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CITY OF NEWTON

Planning and Development Board

06/09/2023

To: Mr. Doug Cornelius, Chair
Newton Historical Commission
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Subject: Planning & Development Board Recommendation on the Proposed
Landmark Designation for 89-97 Wyman Street


CC: Honorable Newton City Councilors
Mollie Hutchings, Chief Preservation Planner
Planning & Development Board

Dear Mr. Cornelius,

The Planning and Development Board is authorized under Newton's Landmark Ordinance (Sec 22-64 (d)) to make recommendations to the Newton Historical Commission regarding properties that have been nominated for landmark designation. The role of the Board in making such a recommendation is to evaluate "the relationship of the proposed designation to the City's adopted policies and plans and the effect of the proposed designation on the surrounding area." In addition, the Board "shall also make recommendations regarding any other planning considerations relevant to the proposed designation."

At its regular monthly meeting held on Monday, June 5th the Planning & Development Board reviewed the nomination materials and property owner's response as well as a summary staff memorandum prepared by Ms. Hutchings. In addition, several members of the Board visited the property to understand the building and surrounding context.

Ms. Molinsky moved, seconded by Mr. McCormick, the following: The Planning & Development Board recommends that the Newton Historical Commission not landmark the property at 89-97 Wyman Street based on planning considerations. The site is proposed to be rezoned under the Village Center rezoning efforts which are slated to conclude later this year. Landmarking the property would have a detrimental effect on the surrounding area by inhibiting potential future beneficial redevelopment. The motion was approved 6-0-1 (Director Heath abstaining).

Sincerely,

Kelley Brown, Chair



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

Newton Local Landmark Nomination Form

Date:

Address of property:

Please check all that apply:

The property meets one or more of the following nominating criteria per the Local Landmark ordinance as revised:

_____ The property is individually listed on the National Register of Historic Places, or formally listed as eligible for listing on said National Register, individually;

_____ The property is listed on the National Register of Historic Places as part of an historic district, but not individually, or formally listed as eligible for listing on said National Register as part of an historic district, but not individually; or

_____ The property has been determined by the commission or its designee to be historically significant after a finding that it is:

- (1) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the City of Newton, the Commonwealth of Massachusetts or the United States of America; or
- (2) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of buildings or structures.

Sec. 22-63. Nomination

Nominators must meet one of the following criteria. Please check the category that applies to you:

_____ Owner of the nominated property

_____ Member of the city council, provided at least one (1) member of the NHC must co-petition the nomination; or

_____ The mayor, the director of planning and development, or the commissioner of inspectional services, provided that at least one (1) member of the commission must co-petition the nomination

Names of all nominators:

For Administrative Use Only

Upon receipt of a petition for nomination, the commission shall schedule a meeting to consider the nomination, which meeting shall be held not less than forty-five (45) days nor more than ninety (90) days from the date of the commission's receipt of the petition. The meeting has been scheduled for _____.

Within fourteen {14} days after the receipt of a petition for nomination, the commission shall send a notice to the city clerk and to each councilor for the ward in which the nominated property is located, record owner(s) of the property by certified mail, and a notice to the immediate abutters by regular mail. The notice shall include the petition for nomination and the date of the commission meeting.

Ward Councilors notified on this date: _____.

City Clerk notified on this date: _____.

Certified mail sent to owner on this date: _____.

Immediate abutters notified on this date: _____.

HISTORY OF THE WABAN SQUARE BUSINESS BLOCKS

Compiled by Thomas J. Humphrey
January 20, 2022

Introduction and Summary

The purpose of this paper is to document, to the extent possible, the history of the buildings in the Waban Square business blocks and their uses over time. The information was drawn from several sources, including *Waban Early Days 1681-1918*, privately published in 1944; Newton City Directories issued at approximately two-year intervals by various publishers between 1868 and 1985; Newton City Atlases from 1895, 1907, 1917, and 1929; the Newton Assessors database; the Middlesex South Registry of Deeds, archived newspaper articles and advertising, and Google Street View images taken between 2007 and 2019. Some of the information may not have been up-to-date at the time it was published.

As detailed later in this report, the Waban business district consists of two separate groups of buildings: the Upper or Strong Block, comprising several connected buildings fronting on the north side of Beacon Street and the west side of Windsor Road, and the Lower Block, comprising three separate buildings fronting on the east side of Wyman Street and the south side of Woodward Street.

The Lower Block had the earlier start of the two. The central, or Waban Hall, building first opened in 1890, with additions on Wyman and Woodward Streets about 1924, and another addition on the corner of Wyman and Woodward about 1933. The storefronts in this block are currently numbered 87, 89, and 97 Wyman Street, and 472 Woodward Street. The Lower Block was completed with the Post Office building at 83 Wyman Street in 1944 and the bank building at 466 Woodward Street in 1950.

The present Strong Block was developed over a span of more than 60 years, on land owned for much of that time by William C. Strong or his heirs. The oldest section of the Strong Block consists of the building including the three storefronts currently numbered 1649, 1645, and 1641 Beacon Street. This building was constructed in 1897 for William C. Strong, but the other buildings post-dated his death in 1913.

The first addition to the original Strong Building was completed in 1922. It includes the three street-level storefronts numbered 1639, 1637, and 1635 Beacon Street, and the basement level storefronts numbered 1637a and 1635a, Beacon. Number 1633 Beacon Street was first ready for occupancy about 1924, followed by 1631 Beacon about 1926, and 1629 Beacon about 1928. Number 1625 Beacon Street on the corner of Windsor Road, opened in 1931, after the freestanding building previously on the site since 1903 was moved to 20 Kinmonth Road.

Meanwhile, development had begun on the section of the Strong Block along Windsor Road. The sections currently numbered 4 and 6 Windsor Road were completed about 1926 along with the southern third of the building now numbered 10 Windsor Road. The rest of the latter building was completed about 1929.

The heirs of William Strong finally sold their interests in the Strong Block and adjoining property on Kinmonth Road in 1951. The final contiguous addition to the Block was Number 1651 Beacon Street, in 1958. In 1964, a nursing home was completed on a parcel on Kinmonth Road subdivided from the rest of the former Strong property in 1959. This building was demolished in 2020.



Former Waban Hall building and Wyman Street extensions. From right to left No. 89 Wyman St.; entry to stairs to upper level (No. 91); bricked-over storefront of former No. 93; No. 95. From July 2017 Street View image.



Former Waban Hall building and Woodward Street extensions, No. 474 Woodward. Left end is former No. 472 Woodward. Right end is former No. 476 Woodward. From September 2019 Street View image.

The Formation of Waban Square

Waban Square did not exist as a distinct named location before the Boston & Albany Railroad's Highland Branch was extended from Newton Highlands to the B&A Main Line at Riverside in May 1886. The railroad established stations at the three major road crossings along the extension in anticipation of future development: Eliot Station at the Worcester Turnpike (now state Route 9); Waban Station at Beacon Street; and Woodland Station at Washington Street. Of the three stations, only Waban subsequently became the center of a business district.

The topography of what became Waban Square was significantly altered by the railroad to avoid a grade crossing with Beacon Street. A bridge over the railroad tracks was accessed by long earth fills on either side extending from east of Woodward Street to west of Collins Road and requiring both of these roads and Windsor Road to slope up steeply at their approaches to Beacon Street. (*Waban Early Days* implies incorrectly that Beacon Street once crossed the railroad at grade. By 1886, state law prohibited construction of new railroad grade crossings without special permits from the Board of Railroad Commissioners, and the B&A did not seek such permits for any crossings on the extension.)

Beginning of the Lower Block

Development of a business district at Waban Square began with the construction in 1890 of a three-story wooden building facing on Wyman Street opposite the railroad station. The ground floor had two storefronts separated by a stairway to the second floor, which housed a large meeting room called Waban Hall. The 1891 City Directory went to press before there was any information about tenants in this building. The 1893 Directory showed the store to the left of the stairs (as viewed from the street), occupied by Erastus Moulton & Sons, grocers. According to *Waban Early Days*, the first Waban Post Office was established January 1, 1891, and was also in this store, with Moulton as Postmaster. The other store in this building was vacant for several years, but by 1899 Lee Quon had established a laundry there. The story of this block continues later below.

Development of the Strong Block

The second commercial building in Waban Square was built in 1897 for William C. Strong, who had been one of the main advocates of extending a railroad through what became Waban, and who had also acquired many large tracts of land in the surrounding area for development. The original part of the Strong Building was on the northwest side of Beacon Street east of the railroad bridge. It was a three-story brick structure, with three stores facing on Beacon Street. The storefronts were separated by two steep stairways leading up to the second floor, which was intended for residential use. Because the building was next to the sloped railroad fill, the three stores were at slightly different elevations. Their basements were entirely below the fill on the Beacon Street side, but could be entered from the original ground level on the opposite side.

The first tenant in the original Strong Building was the Erastus Moulton & Sons grocery store, which relocated from the Waban Hall building, along with the Post Office to the present location of Waban Hardware. The other two stores were also occupied in 1897, but too late to be included in the City Directory that year.

The middle store was initially occupied by a provisions store (meat market) run by Oscar L. Heinlein. The store nearest the railroad tracks, currently occupied by Stone L'Oven Pizza Co., was the Waban Apothecary (pharmacy) originally run by Jacob H. Green. Street numbers were not assigned to these stores until 1903, when the apothecary became No. 1649, the meat market

number 1645, and the grocery store and Post Office No. 1641. The apartments above were Nos. 1643 and 1647.

In 1903, a freestanding structure was built at the corner of Beacon Street and Windsor Road as an office for Dr. Lawrence W. Strong, the son of William C. Strong. This was a one-story wooden building facing on Beacon Street. It was originally assigned No. 1631 Beacon Street, but was later renumbered 1625 and 1627. It remained at this location until 1931.

The first major extension to the original Strong Building was completed in 1922. It included the three storefronts on Beacon Street, numbered 1639, 1637, and 1635, most recently occupied respectively by a martial arts school, a dry cleaner, and a pet groomer. At the east end of this addition was a stairway from Beacon Street down to the basement, where there were three stores, numbered 1639a, 1637a, and 1635a.

No. 1639 Beacon Street originally served as the Waban Branch Post Office, previously located in the grocery store at No. 1641. No. 1637 was initially shared by tailor Emanuel Kahan and the Waban Electric Company. Kahan had previously rented space in the wooden building at No. 1627.

No. 1635 Beacon Street was initially occupied by the newly established Waban Branch of the Newton Trust Company. No. 1639a was initially vacant, but by 1925 was occupied by the Newton Electrical Construction Company. No. 1637a was listed in the 1923 Directory to hairdresser Helene C. Fitzpatrick, and No. 1635a was shown as vacant. The 1925 directory shows Fitzpatrick at No. 1635a, which may just have been a renumbering, and No. 1637a was listed to Pasquale Sebastiano, shoe repair.

The 1925 City Directory showed another extension of the Strong Block as a single store numbered 1633 Beacon Street. This building, used most recently as a real estate office, was initially Robert J. Coulter's variety store.

