historical Significance:*

The area that is now Waban Village served as farmland in to the second half of the nineteenth century. The 1886 expansion of the streetcars to Newton Highlands, Eliot and Waban stations, now the MBTA Green D Line, brought an influx of real estate investors and business owners into Waban, looking to create a neighborhood for commuters to downtown Boston. William C. Strong, for whom the neighboring Strong Block is named, served as the first president of Waban Area Improvement Council, beginning in 1889. It was the Waban Area Improvement Council that provided the financing for the construction of Waban Hall.

Very much like today, the historic Waban Hall building was constructed with office spaces above. The community space below served a variety of functions for the newly developing neighborhood, including overflow classroom spaces for the Wolcott School, community theater productions and the very first Waban Area Improvement Council meetings. Historic atlases also label the building as a post office, as the Strong Block across the street was not yet constructed.

As the lower level transitioned to retail space in the 1920s, the first retail tenants included a laundry and Moulton's General Store. The storefront would later be home to Waban Liquor's, owned and operated by two generations of the McLean family.

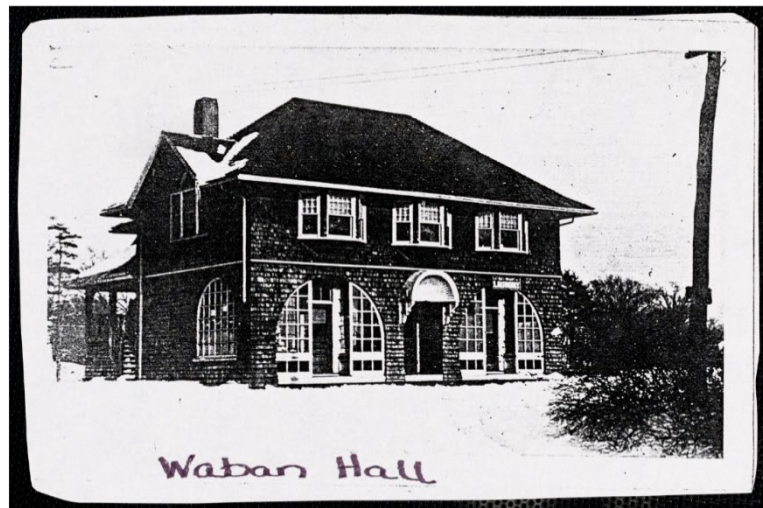
c. *Architectural Significance:*

The 1923 addition was designed by John Barnard, who was an active Massachusetts architect of Classical Revival Styles in the first half of the twentieth century. His work includes several houses throughout Newton and other Boston suburbs including the following in Newton:

- 99 Aspen Ave (1924)
- 160 Sargent St (1925)
- 24 Caroline Park (1925)
- 825 Centre St (1916)

This addition, designed with the large arched windows on what we now call the front facade, intentionally echoed the right-side façade (the historic front) on the original design. While a different shape than the original windows, it echoed the feeling of the open hall community space that had been built in 1890. As that original façade has since been lost to alteration, this thoughtful addition to the original building is the most architecturally significant aspect of this building.

The other storefront addition, constructed in 1933, was built by architect and builder Felix A. Burton. Not only does it lack the character of the 1923 addition, particularly on the rear façade where the loading doors are, but also covered anything remaining of the original Waban Hall entrance on the right façade (shown below).



9. Designation

- a. *Landmark Designation Criteria:* The criteria for landmark designation as set forth in Section 22-93 of Newton's Landmark Ordinance:
 - the property significantly represents an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship
 - the property is meaningfully associated with a person or persons who significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts, or the United States of America
 - the property's identification as a notable work of an architect, designer, engineer or builder whose work is significant in the history or development of the City of Newton, Commonwealth of Massachusetts or the United States of America
 - historic events or activities occurred at the property that have made an

outstanding contribution to, or which best represent some important aspect of, the history of the City of Newton, Commonwealth of Massachusetts or the United States of America.