The 1927 Directory showed two further extensions, numbered 1631 and 1629. No. 1631, most recently part of the real estate office at No. 1633, initially served as a branch of the Great Atlantic and Pacific (A&P) grocery store chain. No. 1629 was another grocery store, The Cloverdale Company.

The 1927 Directory also showed that development had skipped past the original building at the corner of Beacon Street and Windsor Road and had proceeded along Windsor Road in one long building. Over the years the dividing walls between the businesses in this buildings have moved several times, and some of the numbering has been changed. The first occupied part of the building was in the segments most recently occupied by an unattended bank ATM and Barry's Village Deli, but was originally divided into four storefronts with even numbers 2 through 8 Windsor Road. The 1927 Directory showed 2 Windsor as the barbershop of Jerome Santoro. However, by 1929 Santoro had relocated to 1639a Beacon Street, and the lowest number used on Windsor Road was No. 4.

The 1927 Directory listed No. 4 Windsor to Charles Gee's laundry. No. 6 Windsor was shown as vacant in the 1927 directory, but was listed to Waban Tire & Battery Service in 1929.

No. 8 Windsor was listed in 1927 to Thomas H. King, dentist, but by 1929, the A&P had relocated to this site from 1631 Beacon Street. The A&P also seems to have occupied what would have been No. 10 Windsor, but was not numbered separately until 1943. No. 12 Windsor Road first appeared in the 1931 Directory and was then a branch of First National Stores.

The 1932 City Directory showed the wooden building that had most recently been numbered 1625 and 1627 Beacon Street had been moved to 20 Kinmonth Road and had been turned into a

private residence. This building was finally torn down about 1960 and was replaced in 1963 with a nursing home that has now also been torn down.

When the lot on the corner of Beacon Street and Windsor Road was freed up, a new No. 1625 Beacon Street was built. It was attached on one side to No. 1629 Beacon Street and on the other side to No. 4 Windsor Road. The new No. 1625 was initially occupied by the Newton Trust Company Waban Branch, which relocated from No. 1635. This essentially completed the Strong Block until 1958, when a one-story brick building was added between No. 1649 and the railroad cut, and was numbered 1651 Beacon Street. It was originally occupied by Sal Rizzo Hair Styles and was most recently Donato's Haircuttery.

Ownership Succession of the Strong Block

William C. Strong died in May 1913. At that time, the Strong Block included only the original building at 1641 to 1649 Beacon Street, but Strong owned all the land on which the present Strong Block would eventually extend along Beacon Street and Windsor Road. The property was held in a trust with undivided one-third interests inherited each by William C. Strong's son Lawrence C. Strong and William's daughters Margaret and Isabel. After Lawrence's death in 1943, his one-third interest was deeded to Harvard College. Margaret's interest was eventually divided among several members of the Strong family. Isabel Strong's one-third interest remained with her estate.

In July 1951, a series of transactions conveyed all of the interests of the Strong family and of Harvard College in the Strong Block property to Dorothy T. Larkin of Brookline. Dorothy Larkin sold the entire property to Frederick W. Mahoney on October 1, 1952. Mahoney sold it to Florence E. Carver on December 15, 1956.

On August 11, 1959, Florence E. Carver sold the Strong Block property to T. Gregory Sullivan, except for 30,000 square feet of land between the Waban Market parking lot and the northern end of Kinmonth Road that she sold to Pasquale Franchi. The latter parcel included the house at 20 Kinmonth Road, by then vacant, which was originally Dr. Lawrence Strong's office on the corner of Beacon Street and Windsor Road.

T. Gregory Sullivan bought back a strip of this property at the edge of the parking lot from Franchi on October 3, 1962, to allow for an additional row of parking. On December 31, 1973, T. Gregory Sullivan sold the Strong Block property to the Gregory T. Sullivan Trust, which was still the owner in 2021.

Further Development of the Lower Block

The commercial block on Wyman Street remained in about its original configuration until about 1917. Waban Hall was the meeting place of the Union Church from about 1907 to 1912, when the church moved to its present site on Collins Road. Waban Hall also served as the kindergarten for Waban children for several years. However, the 1917 Directory showed some of the upstairs space in the building had been converted to apartments.

The original part of the Waban Hall building was set back from the street both on the Wyman Street side and on what is now the Woodward Street side but was originally also treated as part of Wyman Street. The 1925 City Directory indicates that a one-story addition had been put on, bringing the building out to the edge of the sidewalk on both street faces. The original two stores, with their extensions retained the numbers 89 and 93. The small addition now numbered 87 Wyman Street was originally treated as an annex to No. 89 and was not numbered separately.

The new storefronts on the Woodward Street side were originally numbered 95 and 97 Wyman Street. By 1927, they were divided into three stores, numbered 470 (later 472), 474, and 476 Woodward Street. The 1936 Directory shows Number 95 Wyman Street assigned to the storefront on the corner of Woodward and Wyman Streets, which was built several years after the additions on Wyman Street and Woodward Street.

Two more additions to the Lower Block were freestanding buildings. The Waban Post Office moved into its own building at 83 Wyman Street in 1944. Before that, it had been most recently at 93 Wyman Street, in the expanded Waban Hall building. The Post Office was still at 83 Wyman Street in 2021.

In 1950, the Newton-Waltham Bank and Trust Company moved to a freestanding building at 466 Woodward Street, from 425 Beacon Street. In 2021, this was a branch of Bank of America.

Further Details on Tenants of the Strong Block

The construction dates of each of the buildings in the Strong Block are discussed above, along with the initial and most recent tenants. This section summarizes the tenants located in each building between its construction and 2021, to the extent that this information was available from the sources located as of this writing. The buildings are discussed in geographical sequence, starting at the railroad bridge and continuing to the last store on Windsor Road.

No. 1651 Beacon Street, next to the railroad track, is the newest addition to the Strong Block. It was built in 1958 where there had previously been a driveway used for access to the basement levels of the older stores. The first tenant was Sal Rizzo Hair Styles. This name is shown in the Newton City Directories from 1959 through 1968. In the Directories from 1969 through 1982, it is listed as Sal Rizzo of Waban. No Directory was published in 1983, but records of the Secretary of the Commonwealth show that the next tenant was Donato's Haircuttery, Ltd., which was organized August 13, 1984. The business was taken over by Donato's Haircuttery, Inc. organized on February 22, 2000. It operated under this name until October 2019 when it closed. The building was being converted to office space as of December 2021.

No. 1649 Beacon Street was first occupied in 1897 by Jacob H. Green, a pharmacist doing business as Waban Apothecary. The business was still listed to Green in the 1899 and 1901 directories, but the 1903 directory shows the business had been taken over by Gordon H. Rhodes, who had started out as Green's assistant, and was still listed as the pharmacist in 1931. Rhodes and his family lived in an apartment above the pharmacy, numbered 1647 Beacon Street.

The 1932 Directory shows that the business had been taken over by Gordon Rhodes's son Winthrop G. Rhodes. The Directories from 1932 through 1943 list the business to the Estate of Gordon H. Rhodes. Starting with the 1945 Directory, it was listed as Rhodes Pharmacy. Winthrop Rhodes died in 1963. He was succeeded by his son Gordon "Dusty" Rhodes who ran Rhodes Pharmacy until 1995, when it closed.

A series of businesses were subsequently located at 1649 Beacon Street. From 1996 to 2000, the tenant was H R Breadsmith, a bread bakery run by Hugh Redmond. This was followed by a short-lived ice-cream parlor (possibly a chain franchisee). From 2001 to 2011, the tenant was Kouzina, a Mediterranean foods restaurant operated by Joanna and Nelson Cognac, who left to concentrate on their other restaurant in Brookline. From fall 2011 to 2016, another restaurant, Waban Kitchen, was located at 1649 Beacon. It was owned and managed by Jeffrey Fournier,

who also had a restaurant in Newton Highlands. Since 2016, the tenant has been Stone L'Oven a pizza and Italian food restaurant.

No. 1645 Beacon Street was initially a meat market, first listed in the 1899 Directory as Oscar L Heinlein, provisions. In the directories published from 1901 through 1905, this business was listed to Fred Neuschafer. In the Directories from 1907 through 1911, Christopher McHale was the proprietor. The 1913 Directory shows the business at 1645 Beacon as John J. Hurley, grocer. In the directories from 1915 through 1931, it was W. H. Brayton, Grocers.

The 1932 Directory shows 1645 Beacon Street as vacant. Then in the Directories from 1934 through 1951, it was a bakery, the Careswell Manor Sweet Shop, initially run by Anne Nepper, but listed to Richard Stone in the 1938 and later Directories.

The Directories from 1953 through 1964 show the business at No. 1645 Beacon as the Waban Gift & Yarn Shop. This business had been started about 1937 at No. 1631 Beacon Street by Mrs. Frieda Paddock, whose daughter-in-law Elizabeth took it over about 1960. About 1966, Waban Gift & Yarn swapped locations with that of a hobby shop that Frieda Paddock's grandson Richard Paddock had been running at No. 1639 Beacon, but both stores closed in 1967.

After 1967, No. 1645 was vacant until 1970 when Audio Lab, a branch of a Cambridge-based stereo and hi-fi equipment store moved in. This chain was out of business by 1974. By late 1975, the tenant at No. 1645 was Accents. Ltd., a high-end home gifts store, which had been operating at 4 Windsor Road since 1969. This business was founded by interior designer Norman J. Weiner, who was still running it in 1975. By 1976 Tris Bainbridge had taken it over. The Accents store closed in bankruptcy in 1980.

U Frame It, a picture framing shop then relocated to 1645 Beacon from 1635 Beacon. At its original location U Frame It was run by Anna Newmann and Lillian Lessa, but at 1645 Beacon it was listed only to Newmann. By 1995, it was operating under the name Frame-It/Waban Gallery. This was still the business at 1645 Beacon in 2021 and it was owned by Anna Newmann's son Kurt Newmann.

At No. 1641 Beacon Street, the original tenant was E. Moulton & Sons grocers, relocated there in 1897, along with the Post Office, from the lower block. By the time of the 1899 directory, the grocery business and Post Office were taken over by Everett W. Conant. The directories from 1903 through 1915 still showed Conant as the grocer and Postmaster. The 1917 Directory showed Richard Whight, a former clerk for Conant, operating the business and Post Office. This listing continued through the 1923 Directory, except that the Post Office relocated to 1639 beacon in 1922.

The directories from 1925 through 1931 show W. H. Brayton operating the grocery store at 1641 Beacon Street along with the one at No. 1645. Starting with the 1932 Directory, the business at 1645 Beacon Street was a branch of Guy L. Harvey Hardware Store, a small Newton-based chain. Ralph E. Thurston was the Waban branch manager by 1940. The hardware store was still under the Guy L. Harvey name in the 1957 directory, but by 1959 Ralph Thurston had bought the Waban store and had incorporated it as Waban Hardware. Ralph's son Albert, who had worked in the store for many years, took it over in the late 1970s, and ran it until about 2015. He then sold the business to a True-Value Hardware franchisee, who renovated it and converted the basement storage area to an additional retail level. This was still the business there in 2021.

The upper stories of the original Strong Building, numbered 1647 and 1643 Beacon Street were used as apartments for the first half-century of the building. The longest residence was that of the Rhodes family, proprietors of Rhodes Pharmacy. The Directories from 1899 to 1931 showed Gordon H. Rhodes as a tenant of 1647 Beacon, followed by his son Winthrop G. Rhodes in the Directories for 1932 through 1951.

Long-term residents of 1643 Beacon Street included Frederick S. Mansfield, a reporter for a Boston newspaper, listed in Directories from 1901 though 1913. W. H. Brayton, proprietor of the grocery store at 1645 Beacon, was listed as a resident of 1643 Beacon in Directories from 1917 through 1929. Leo A. Beaulac, a manager of Rhodes Pharmacy, was the resident of 1643 Beacon in the Directories from 1943 through 1955.

Starting in the 1950s, 1647 and 1643 Beacon Street were converted from residential to business use. The office of Dr. Donald Disick, Dentist, was first shown in the 1953 Directory at 1647 Beacon Street, and remained there until Dr. Disick retired in 2014 at age 89.

A mix of doctors, lawyers, consultants, and regional sales managers occupied other offices at 1647 and 1643 Beacon, but most of these stayed for at most five to ten years. A precedent for educational use of 1643 Beacon was set by Vivian Bold's Newton Conservatory of Dance and Related Arts, a ballet school advertised at this address as early as 1956 and still there at least as late as 1961.

No. 1639 Beacon Street is one of three street-level stores in the section of the Strong Block completed in 1922. The first tenant was the Waban Branch Post Office, which had previously been housed in the grocery store next door at No. 1641. The Post Office remained at 1639 Beacon until 1934, when it moved back to a store in the lower block. The Directories from 1936 through 1957 show the Waban Beauty Salon located at 1639 Beacon. It then moved briefly to the lower block, but was out of business by 1961. The 1936 Directory shows Florence I. Pollock as the first proprietor of the Salon and she was still listed as such in 1941. The Directories from 1943 through 1957 show Florence I. Simpson in charge of the Salon.

The 1959 Directory shows No. 1639 as vacant, but by the end of that year it was occupied by Waban Furniture and Toy Company, owned and operated by Edward and Shirley Lang. This store also sold record albums and 45's but the furniture part of the business was never large. The store closed in 1963. The next business at 1639 Beacon was Paddock's Record and Hobbies, owned by Richard Paddock, grandson of the founder of Waban Gift and Yarn at 1645 Beacon. By late 1964, the two Paddock's stores had swapped locations, but both stores closed in 1967.

The directories from 1968 through 1973 show Number 1639 Beacon occupied by Waban Casuals, a women's clothing store run by Beatrice Oriol. The 1975 Directory shows a florist's shop, The Plant Man located at 1639 Beacon, this business was run by Michael A. Miller and was short-lived.

Directories from 1976 though 1985 show a retirement gift shop called Village Shoppe at 1639 Beacon. It was run originally and as late as 1980 by Sandra Levine and Janette Antonellis. By 1982 it was run only by Antonellis.

By the end of 1985, The Practical Place, a card, gift and souvenir store had relocated to 1639 Beacon Street from No. 1635. This business operated until 1994 and was voluntarily dissolved in February 1995.

Information on the use of No. 1639 for several years after 1994 has not been found. By 2004, it was a studio for Clark's Self Defense, a karate school run by Derrick Clark, who formally incorporated this business in 2012, and voluntarily dissolved it in 2017. Clark's was then

replaced by Helix Martial Arts, which closed during the pandemic in 2020 and never reopened. As of December 2021, 1639 Beacon was being renovated as the location for Hairworks by Mia, a beauty salon previously located in Needham.

The basement of 1639 Beacon, numbered 1639a Beacon, was originally intended for additional retail or office space. It was listed to Newton Electrical Construction Company, run by electrician William A. Davidson, in the 1925 Directory, but was vacant in 1927. In the Directories from 1929 through 1936, Jerome C. Santoro's barbershop was at 1639a. The 1927 Directory had listed Santoro at 2 Windsor Road. In the 1938 Directory, Santoro had relocated his business to 1629 Beacon Street. No 1639a became just a storage area for the tenants of No. 1639, and was never again listed separately in the Directories.

No. 1637 Beacon Street, the middle store in the 1922 addition to the Strong Block, was listed in 1923 as being shared by Emanuel Kahan, tailor, and the Waban Electric Company. The latter was a vendor of electrical contractors' supplies and radio equipment, and was run by Frank E. Maher. The 1925 Directory showed Kahan sharing this space with the office of William Gleason's taxi company. In the Directories from 1927 through 1931, Kahan was the only tenant, with Gleason's office having relocated to the railroad station. By 1932, Kahan had relocated to the Lower block, and No. 1637 was vacant. Starting in 1934, Cummins Wardrobe Service, a tailor and dry cleaner was located at No. 1637. Several generations of the Cummins family ran this business, which had started elsewhere in 1903. Cummins finally closed in 2013, and Orchid Dry Cleaners established a branch at 1637 Beacon. Orchid closed this location in 2021.

The basement level of 1637 Beacon Street was numbered 1637a Beacon. The 1923 Directory did not show a tenant there, but in 1925 it was Helene C. Fitzpatrick, hairdresser. The 1927 directory showed Fitzpatrick relocated to No. 1635a, and Pasquale Sebastiano's shoe repair business located at 1637a. Pasquale Sebastiano ran his shoe repair business there until his death about 1961. The business was then continued as Waban Shoe Repairing Company by Sebastiano's sons, Albert and Gene, who shortened their last name to Sebastian. Gene Sebastian retired in 1997 and died in 2015. By 2013, Waban Shoe repair was owned and operated by Peter Yapoudjian who was still operating at 1637a Beacon Street in 2021.

The easternmost store in the 1922 addition to the Strong Block is No. 1635 Beacon Street. It was first listed in the 1925 Directory as the Newton Trust Company Waban Branch. It was still listed there through 1931, but starting with the 1932 Directory the Trust Company had relocated to 1625 Beacon Street. The Directories from 1932 through 1940 show Joseph Congdon real estate as the tenant. Before relocating to 1635 Beacon, Congdon's office was in the freestanding building on the corner of Windsor Road.

The Directories for 1941 through 1951 show Harold C. Wiswall real estate at No. 1635, followed by Jas. T. Trefrey real estate in the Directories for 1953 through 1957. The 1959 Directory shows Trefrey relocated to 1631 Beacon. The Directories for 1959 through 1975 show Conrod & Ryan Jewelers, a jewelry store and watch repair business located at 1635 Beacon. It was run by Vera L. Conrod and was previously in Newton Centre.

In the 1976 and 1980 Directories U Frame It, a picture and poster framing shop was located at 1635 Beacon. The 1982 Directory showed this business relocated to 1645 Beacon Street. More information about it is provided under that address.

In February 1981, Albert Thurston, owner of Waban Hardware, and Kenneth Freed incorporated The Practical Place, a card, gift, and souvenir store located at No. 1635 Beacon Street. This store moved to No. 1639 Beacon in 1985.

Information about tenants of 1635 Beacon for the next several years is incomplete. In May 1993, the *Boston Globe* reported that Kimberley Mahan-Berke was the owner of a flower and gift shop called Waban Wildflowers at 1635 Beacon. Merchandise included seasonally handpicked flowers, store-designed smocks, all-natural baby powders, handpainted bird houses, and quilts.

In June 1996, Peter L. Berke of West Roxbury obtained a certificate of registration for the limited liability partnership of Waban Wildflowers for the purpose of selling plants, flowers and gifts at 1635 Beacon Street. In November 1997, Waban residents Amy Cody and Ellen Schwab acquired Waban Wildflowers and organized it as a corporation. In February 2001, Cody and Schwab voted to dissolve the corporation. Dyno-Mutt, a pet-grooming business subsequently located at 1635 Beacon Street and was still there in 2021.

No. 1635a Beacon Street, under No. 1635, was first listed in the 1927 Directory, to Helene C. Fitzpatrick, hairdresser, who had first appeared at 1637a in the 1925 Directory. Fitzpatrick was listed at 1625a in each edition of the Directory through 1938. In the Directories from 1940 through 1985, the final edition of the Directory, the business at 1635a was identified as Gold Star Beauty Salon. This business was listed to Rita M. Friel in the Directories from 1940 through 1959; to Jean Moulton in 1961 and 1963; to Helen Scarry from 1964 through 1968; to Rita Ryan from 1970 through 1975; and to Judith Mobilia in 1976 through 1985.

Records from the Secretary of the Commonwealth show that Rocco Grifone and Cosmo Camoscio incorporated The Waban Salon with a place of business at 1635a Beacon Street on September 5, 1986. By 2001, The Waban Salon had relocated to 1629 Beacon Street and Rocco Grifone was the sole officer.

More research is needed as to the succeeding businesses at 1635a Beacon. By October 2007, it was Lucy's Nail Salon. By April 2018, Edward the French Tailor was listed at 1635a Beacon Street in the Verizon directory. In 2016, this business was on Washington Street in Newtonville, and a July 2017 Street View image does not have the Edwards sign in Waban. Lucy's Nail Salon was removed from the Verizon directory by June 2019, but the sign above the entrance to 1935a Beacon Street was still in place in 2021.

No. 1633 Beacon Street first appeared in the 1925 Directory, when it was listed as Robert J. Coulter's variety store. It was still listed to Coulter in the editions from 1927 through 1934. It was Raymond S. Martin's variety store in the editions from 1936 through 1940. Next it was Charles C. Ide's variety store in the 1941 through 1945 Directories. Starting with the 1948 edition, 1633 Beacon Street was identified as Waban News, but was still classified as a variety store. The proprietor was Cecil B. Taylor, who had recently retired as comptroller of the United Fruit Company. Taylor ran Waban News until his death in July 1963. The store was then taken over and renovated by Robert Smith, who had been a manager at Rhodes Pharmacy for several years. As part of the renovation, the Rhodes soda fountain was moved to No. 1633, replacing an older one there. Smith ran the store as Bob's Waban News until his death in January 2001.

Next the Hammond Residential Real Estate office, which had been at 1631 Beacon Street, expanded into 1633 as well. This office closed in 2021.

No. 1631 Beacon Street first appeared in the 1927 City Directory as a branch of the Great Atlantic and Pacific Tea Company (A&P) grocery store chain. By 1929, the A&P had moved to 8 and 10 Windsor Road.

The Directories from 1929 through 1936 list the Waban Women's Exchange as the tenant of 1631 Beacon. This may have been a predecessor of the Angier School Exchange, which sold used clothing on consignment.

The Directories from 1938 through 1951 show the Waban Gift & Yarn Shop, with Frieda Paddock as proprietor, located at 1631 Beacon. By 1953, this shop had relocated to 1945 Beacon as discussed further above. The Directories from 1953 through 1957 list 1631 Beacon as vacant. However, for a brief time within this span a women's clothing store, the Roberta Shop was located there.