In determining whether to designate a property as a landmark, the commission shall also consider the following conditions:

- that the distinguishing characteristics of significance are for the most part original and intact or capable of restoration.
- that the property, location and setting is compatible with future preservation and maintenance; and
- the property's context in relation to the City's policies and adopted plans and the property's surrounding area.

The property meets the criteria in the following ways:

- The addition by John Barnard is a notable work of an architect, designer, engineer or builder whose work is significant in the history or development of the City of Newton.
- The property is meaningfully associated with William C. Strong and the Waban Improvement Society, who significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton.

b. *Important Features:*

- Window openings on the front façade
- Bay window with copper roof
- Stone foundation where visible
- Shingle siding where visible
- Cornice around the first story additions

10. *Standards for Design Review*

a. *General Standards:*

The property should generally be reviewed by the Secretary of the Interior's Standards for Rehabilitation. Any replacements of siding or windows, alterations to the footprint of the building through demolition or addition, and masonry or foundation work should come before the commission for review. Signage, changes to window displays and other non-material changes to the building as a result of the change of commercial tenant should not be reviewed by the commission. Commission should allow for the in-kind replacement of the EPDM/rubber roof and asphalt shingles on the roof, though any changes from these materials should be reviewed by the commission according to the Secretary of the Interior's Standards for historic preservation.

b. *Specific Standards:*

Exterior Walls:

The wood shingle walls of the original structure, both on the rear façade and around the second story, should be preserved if possible and replaced in kind when necessary.

Windows:

The large arched window openings, which are the most striking features of the building, should be preserved as a priority. The windows themselves have been replaced since, and any future replacements should be in keeping with the Classical Revival style of the addition. Any replacement windows in the future should, as a minimum standard, use simulated divided lites.

When replacing the building’s other double hung or picture windows, they should be replaced with a simulated divided lite, in a formation in accordance with the window size and in a suitable historic material.

Ornamentation/Roof:

The bay window and the copper roof at the corner of the building should be preserved.

11. *Notification*

The following properties are considered abutters for the purposes of notification. Owners of these properties should receive notice when this property is considered for landmark designation and for any future under the Landmark Ordinance.

<u>ADDRESS</u>	<u>S/B/L</u>
192 PINE RIDGE RD	27647 499
WOODWARD ST	59427 416
51-53 WYMAN ST	67566 571
55-75 WYMAN ST	58841 560
77-81 WYMAN ST	41675 187
83 WYMAN ST	21344 296
89-97 WYMAN ST	18745 485
466 WOODWARD ST	6709 561
458 WOODWARD ST	36546 586
452 WOODWARD ST	66251 114
448 WOODWARD ST	79168 453
444 WOODWARD ST	72408 155
100 WYMAN ST	000000 0000
BEACON ST	000000 0000
68-70 WYMAN ST	53418 86

52-54 WYMAN ST	44305 302
197 PINE RIDGE RD	65143 363
1608 BEACON ST	000000 0000
2-12 WINDSOR RD	12758 260
1615 BEACON ST	70257 306
1671 BEACON ST	000000 0000
10 SOUTHWICK RD	4869 369
40 COLLINS RD	23556 170
34 COLLINS RD	56998 264
28 COLLINS RD	72246 249
14 COLLINS RD	9171 143
BEACON ST	000000 0000