The 1959 Directory showed the James T. Trefrey real estate office had relocated to 1631 Beacon Street from 1635. By 1961, Hughes Associates Realtors, managed by Kevin F. Hughes, had replaced Trefrey at 1631 Beacon. Hughes had begun the business several years earlier in Wellesley. Kevin Hughes died in June 1985. His widow, Virginia K. Hughes carried on the business.

In February 1995, Hughes Associates and Hammond Residential Real Estate, an affiliate of Sotheby's International Realty, announced that they were joining their businesses. The Hughes Associates name was included in Hammond Residential advertising until January 1997. In 2001, the Hammond office at 1631 Beacon expanded into the adjacent 1633 Beacon Street. The Sotheby's affiliation ended in 2005, after Hammond became a GMAC Real Estate franchise. That arrangement ended by 2011. The Hammond Waban offices closed in 2020. As of December 2021, Kidlink Therapy, P.C. was awaiting final approval from the City of Newton to convert 1633 Beacon into a school, to be called Artistry Martial Arts

No. 1629 Beacon Street first appeared in the 1929 City Directory as the location of The Cloverdale Co., grocers. This business was still at 1629 in the 1932 Directory, but in the 1934 and 1936 directories this location was a branch of First National Stores, which was also at 12 Windsor Road. The 1938 Directory showed that Jerome C. Santoro had relocated his barbershop from 1639a Beacon, and was doing business as Community Barbershop. Santoro was still the proprietor of this shop in the 1948 Directory. The Directories from 1951 through 1957 show James J. Velardi as the barber, followed by Richard B. Taranto in the 1959, 1961, and 1963 Directories.

In Directories from 1964 through 1969 it was the Village Barbershop. The proprietor was identified as Philip Barber in 1963, was not identified in 1966, and was listed as Mario D'Apote in 1968 and 1969.

In the 1970 through 1980 editions, 1629 Beacon was called the Village Salon, with D'Apote still listed as the barber in 1970 and 1972. Starting in 1973, Stephen Stepanian was the barber, and he still was in 1982 and 1985 (the final City Directory), when it was called Stephen's Village Salon for Men. This location continued as a hair salon under various names into the 2000s.

By 2001, the Waban Salon had relocated to 1629 Beacon from 1635a. On January 6, 2017, Rocco Grifone, the sole officer of the Waban Salon, filed voluntary articles of dissolution for the corporation effective December 31, 2016. By July 2017, Crystal Nail Spa was operating at 1629 Beacon, and was still there in 2021.

As noted earlier, the lot on the corner of Beacon Street and Windsor Road, now occupied by 1625 Beacon Street, was originally occupied by a one-story wooden building. It was built in 1903 for Dr. Lawrence W. Strong, son of William C. Strong, the developer of the first part of the Strong Building. This building was initially given the number 1631 Beacon Street.

The 1905 Directory said that Dr. Strong was in South America, and his building in Waban was being used by Henrietta L. Blood's dry goods store. (Dry goods stores typically sold fabric, clothing, or non-liquid grocery items.) By 1907, Dr. Strong was back at old 1631 Beacon and Miss Blood had moved to 93 Wyman Street in the lower block. Dr. Strong was still at old 1631 in 1909.

By 1911, Doctor Strong had relocated to New York City, and his former office in Waban was being used by Dr. John B. May. In 1913, Joseph Congdon's real estate office was sharing the Dr. Strong building with A & G Kerr, plumbers. Congdon continued to occupy half of this building as late as 1931, but by 1933 he had relocated to 1635 Beacon.

City Directories show Congdon sharing the Dr. Strong building with one or two other tenants most years that he was there. In 1915 and 1917, it was Harry Luftman, tailor, along with C. Alexander, shoemaker in 1915. In 1919 and 1921, Congdon was sharing the building with Emanuel Kahan, tailor, along with F. Maher, electrician. By 1923, Kahan had relocated to 1637 Beacon. By 1925, the Dr. Strong building was renumbered 1625 and 1627 Beacon, and No. 1631 Beacon was subsequently reassigned to its current location.

In 1927, Congdon was sharing 1625/27 Beacon with the Waban Women's Exchange, which relocated to new 1631 by 1929. In 1929, Congdon was sharing space with the Waban Electrical Shop. This was run by William A. Davidson, who had operated the Newton Electrical Construction Company at 1639a Beacon in 1925. By 1932, Dr. Strong's building had been moved to 20 Kinmonth Road and turned into a private residence.

The present building numbered 1625 Beacon Street opened by the end of 1931. It was originally the new location for the Waban branch of the Newton Trust Company, previously located at 1633 Beacon. The Newton Trust Company was listed at 1625 Beacon through 1943. By 1945, it had become the Newton Waltham Bank and Trust Company. This bank moved to a new freestanding building at 466 Woodward Street, next to the Lower block, in 1950.

City Directories from 1941 through 1957 show Martin's, cleaners and dyers, at 1625 Beacon. In the 1951 Directory Alf and Louis Miller were the proprietors of Martin's. In the Directories from 1953 to 1957, it was Alf and Max Miller.

By 1959, the name of the business had changed slightly, to Martin's of Newton Cleaners, under new ownership. Joel Goldstein was the president and Edward Colamese was the vice president. By 1961 Goldstein was listed as the manager. A photo from the mid-1960s shows Martin's advertising two-hour cleaning plus tailoring and cold fur storage.

Directories from 1963 through 1982 show Sydney Rosenberg as the operator of Martin's. Records of the Secretary of the Commonwealth show that Martin's of Newton was formally incorporated on September 17, 1982. The officers were Barry L. Rosenberg, Joan R. Crossley, and Gerald Rosenberg. The last annual report filed by this corporation was for the year ending June 30, 2006. The corporation was voluntarily dissolved on July 7, 2006.

A newspaper ad from June 2007 shows a branch of a multi-state dry-cleaning chain, Zoots, located at 1625 Beacon. The entire Zoots chain shut down in April 2008.

The next tenant of 1625 Beacon was a branch of KaBloom Flowers, a national florist chain, which was out of business by 2009, and was followed by a franchise store of another florist, 1-800-Flowers. This store closed in 2013.

A Street View image from July 2017 shows the occupant of 1625 Beacon Street as Pine Straw, a branch of a boutique gift shop located in Wellesley. In 2021, Able Bodies Physical Therapy, Balance Acupuncture, and Posture for Performance Yoga and Pilates relocated to 1625 Beacon Street from 87 Wyman Street, using the blanket name of Waban Wellness. By 2019, Kelly Holohan was listed on annual reports as the only officer and director.

The only Directory that included an address of 2 Windsor Road was the 1927 edition that showed Jerome Santoro's barbershop there. By 1929, Santoro had relocated to 1639a Beacon Street.

Number 4 Windsor Road first appeared in the 1927 Directory as Charles Gee's laundry. The 1929 Directory showed it as Charlie Yee's laundry. In both years, the laundry proprietor also resided at 4 Windsor.

In 1931, Stavros S "Steve" Pachus had a fruit stand at 4 Windsor. Pachus was an immigrant from Albania, working to bring other members of his family to America. In the directories from 1932 through 1938, 4 Windsor was listed as Waban Fruit Market still run by Pachus. From 1940 through 1951, the business was identified as Waban Market. By 1945 it had also expanded into 6 Windsor. By 1953, the Waban Market, still run by Stavros Pachus had relocated to 8 through 12

In the directories for 1953 through 1957, 4 Windsor was listed to Robert Ware, Baker. From 1959 through 1968 it was identified as Bob Ware's Yum Yum Shops, baked goods. Ware had also opened a second location in Newton Centre. Ware's shops both closed in 1968.

The Directories from 1969, 1970, and 1972 list 4 Windsor Road to Accents, Ltd, a high-end home accessories and gifts store. By 1973, this business had relocated to 1645 Beacon Street, and is discussed further under that address.

Also by 1973, 4 Windsor Road was the location of a branch of the Newton Co-Operative Bank. This name was still in use in 1980, but by 1982 the bank was a branch of Home Town Bank, and by 1985 it had been merged into Pioneer Financial – A Cooperative Bank.

In 1994, Bank of Boston bought Pioneer Financial. In 1996 Bank of Boston merged with Bay Bank, which was by then operating the bank at 466 Woodward Street. This made the bank branch at 4 Windsor Road redundant, so the area nearest the street was converted to an unattended ATM, and the rest of the space was used to expand 6 Windsor. The merged Bank was named Bank Boston. It was acquired in 1999 by Fleet Financial Group, and the name of this merged company became Fleet Boston Financial. Bank of America acquired this company in 2004.

Bank of America was still providing an ATM at 4 Windsor Road in 2007, but by October 2011 Sovereign Bank had taken it over. In October 2013, the name of Sovereign Bank was changed to Santander, the name of the Spanish bank that had completed ownership of it in 2009. Santander was still operating the ATM at 4 Windsor in 2019, but closed it in 2020. In 2021 the location was vacant.

Number 6 Windsor Road was shown as vacant in the 1927 Newton City Directory. In the 1929 Directory it was the Waban Tire and Battery Service, run by Joseph G. Fantony.

Number 6 Windsor was the Ying Lee Laundry in the Directories from 1931 to 1936, the Wah Wong Laundry in 1938, the You Wong Laundry in 1940, and the Robert Woo Laundry in 1941 and 1943. By 1945, the Waban Market had expanded into 6 Windsor while still occupying 4 Windsor. The Waban Market was still at 4 and 6 Windsor in 1951, but by 1953 it had relocated to occupy what had been Numbers 8, 10, and 12 Windsor.

After the Waban Market relocated, the tenant listed at 6 Windsor Road was the Village Del Inc., the first of a series of delis that have been there ever since. Abraham J. Fox was president and Bernard Schwechter was treasurer. The Village Del was still listed in the 1957 Directory, with the same officers. In 1959 Langley Food Shops of Waban was at 6 Windsor. This was a short-lived branch of a deli in Newton Centre.

Directories from 1961 through 1972 showed the Windsor Food Shop Deli at 6 Windsor, with David Codish as manager. Starting with the 1973 Directory and still in 1976 it was Barry's Village Deli, run by Arthur and Barry Rodman. This business was formally incorporated on May 15, 1979, with Barry W. Rodman, Barbara Rodman, and Arthur J. Rodman as the officers and directors. By 2002, Arthur Rodman was the sole officer and director. Lisa Rodman was added as an officer and director in 2008, and was made the sole officer in 2014. She was still the sole officer and director in 2021.

Number 8 Windsor Road First appeared in the 1927 City Directory as the office of Thomas H King, dentist. In the Directories from 1929 through 1940 it was a branch of the A&P grocery store chain, which had been at 1631 Beacon Street in 1927. The A&P also occupied what was later separately numbered as 10 Windsor Road.