Historic Photographs and Maps



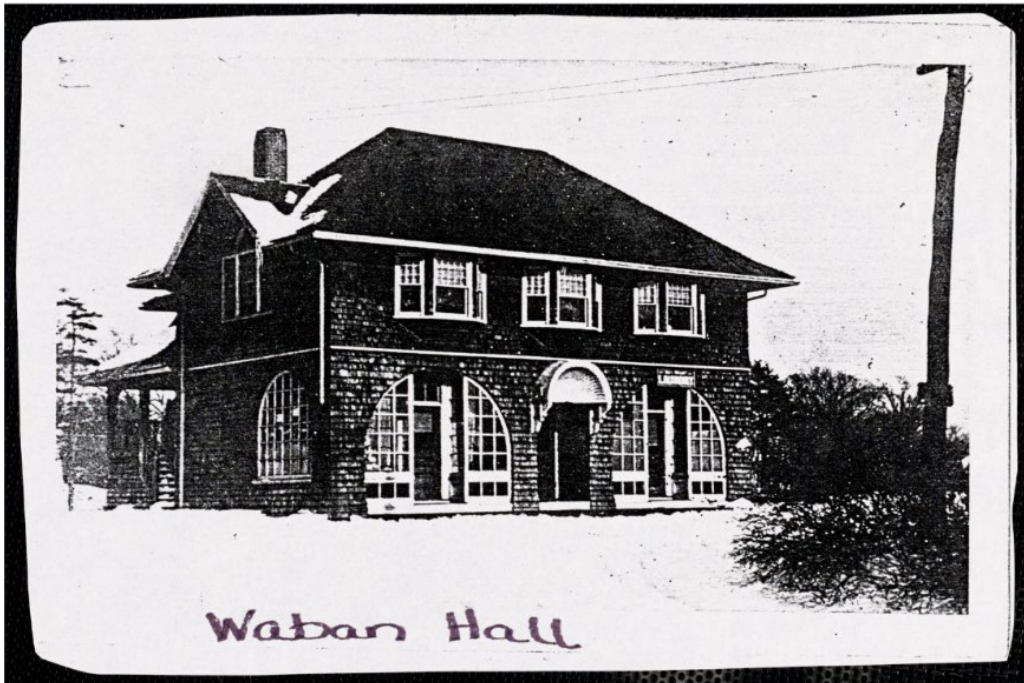
1874 Hopkins Atlas, showing the farmland where Waban Hall would be built. The owned by Edward J. Collins.



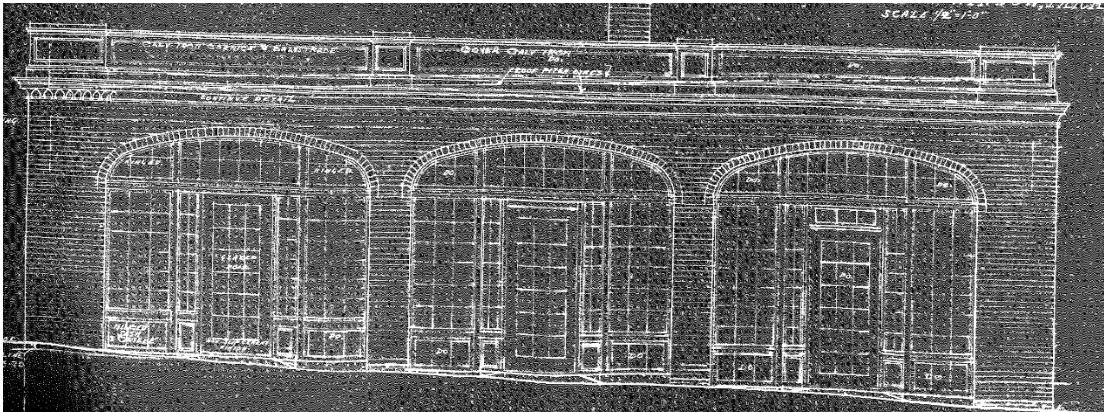
1895 Bromley Atlas, showing the newly constructed Waban Hall on the corner. (Labelled P.O.)