In the 1941 and 1943 Directories, 8 Windsor Road was vacant. In the Directories from 1945 through 1951, it was Waban Tailors and Cleaners, run by Joseph J. Mansell. The 1953 Directory showed this business relocated to 476 Woodward Street in the Lower block. Number 8 Windsor was included in the expanded Waban Market by 1953, and has not been separately numbered since then.

Number 10 Windsor Road was not used as a separate address until the 1943 Directory, when it was listed as vacant. It was still vacant in 1945. In 1948, it was the Waban Home Appliance Company, run by Remo Prato and Felix Orlandella. Number 10 Windsor was vacant again in 1951. Starting with the 1953 Directory, it was part of the expanded Waban Market. As originally configured with three combined storefronts, the Waban Market entrance was at the former 10 Windsor location, which was used as the address. The 8 Windsor entrance was replaced with a display window. A remodeling several years later moved the market entrance to the former 8 Windsor, where it remained in 2021, but the address continued to be listed as 10 Windsor.

Number 12 Windsor Road first appeared in the 1931 Directory as a branch of the First National Stores grocery chain. First National was still there in the 1948 Directory, but in 1951 it was Chambers Market, managed by Max King. Starting with the 1953 Directory it was part of the expanded Waban Market, which has been there ever since.

The Waban Market was run by its founder Stavros Pachus until the late 1960s. His son Thomas gradually assumed the management and became president about 1974. The Pachus family sold Waban Market to Yan Kagamov, its present owner in 1986.

Further Details on Tenants of the Lower Block

As noted above, the freestanding building numbered 83 Wyman Street was built in 1944 for the Waban Branch of the U.S. Post Office, and it has been used exclusively for that purpose ever since. Immediately before moving to 83 Wyman Street, the Post Office was at 93 Wyman Street, which no longer has its own number.

The building now numbered 87 Wyman Street was one of the 1924 additions to the original Waban Hall building, but it was at first effectively part of 89 Wyman Street next to it and did not have a separate number. The earliest edition of the Newton City Directory to show 87 Wyman Street with its own number was that of 1959. The occupants of 87 Wyman Street From 1927 through 1953 are discussed below in the history of 89 Wyman Street.

In the 1959 Directory, the occupant of 87 Wyman Street was the Waban Beauty Salon, which had previously been located for several years at 1639 Beacon Street in the Strong Block. Rita S. Furlong was the manager at the Wyman Street location

By 1961, 87 Wyman was again annexed to 89 Wyman, which was then a children's clothing store, discussed below. By 1964, 87 Wyman was separate again and was occupied by Vincent's Tailoring, a cleaning and dyeing establishment that had previously been in what is now the section of Starbucks closest to Wyman Street. It was run by Vincent Fumo. Vincent's was still listed at 87 Wyman Street in the 1980 Directory.

The 1982 Directory showed 87 Wyman Street occupied by RNP Travel. This business was incorporated in February 1980 by Ruth N. Pitegoff, and was originally located in Newton Lower Falls. RNP travel relocated from 87 Wyman Street to the office building at 1172 Beacon Street about 1989. After that, there are gaps in the information found so far about tenants of 87 Wyman Street.

In March 1993, Needham residents Gregory Jacobs and Ralph Polci filed articles of organization for Earth Kids, Inc., for the purpose of selling toys and learning materials directly or by mail from the store at 87 Wyman Street. This business did not last long and did not file annual reports with the Secretary of the Commonwealth. It was involuntarily dissolved in August 1998.

A real estate ad in the *Boston Globe* in February 1998 shows that 87 Wyman was available for lease at that time.

Records of the Secretary of the Commonwealth (SOC) show that Ann-Marie Coleman of Needham filed articles of organization on March 20, 1997 for Papillon Salon, Inc., a hairdressing and cosmetology business, originally located in Wellesley Hills. The annual report of this business for calendar year 2001 shows that by then it had relocated to 87 Wyman Street. On January 22, 2009, Ms. Coleman notified the SOC that the Salon had relocated from 87 Wyman Street to 874 Walnut Street at Newton Four Corners.

In March 2009, Robert F. Dirico and Cheryl Pruett of West Newton organized Freeze@Waban Square, LLC to operate a seasonal ice cream and soda shop, mostly for takeout, at 87 Wyman Street. This business operated for a few years, but the floor was heavily damaged by a broken pipe during one off season. Freeze never filed annual reports with the Secretary of the Commonwealth and was involuntarily dissolved in June 2013.

By July 2017, the tenant at 87 Wyman was Able Bodies Physical Therapy and Balance Acupuncture, joined by 2019 by Posture for Performance Yoga and Pilates. Able Bodies was incorporated in June 2000 and moved to Waban from Boston in 2017. The other two businesses were not separately incorporated. These three businesses relocated in 2021 to 1625 Beacon Street and were replaced at 87 Wyman by a branch of Dwell 360 Real Estate.

The original Waban Hall building predated assignment of numerical addresses on Wyman Street. In the 1903 edition of the Newton City Directory, the first one to include numbers on Wyman, the storefront at the end that now adjoins 87 Wyman Street was numbered 89 Wyman and the storefront on the opposite side of the entry to the upper levels was 93 Wyman.

Editions of the Directory as late as 1897 show 89 Wyman Street as vacant. Starting with the 1899 edition and continuing through the 1925 edition, Lee Quon's laundry was at 89 Wyman.

Ownership of the Waban Hall building and the 4,309 square-foot lot on which it was located changed several times in the early 1900s. Most of the owners seem to have been real estate speculators who were not involved directly in the businesses located in the building. This changed in 1925, when Robert J. M. Fyfe and his wife Dora B. Fyfe, residents of Reading, Massachusetts bought the property for \$25,000. The one-story additions that brought the building out to the edges of the sidewalks on the two street sides and also included what is now 87 Wyman had recently been completed. Robert Fyfe opened a grocery store at 89 Wyman, extending into 87 Wyman.

In 1947, the Fyfes sold the Waban Hall property along with several adjoining parcels they had acquired at various times, to the Newton-Waltham Bank and Trust Company. The Fyfes continued operating the grocery store at 89 Wyman until about 1950, when George Bradbury took it over and began operating it under his name. Bradbury closed the store in late 1952. An attempted opening of a new grocery store at this location was cancelled, reportedly because the new owner ran into financial or medical problems.

The store was reported as vacant in 1953, but by 1955, 89 Wyman was occupied by Small Fry, Inc., a children's clothing store. Sylvia Zaplin, a Waban resident and Angier parent, was the owner. By 1961, the Small Fry store was expanded to include 87 Wyman Street, and it was still listed in this configuration in 1963.

By 1964, a new children's clothing store, Adrienne's of Waban, was operating at 89 Wyman Street, but was not using 87 Wyman. Adrienne Levin was the owner. Starting with the 1970 Directory, Adrienne's had a sales room on the second floor of the building in addition to the ground-floor store.

By 1972, another children's clothing store, Miss Harriet's, had taken the place of Adrienne's at 89 Wyman Street and in the second floor sales room. Milton and Harriet Binder were the owners. Both floors were still being used in 1973. In the Directories from 1975 through 1980, Miss Harriet's was still listed at 89 Wyman but only on the ground floor.

Starting with the 1982 Directory, and still in the final edition issued in 1985, the tenant at 89 Wyman was Poor Sport Sporting Goods, which sold used sports equipment and recreational items such as skis and sleds. Robert Heyn was the manager.

Information about subsequent tenants of 89 Wyman Street is incomplete. In 1990, Martha McLean, co-owner of the building, was operating an antique shop called What's It Worth at 89 Wyman. A *Boston Globe* article from August 1993 featured Maxim's Patisserie, an upscale bakery being run at 89 Wyman Street by Kevin Jones and Brian Kelly.

In 1995, the Waban Wine Shop, doing business as Waban Liquors, was operating at 89 Wyman Street, having relocated from 474 Woodward. By September 1995, the business was being offered for sale.

A *Globe* article from March 1997 featured Cucina Yerardi, opened four months earlier by Fran Yerardi, at 89 Wyman. This was a restaurant offering Italian lunches and dinners, and Italian housewares were also being sold there.

In 1998, 89 Wyman served as a temporary office for a firm providing paleontology consulting to the producers of the *Jurassic Park* films.

By November 2000, the Auburndale Co-operative Bank had opened a branch at 89 Wyman Street. and was using “The Village Bank” as a slogan. In September 2003, Auburndale Co-operative Bank merged with Newton South Co-operative Bank under the name The Village Bank. The Waban branch was still at 89 Wyman Street in 2021.

When numerical addresses were assigned on Wyman Street, the upper story of the Waban Hall building was given Number 91. It was called Waban Hall in the Directories as late as 1915. Starting with the 1917 Directory, 91 Wyman was identified as an apartment. The initial residents do not appear to have been connected with the businesses on the ground floor. However, Robert and Dora Fyfe, who had bought the entire building in 1925, were listed as the residents of 91 Wyman in the Directories from 1927 through 1934. By 1936, the Fyfes had moved to a house in Waban and Gladys Parker was residing at 91 Wyman. Mrs. Parker was a piano teacher, and her living room was also where she gave piano lessons to Waban children for many years. She was still listed at 91 Wyman in the 1955 Directory.

Starting with the 1957 Directory, 91 Wyman Street was listed to a mix of residential uses and businesses.

The store identified as Number 93 Wyman Street starting with the 1903 Directory had first been listed to Erastus Moulton & Sons, grocers, in the 1893 Directory. Mr. Moulton also ran the first Waban Branch Post Office from his store. In 1897, Moulton moved his store and the Post Office to 1641 Beacon Street in the newly opened Strong Building.

After Moulton relocated, 93 Wyman was vacant for a few years. Starting with the 1901 Directory, 93 Wyman was listed to Henrietta L Blood’s dry goods store. In 1905 this business briefly moved to Doctor Strong’s building on Beacon Street at the corner of Windsor Road, but returned to 93 Wyman by 1907. This was still the business listed at 93 Wyman in the 1923 Directory. In 1925, after 93 Wyman had been expanded on the street side, the John T. Connor Co. grocery store was located there.

In the 1927 and 1929 Directories 93 Wyman was a First National grocery store. By 1931, First National had relocated to the recently built Number 12 Windsor Road and 93 Wyman was vacant again.

In the 1932 Directory Emanuel “Eddy” Kahan had moved his tailor shop from 1637 Beacon to 93 Wyman. By 1934, Kahan had moved again to 476 Woodward Street. Later in 1934, the Waban Branch Post Office moved to 93 Wyman Street from 1639 Beacon Street. The Post Office remained at 93 Wyman until 1944, when it moved to its present location at 83 Wyman.

The Directories for 1948 and 1949 show Martin’s dry cleaners, run by Alf & Louis Miller, at 93 Wyman. In 1950, Martin’s moved to 1625 Beacon Street in the Strong Block. After this, 93 Wyman was listed as vacant for a few years, but it eventually became a stock room for the adjoining Waban Wine Shop, with the Wyman Street entrance used only for deliveries. For several years, the windows of 93 Wyman were used for displays by the Wine Shop. In the 1970s the windows and door of 93 Wyman were bricked up, and they remained in that state in 2021.

The small store at 95 Wyman Street was not part of the 1920s extensions of the Waban Hall building. It first appeared in the 1934 Directory as the real estate office of Stanley H. Place. This office was previously at what became 476 Woodward Street. Place was still at 95 Wyman in

1936. Starting with the 1938 Directory, 95 Wyman was the location of the barbershop of Luigi Dardano, also known as Louis or Louie. Dardano's shop was previously at what became 474 Woodward Street. Louie, remembered for giving all boys a buzz cut no matter what they asked for, remained at 95 Wyman until October 1990, when he would not agree to a rent increase.

The next tenant at 95 Wyman was a florist shop called The Secret Garden. This was followed in 1999 by a shoe repair shop called The Soleman, which was still there in 2021. Yervant Keshishian was the founder, proprietor, and only employee. Effective in January 2022, the Soleman merged with Waban Shoe Repair at 1637a Beacon Street, discussed above.

The 1920s extension of the Waban Hall building on the Woodward Street Side originally had three storefronts. They were initially assigned addresses on Wyman Street, but soon became numbers 472, 474, and 476 Woodward Street.

The storefront numbered 476 Woodward Street was the one nearest the corner of Wyman Street, but is no longer separately numbered and has no direct street entrance. In the 1925 and 1927 Directories it was the McCauslan and Nutting real estate office. In the Directories from 1929 through 1932, Stanley H. Place real estate was at 476 Woodward. By 1936, Place had relocated around the corner to the new 95 Wyman Street, and Emanuel Kahan had relocated his tailor shop from 93 Wyman to 476 Woodward. Emanuel Kahan was still listed at 476 Woodward in 1936, but by 1938 his widow, May Kahan was running the tailor shop. She was still listed there in the 1940 Directory, but the 1941 and 1943 Directories show Joseph J. Mansell as the operator of the tailor shop at 476 Woodward. By 1945, Mansell had relocated his shop to 8 Windsor Road, and was doing business as Waban Tailors and Cleansers.

Number 476 Woodward remained vacant for several years, except that in the 1948 Directory it was listed as the Dorothy Guy gift shop.

By 1953, because of expansion of the Waban Market, Mansell's shop had returned to 476 Woodward Street. However, the name had been changed slightly to Waban Tailors and Cleansers and it was being run by Dorothy A. Stone, the wife of tailor Richard H. Stone. This business was still listed at 476 Woodward Street in the Directories through 1959, and Dorothy Stone was listed as residing at 91 Wyman Street, above the tailor shop, in 1957 and 1959.

In the 1961 Directory, the name of the business at 476 Woodward had changed to Lorraine Tailors and Cleansers and it was run by John Moscato. By 1963, it had changed to Vincent's Tailoring, run by Vincent Fumo, but by 1964 Vincent's had relocated to 87 Wyman Street. This allowed the Waban Wine Shop to expand into 476 Woodward from 472 and 474, and 476 Woodward has not been used as a separate address since then.

The first business listed at what became 474 Woodward Street was Henrietta L. Blood's drygoods store. This business had relocated from 93 Wyman Street. In the Directories for 1927 through 1931, the L. H. Daloz Company, a dyeing and cleansing business, was located at 474 Woodward.

In the Directories for 1932 through 1936, Luigi Dardano's barbershop was located at 474 Woodward but by 1938 he had moved around the corner to 95 Wyman Street.

In the 1938 and 1940 Directories, Waban Flower Box, a florist shop run by Arthur D. Crowell and Della Conant Stanley (daughter of Waban's second grocer and postmaster), was located at 474 Woodward. This store was vacant in the Directories from 1941 through 1945. In 1946 it became part of the Waban Wine Shop, entered at 472 Woodward, and it has been combined with the businesses at that address ever since.

There is some confusion in the City Directories as to the numbering of the third store on the Woodward Street side of the Waban Hall building. It is referred to sometimes as 470 and sometimes as 472 in its early years. For purposes of discussion below, 472 is used.

The first tenant of 472 Woodward Street, in the 1927 Directory, was Ruth A. Lockwood's confectionary shop. The 1929 Directory showed 472 Woodward as vacant, but Walter's Confectionary was there in 1931. In 1932 it was and Jolly's Confectionary, run by Alf E. Jolly, who also had a store on West Newton. The Waban location was vacant for several years after 1932, reappearing in the 1940 Directory as the William H. Douglas restaurant. In the 1941 and 1943 Directories, the Ruth & Arlene beauty shop, run by Ruth A. MacRae and Arlene Kydd, was at 472 Woodward, but in 1945 the store was vacant again.

In April 1946, John Seymour McLean and William G. Sheehan incorporated the Waban Wine Shop for the purpose of "the sale of liquors, wines, and other beverages, whether alcoholic or non-alcoholic" at 472 and 474 Woodward Street. When this store first opened the entrance was at 472 Woodward and the door to 474 was made only an emergency exit.

In December 1947, Robert and Dora Fyfe sold the Waban Hall building, the lot on which it was located, and several adjoining lots on Woodward Street and Wyman Street to the Newton Waltham Bank & Trust Company. The bank was interested primarily in obtaining the land at what became 466 Woodward Street as the site for its new building.

In February 1953, the bank sold the former Waban Hall building and land to Sheehan and McLean. In October 1953, Sheehan sold his interest in the property to McLean.

About 1965, McLean expanded the Waban Wine Shop into 476 Wyman Street in addition to 472 and 474 and moved the entrance from 472 to 474. In December 1987, J. Seymour McLean retired and sold the Waban Wine Shop and the real estate to his son John and John's wife, Martha, Trustees of Waban Realty Trust. The senior McLean died in April 1998 at age 81.

By the mid-1990s, with increasing competition from discount retailers, the McLeans downsized Waban Wine Shop and relocated it around the corner to 89 Wyman Street. The business was dissolved in 1998, but the McLeans were still the landlords of the entire former Waban Hall building and its additions in 2021.

A proposal for a restaurant at 472 to 476 Wyman Street after the Waban Wine shop moved was unable to obtain permits from the city because of neighborhood opposition. However, since 1995 there has been a Starbucks Coffee shop at this location.

The freestanding building at 466 Woodward Street was opened in 1950 by the Newton-Waltham Bank & Trust Company, which previously had its Waban branch at 1625 Beacon Street. The name of the bank was unchanged through 1975, but in the 1976 and 1980 Directories it was listed as Bay Bank Newton-Waltham Trust Company. In 1982 and 1985 it was Bay Bank Middlesex. The original building at 466 Woodward Street was enlarged in the 1980s (?)

In 1996, the Bay Banks merged with Bank of Boston as Bank Boston. In 1999, Fleet Financial Group bought Bank Boston and changed the name of the merged company to Fleet Boston Financial.

In 2004, Bank of America bought Fleet Boston Financial. In 2021, Bank of America still operated the Waban Branch at 466 Woodward Street.

Postscript – The Braeburn Nursing Home Saga

Though it was not strictly a part of the Waban Square business blocks, the Braeburn Nursing home story is tangentially related because the parcel on which it was built was for many years included in the property on which all the Strong Block buildings were constructed.

Number 20 Kinmonth Road was the address of the former Doctor Strong office building when it was moved from the corner of Beacon Street and Windsor Road and converted to a private home. The 1959 City Directory shows 20 Kinmonth as vacant, and the 1961 Directory indicates that the building had been removed.

On December 4, 1963, Pasquale Franchi incorporated the Braeburn Nursing Home, for the purpose of building and operating a nursing home on the parcel including 20 Kinmonth Road. As discussed above, Franchi had bought this parcel in 1959, as a subdivision of land once owned by the heirs of William Strong. The nursing home, which took its name from the adjacent golf course of the Brae Burn Country Club, was in operation by 1965.

In 1975, Pasquale Franchi sold the 20 Kinmonth parcel to the Kinmonth Realty Trust, controlled by members of his family.

The Braeburn Nursing Home filed its final annual report for the year 1997. On May 29, 1998, J. Dennis Morgan of Dover, Mass. incorporated Waban Health and Rehabilitation, for the purpose of acquiring and developing real estate. There was no mention of operating a healthcare facility. On June 29, 1998, the Kinmonth Realty Trust sold the 20 Kinmonth parcel to The Waban Realty Trust, which J. Dennis Morgan had created in April 1998. The nursing home remained in operation, but under the Waban Health name. The Waban Realty Trust sold the property on March 7, 2014, to 20 Kinmonth Road, LLC, a Delaware corporation. At about the same time, operation of Waban Health and Rehabilitation was taken over by Synergy Health Centers, a national chain.

Waban Health and Rehabilitation filed its final annual report with the state for calendar year 2016. It closed in February 2019, with Synergy Health Centers in receivership and under state and federal investigation for numerous violations.

On February 27, 2019, 20 Kinmonth Road, LLC sold the property to Kinmonth Road Investment LLC, a newly created real estate development company, which was still the owner of record in 2021.

The former Braeburn Nursing Home was demolished in 2020. At the end of 2021, a new residential condominium building was under construction on the site.

ADDITIONAL INFORMATION ABOUT WILLIAM C. STRONG

William Chamberlain Strong was born in Hardwick, Vermont in 1823. According to his obituary, “he removed to Newton and established himself on a large farm when he was a young man.” By 1861, Strong had taken over the Nonantum Hill Nursery, established by William Kenrick sometime before 1835. The Nursery specialized in growing fruit trees and evergreens to sell for landscaping.

Real estate atlases from the 1870s show that the nursery included connected tracts in Newton and Brighton. The Newton tract included part of the land south of Kenrick Street that is now the Newton Commonwealth Golf Course. The Brighton holdings were more extensive, including a large tract southeast of Oak Square. William Strong was active in the Massachusetts Horticultural Society, and served several terms as its president.

William Strong seems to have been planning to expand into real estate development by 1870. According to an article on the website of the Brighton and Allston Historical Society, Strong was one of the most vocal opponents of legislation permitting enlargement of the Beacon Park horse race track in Allston, on the grounds that it would attract large numbers of gamblers, resulting in reduced property values. The expansion was nevertheless approved, and the new facilities opened in June 1870.

William Strong’s residence was on the Nursery land on Kenrick Street in Brighton, less than two miles from Beacon Park. This may have been a factor in his deciding to move his home to a thinly populated section of Newton that did not yet have a separate village identity. His initial acquisition of land in what is now Waban was previously property of Morrill Wyman, fronting on the north side of Beacon Street from west of Woodward Street to Chestnut Street, and on the west side of Chestnut Street from Beacon Street to north of where Moffat Road now meets it. The property extended north beyond what is now the outer end of Windsor Road.

In 1875, the Strong family moved into what was then the only house on this land. This was known as the Deacon John Staples House, after the resident of the first house on that site, dating from 1688. However, by 1875 not much remained of the original structure. This is now the Suzuki School of Newton.