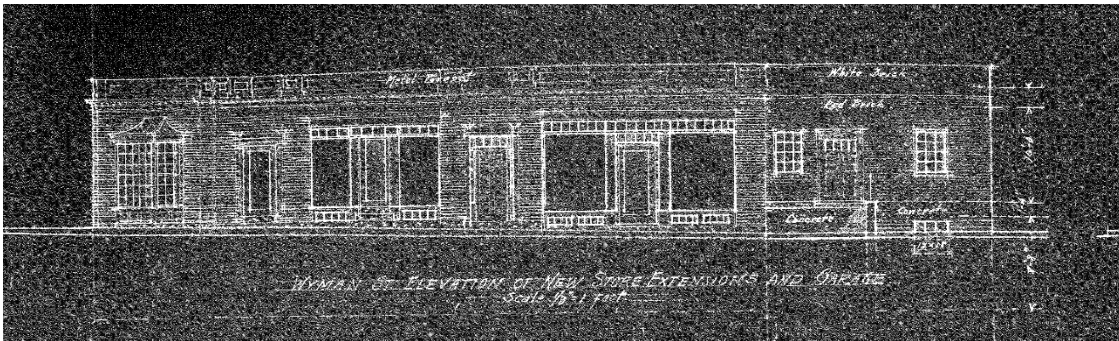
Waban Liquors, c. 1973



Waban Hall c.1910



Front elevation plans, dated 1923



Right elevation plans dated 1933



Current Photographs



Front elevation



Left elevation



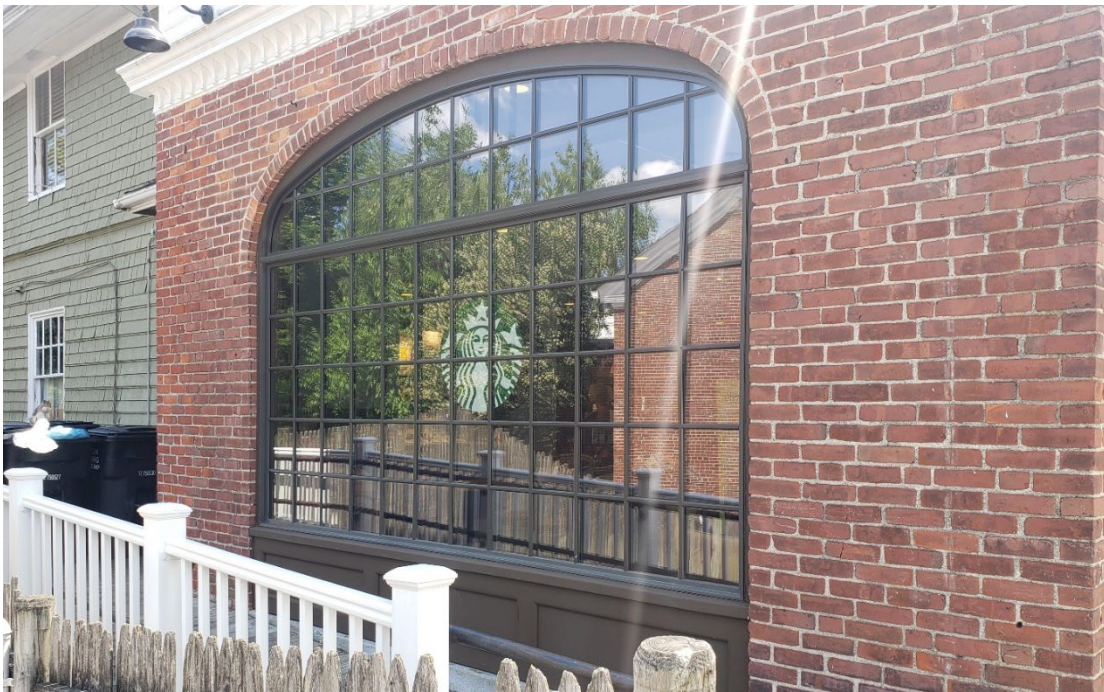
Rear elevation, from driveway



Right elevation, from Waban MBTA parking lot



Infill of window on 1933 addition, right elevation



Window on 1912 addition, left elevation



Bay window with copper roof, on corner of front and right elevations



View from top of hill on Beacon Street