City atlases published in 1874 show two projected railroad lines that would have passed through sections of what is now Waban. The March 20, 1874, *Boston Transcript* reported that William Strong had been chosen as a director of “an association of gentlemen formed under the General Railroad law of Massachusetts to secure the building of the Newton and Boston Railroad.” Details of the proposed route were not reported, and like many projected railroads of that era, this one did not progress far beyond the organizational meeting.

The March 28, 1876, *Boston Post* reported that William Strong had issued a printed prospectus for a three-foot gauge railroad to be built from Newton Upper Falls to Charles Street in Cambridge. This route was to begin at the Charles River about half way between Upper and Lower Falls, and pass through the area that became Waban as far as Chestnut Street at Fuller Street. The April 12, 1876, *Boston Post* reported that Strong had stated that this railroad was needed because the Boston & Albany Railroad was unwilling to serve the south side of Newton. Again, this was about all that was heard of this railroad proposal.

Finally in 1882, a new Board of Directors of the Boston & Albany Railroad concluded that serving the south side of Newton would be a good business opportunity after all. In February 1883, the B&A completed purchase of the Woonsocket Division of the New York & New England Railroad from Brookline Village to Newton Highlands, with plans to build a connecting

link to the B&A Main Line at Riverside. This line was completed in May 1886. William Strong was credited with selecting the name of Waban for the station at Beacon Street, where there was not yet a village. Strong was said to have been interested in the history of a group of Native Americans, with a leader called Waban, who had once frequented the area of the Nonantum Hill Nursery. Prospect Hill, just south of Strong's nursery property in Newton, had been renamed Waban Hill in 1875.

By 1890, William Strong had sold all the former Nonantum Hill Nursery land. A final reminder of it is Strong's Pond in the Newton Commonwealth golf course.

An 1886 Newton Atlas shows that when the railroad opened, Strong's land in Waban was still undeveloped. An 1895 Atlas shows Windsor Road built almost to the top of Moffat Hill, with the land on both sides subdivided for house lots and several houses already completed.

Construction of the railroad had divided the site of the Newton Alms House, or poor farm, into a 23-acre parcel north of the tracks, adjoining Strong's Moffat Hill land, and a 13-acre parcel fronting on Beacon Street east of the present Dorset Road. In April 1896, the City of Newton agreed to sell the entire site to William Strong for \$14,500.

As related previously, in 1896 William Strong arranged for construction of the first commercial building on Beacon Street in Waban Square. The architect hired for this project was Lewis H. Bacon, who had designed the Waban railroad station as an employee of the firm of H. H. Richardson. Bacon was also a Waban resident by 1891. The Strong Building was in the style later known as Dutch Colonial revival, but it pre-dated most of the better-known buildings of that style. Bacon may have been inspired in part by the "Dutch House" built as exhibit space for the Van Houten Cocoa Company at the World's Columbian Exposition in Chicago in 1893. After the fair ended, the Dutch House was dismantled, moved to Brookline, and reassembled, where it remains today at 20 Netherlands Road. It is next to and easily visible from the same railroad line that Bacon would have traveled on between Waban and Boston.

William Strong had at least one more venture into transportation. Only three years after the opening of the railroad line through Waban, the West End Street Railway Company began converting its network of horse railroads to electric trolley lines. This set off a frenzy of building trolley lines in Boston suburbs including Newton. The first trolley line proposal for Waban, in 1899, would have passed through from Washington Street in Lower Falls via Beacon and Woodward Streets to Newton Highlands connecting with existing trolley lines at both ends. This line did not get built, but in 1901 two rival proposals were made for trolley lines serving Waban. Some residents of the village were opposed to any trolley line, while the others could not agree on the route it should take and which company should be allowed to build it.

In March 1902, William Strong testified in favor of the proposal from the Newton Street Railway Company interests for a route that would have followed Beacon Street from Washington Street to Chestnut Street, and then would have run either on Chestnut Street or over parallel land to a connection with the trolley line on Commonwealth Avenue. Ultimately neither plan got the necessary approvals from both the Newton Board of Aldermen and the Massachusetts Board of Railroad Commissioners. Waban did not get a trolley line until the railroad was repurposed as such in 1959.

A 1907 Newton Atlas shows a network of proposed roads and house lots on the former Alms House land north of the railroad that William Strong had bought from the city in 1896 and still owned. However, most of this land eventually became part of the Brae Burn Country Club golf course instead of being developed for houses.

The 1907 Atlas also shows Strong's land between the railroad and Beacon Street from the Roger Walcott grammar school to west of the proposed Dorset Road divided into house lots. A new road parallel with the railroad was to serve two rows of lots not fronting on Beacon Street. Notably, the layout of this section of Beacon Street was widened to provide space between the sidewalk and the roadway for the never-built trolley line Strong had advocated for. Except for the lots directly fronting on Beacon Street or Dorset Road, most of this proposed subdivision eventually became the Waban Playground and tennis courts.

William Strong died unexpectedly at age 90 on May 14, 1913. His heirs gradually sold his real estate holdings in Waban. By 1929, they retained little beyond the land on which the Strong Block buildings are located today, and the parcel that was later the site of the Braeburn Nursing Home.

The original building in the Strong Block was accepted for inclusion on the National Register of Historic Places in 1987, on nomination of the Newton Historical Commission. It is not clear if this designation was intended to include additions built after 1897.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.DV
Historic Name:	Waban Village Center
Common Name:	
City/Town:	Newton
Village/Neighborhood:	Waban;
Local No:	
Year Constructed:	
Use(s):	Commercial District; Other Institutional; Residential District;
Significance:	Architecture; Communications;
Designation(s):	
Building Materials:	
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, April 24, 2023 at 8:08 AM

FORM A - AREA

NWT.DV

Area Letter Form numbers in this Area

IV-KDN	5370 - 5377
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



Newton (Waban) TE

of Area (if any) _____

Waban Village Center

nt Use commercial, institutional,
residential

al Date or Period c1890-1950

al Condition good-excellent

ge _____

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date January 1987

STRONG'S BLOCK EXT.

Inventory forms have been completed.
Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).



Waban Hall

UTM REFERENCE _____

USGS QUADRANGLE _____
SCALE _____

WABAN

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

Waban Village Center is a compact area consisting of c20 commercial, institutional and residential buildings. They are grouped around the irregular intersection of Beacon Street, which runs E-W and is the principle throughfare through the village, Windsor Road, Woodward Street, and Wyman Street. The tracks of the Highland Branch Railroad cut under Beacon Street just southwest of this intersection. Wyman Street, which parallels the tracks south of Beacon Street, is at a lower grade than the other village streets, and is thus somewhat visually separated. Three important public buildings- the Church of the Good Shepherd (1896), the Union Church (1912; #W-0104), and the Angier School (1921; #W-0102)- are located SW of the tracks and are also somewhat visually separated. Waban Center is unusual as a collection of individually distinguished buildings (two of which are already listed in the National Register) rather than as a grouping largely made up of background buildings.

Individual buildings are described on the continuation sheet.

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

In 1886, before completion of the Highland Branch of the Boston and Albany Railroad, the village now known as Waban did not exist. Less than a dozen families lived in the area, their farms scattered along Woodward and Beacon Streets. Although there had been some attempt to stimulate growth in the 1870s, full-scale suburban development, with its commercial amenities, was not assured until construction of the railroad. A small station, one of the original H. H. Richardson designs, was built near the intersection of Woodward and Beacon Streets and in 1890, Waban Hall, the first commercial block was built at the intersection of Woodward and Wyman Streets. The Dutch-gabled Strong's block (NR 9/4/86) on Beacon Street followed in 1897. Although a vigorous community was beginning to develop in Waban, organizing an Improvement Society as early as 1888, broad development of the area did not take place until after the turn of the century.

Signs of major growth in Waban came in the 20s and 30s as large numbers of new houses were built in the old sub-division laid out by Ernest Bowditch (#W-J) south of Beacon Street and the new subdivisions north of Beacon Street laid out in the teens and twenties. Several subdivisions east of Chestnut Street, although partially laid out before the turn-of-the century, were also substantially developed at this time. In the village center new stores were built beside the Strong Block on Beacon Street and around the corner on to Windsor Road. One story store fronts were also added to Waban Hall, partially concealing the facade of the old building. Other buildings such as the Neighborhood Club House (1917; 0100), the Angier School (1919-21; 0102) and the Waban Branch Library (1929; 0101) also attest to the growth and vitality of the Waban community.

BIBLIOGRAPHY and/or REFERENCES

- Building Department Records
- Engineering Department Subdivision Plans
- Shea, Newton's Nineteenth Century Architecture: Newton Highlands and Waban

NWT. DV
area DV
PI

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Waban)	Form No: IV-K
Property Name: Waban Village Center	

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

Architectural Significance (cont)

Strong's Block (1641-49 Beacon St.; 1897; NR 9/4/86) is the visual anchor of the area. Located on Beacon Street, directly northeast of the Railroad tracks, it was commissioned by William Strong and designed by local architects Bacon & Hill. It is a handsome three story brick block with distinctive stepped Flemish gables.

5371
Strong's Block Extension (1629-39 Beacon St., 4 Windsor Road; 1924), developed by the Strong Estate and designed by architect Edward B. Stratton, confirmed the growth of Waban Center in particular and of the village of Waban in general. The extension consisted of seven one story brick stores designed to complement the earlier structure; they were estimated to cost c\$25,000. They extend eastward on Beacon Street and wrap around the corner of Windsor Road. The cornerpiece is particularly handsome with a large arched entry incorporating leaded sidelights and fan and verigated voussoirs, all surmounted by a stepped gable composition. During the late 20s and 30s, Stratton extended these stores at the rear and further along Windsor Street.

6372
Great Atlantic & Pacific Tea Co./First National (8-12 Windsor Road; 1938). Both of these chain grocery stores appear to have occupied the current location of the Waban Market. Extensive facade changes in the 1960s have completely obscured the original features of this one story building.

Staples/Crafts/Wiswall Farm (1615 Beacon St., c1750+; NR 9/4/86). This large Colonial farmhouse with Victorian and recent additions is located on the northeast corner of Beacon Street and Windsor Road, and provides an important link with Waban's agricultural past.

Waban Branch Library (1608 Beacon St., 1930) anchors the eastern end of the area in a prominent location at the intersection of Beacon and Woodward Streets. It was designed by Densmore, LeClear & Robbins of Boston in the Tudor Revival style so popular in Waban in the late 20s and 30s. It is a small-scale brick building with slate roof.

5375
Newton-Waltham Bank and Trust Co. (466 Woodward St., 1949) begins the group of structures on the south side of Beacon Street at the lower elevation of the Railroad tracks. It was designed by Howard L. Rich in the Colonial Revival style. It became a Bay Bank in 1972, and had its front entrance redesigned at that time.

5376
Waban Hall (474 Woodward St., 1890), at the corner of Wyman Street, was the first commercial block built in Waban; it was originally a two story wood-frame Queen Anne style block with distinctive round-arched display windows flanking a central entry with heavy segmental arched hood. In 1923 a one story brick Colonial Revival style storefront with large arched openings echoing the original design of the block was added by architect John Barnard. In 1933, the undistinguished one story stores at 89-93 Wyman Street were added according to plans by architect F.A. Burton.

5377
Waban Branch Post Office (93 Wyman St., 1944) terminates the southern end of the area and faces the Railroad tracks. It is a small, one story structure with cast stone trim in the Moderne style that replaced an earlier structure.

Staple to Inventory form at bottom

NWT.DV p2

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (Waban)	Form No: WR
Property Name: Waban Village Center	

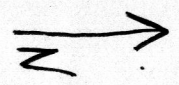
Indicate each item on inventory form which is being continued below.

Historical Significance (continued)

Although development came to a standstill during the war a new Post Office was built at 83 Wyman Street in the 1943-4 and in the post-war period (1949) the Newton Waltham Bank and Trust located a branch office at 466 Woodward Street, adjacent to the old Waban Hall complex. Since then, although alterations to existing buildings have occurred with changes in tenancy, the number of commercial structures has remained stable, providing retail and service businesses aimed mainly toward the Waban community.

In 1958, the Boston and Albany discontinued rail service on the south side of Newton. Although the right of way was taken over by the MTA, Waban's H. H. Richardson railroad station was demolished at that time, leaving a parking lot in its place.

N.W.T. DIV
WABAN



CORNELL | DOLAN, P.C.

Patrick Dolan

Ten Post Office Square

Suite 800 South

Boston, MA 02109

617.580.9036

pdolan@cornelldolan.com

June 27, 2023

Via Email

Mollie Hutchings

Chief Preservation Planner

City of Newton Planning Department

1000 Commonwealth Avenue

Re: Waban Hall, 89-87 Wyman Street

Dear Ms. Hutchings:

I represent John and Martha McLean, trustees of the Waban Hall Trust, which owns the property located at 89-97 Wyman Street. Mr. and Mrs. McLean oppose the proposed Landmark designation of their property, and I would ask that this brief review of the facts be presented to the Newton Historical Commission for its consideration.

By way of background, the McLean family have owned the property known as Waban Hall for more than six decades. John McLean's father, John, Sr (Seymour), became involved with the property when he came back from WWII, opening Waban Liquors in 1946. Seymour ultimately purchased the property in 1963. He and his wife conveyed the Waban Hall property to my clients in 1987 and my clients have owned it since.

The McLean family have been attentive and laudable owners. They have devoted substantial time, effort, and money to the development and maintenance of the property. For many years they operated the liquor store at the site while simultaneously leasing out the additional commercial space to a variety of businesses. When times were good, they worked hard. When times were not good, they worked harder. Through it all, they persisted in owning the property in the principled manner that has been the driving force behind the vibrancy that the property quite obviously possesses.

The McLeans have no plans to develop the property. In fact, their two anchor tenants, Starbucks and the Village Bank, have long term leases. The Starbucks lease (**Exhibit A**) runs through February 2030. Thereafter, Starbucks has three consecutive options to extend the lease for five-year terms, to 2045. It goes without saying that Starbucks has been a welcome contributor to Waban Village environment, a contribution that the McLeans deserve credit for, as they worked diligently to accommodate Starbucks design and construction requirements. Had they been unable to do so, the relationship may never have come to fruition.

The Village Bank lease (**Exhibit B**) runs to July 2030, and the bank has an option to extend for a single five-year term. Village Bank's presence in the Village is also a welcome one for the community,

The property has a variety of other tenants on short term leases, including the newly opened White Lion Baking Company, along with Dwell 360, a thriving, boutique real estate firm. The McLeans value each of their tenants, and they aim to provide each, along with all members of the community, a valuable resource. Undoubtedly, they have done so.

The proposed Landmark designation is not appropriate for a variety of reasons. It is not a major work of the architect John Barnard, who simply designed the addition, which, itself, has since been altered. There are no facts to suggest how the addition reflected Mr. Barnard's aesthetic, no indication that it contributed to his development, and no demonstration that it reflects some signature architectural contribution of his. Moreover, the property is not meaningfully associated with William Strong, who never owned the property. His only role in its development was as president of the Waban Improvement Council, which provided financing for the construction of the original Waban Hall. That cannot be enough to conclude there is a meaningful association with Mr. Strong. Tangents may have a role in history, but they should have none in this deliberation.

Moreover, the property, which has been altered in numerous ways throughout its history, does not retain architectural integrity, is not architecturally distinguished, and to the extent it once served as a community meeting place where cultural activities took place, those spaces no longer exist. Indeed, it is well worth noting that the community uses for this property lasted barely a generation before commercial use became its primary function.

Finally, while the commercial development of Waban Village has without a doubt played a significant role in the history of Waban, the mere fact that my clients' property functioned as a commercial property during this important history does not qualify it for Landmark designation. If that were the case, the power to Landmark would be almost without limitation and would rely on simple criteria: when was a building constructed and did it serve a commercial purpose? Of course, that criteria does not exist, and for good reason.

The McLeans respectfully oppose the effort to designation their property a historical Landmark and, for the reasons identified herein, as well as in the report of Epsilon Associates, Inc., they request that the Commission reject its nomination.

Thank you very much.

Very truly yours,

A handwritten signature in black ink, appearing to read 'P. Dolan', written in a cursive style.

Patrick J. Dolan

cc: Martha McLean

EXHIBIT A

**THIRD AMENDMENT
TO
COMMERCIAL LEASE**

THIS THIRD AMENDMENT TO COMMERCIAL LEASE ("Amendment") is made as of this 11th day of May, 2019 (the "Effective Date", which shall be the date of full execution by both parties), by and between **WABAN HALL TRUST**, a Massachusetts real estate trust ("Landlord"), and **STARBUCKS CORPORATION**, a Washington corporation ("Tenant"). Landlord and Tenant are sometimes hereinafter referred to individually as the "Party" or collectively as the "Parties".

RECITALS

This Amendment is made with reference to the following facts:

A. Landlord and Tenant entered into that certain Commercial Lease dated as of December 9, 1994, as amended by that certain First Amendment to Commercial Lease dated June 7, 1997 and that certain Second Amendment to Commercial Lease dated as of March 23, 2010 (collectively, the "Lease") covering those certain premises having a street address of 474 Woodward Street, Waban, Massachusetts, containing approximately 1,868 square feet of floor area, all as more particularly described in the Lease, as amended.

B. The Lease is set to expire on February 29, 2020 (the "Extended Term").

C. The Parties wish to amend the Lease to, among other things, extend the term of the Lease upon the terms, covenants and conditions hereinafter set forth.



NOW THEREFORE, in consideration of the mutual covenants, promises and conditions hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, as of the Effective Date the Parties agree as follows:

AGREEMENT

1. Recitals. The above Recitals are incorporated herein by reference.
2. Term. Notwithstanding anything contained in the Lease to the contrary, the Term of the Lease is hereby extended for one (1) ten (10) year period commencing on March 1, 2020 (immediately and automatically upon the expiration of the Extended Term of the Lease on February 29, 2020) and expiring February 28, 2030 (the "Expiration Date") (the "First Extension Term"). All references in the Lease to the "term" or "the term of the Lease" shall be deemed to include the First Extension Term. Rent during such First Extension Term shall be as set forth in Paragraph 4 below.
3. Extension. Notwithstanding anything contained in the Lease to the contrary, the Lease is hereby amended to state that Landlord and Tenant acknowledge and agree that

Tenant shall have the option to extend the Term of the Lease beyond the First Extension Term for three (3) consecutive five (5) year periods (collectively, the "Extension Terms" or individually as the "Second Extension Term" or "Third Extension Term or Fourth Extension Term", if exercised, as the case may be) upon the same terms and conditions provided for in the Lease unless otherwise modified herein. If exercised, the Base Rent for the Extension Terms shall be as set forth in Paragraph 4 below.

4. Base Rent. Notwithstanding anything contained in the Lease to the contrary, the Lease is hereby amended to specify the following Base Rent payments for the First Extension Term and to the extent each option is exercised, the Second Extension Term, the Third Extension Term and Fourth Extension Term:

<u>LEASE YEARS</u>	<u>MONTHLY INSTALLMENT</u>	<u>ANNUAL RENT</u>
<u>First Extension Term:</u> (03/01/2020 – 02/28/2025) (03/01/2025 – 02/28/2030)		
<u>Second Extension Term:</u> (03/01/2030 – 02/28/2035)		
<u>Third Extension Term:</u> (03/01/2035 – 02/29/2040)		
<u>Fourth Extension Term:</u> (03/01/2040 – 02/28/2045)		

5. Electronic Funds Transfer. Landlord acknowledges and agrees that Tenant, at Tenant's option, shall have the right to pay amounts due under the Lease to Landlord via electronic funds transfer, and that Landlord shall cooperate with Tenant, if necessary to establish that manner of payment by Tenant.

6. Tenant's Right of Early Termination. Notwithstanding anything contained in the Lease to the contrary, Tenant, in its sole discretion, shall have a one-time right to terminate the Lease on February 28, 2025 (the "Early Termination Date"), in order to exercise the early termination right, Tenant must give Landlord written notice at least one hundred eighty (180) days before the Early Termination Date. Upon

the date Tenant specifies for the Early Termination Date, Tenant shall be fully and forever released and is charged from any and all obligations, covenants or liabilities of whatsoever kind or nature in law or equity or otherwise arising out of or in connection with the Lease or any other agreements by and between Landlord and Tenant except any obligation or liability accrued before the Early Termination Date. Should Tenant elect to terminate the Lease as permitted hereunder, Tenant shall pay Landlord, on or prior to the Early Termination Date a termination fee (the "Termination Fee") in the amount of [REDACTED]

7. Miscellaneous.

7.1 Capitalized Terms/Definitions. Each capitalized term used in this Amendment and not defined herein shall be deemed to have the same meaning ascribed to it in the Lease.

7.2 Continuing Effect. Except as specifically provided in this Amendment, the provisions of the Lease shall remain unchanged and in full force and effect. In the event of a conflict between the Lease and this Amendment, this Amendment shall control.

7.3 Authority. Each person executing this Amendment on behalf of a Party represents and warrants that it has the full power, authority, and legal right to execute and deliver this Amendment on behalf of such Party and that this Amendment constitutes the legal, valid and binding obligations of such Party, its heirs, representatives, successors and assigns, enforceable against such Party or Parties in accordance with its terms.

7.4 Approvals. Landlord warrants and represents to Tenant that Landlord has obtained any approvals from any third parties, including lender(s), that are necessary to make this Amendment enforceable against Landlord and all such third parties, their heirs, representatives, successors and assigns. Landlord shall defend, indemnify and save harmless Tenant from and against all losses, claims, demands, damages, liabilities, costs and attorneys' fees resulting from a breach of, or inaccuracy in, any of the representations and warranties set forth in this section.

7.5 Counterparts. To facilitate execution of this Amendment, this Amendment may be executed in one or more counterparts as may be convenient or required, and an executed copy of this Amendment delivered electronically by facsimile or e-mail shall have the effect of an original, executed instrument. All counterparts of this Amendment shall collectively constitute a single instrument; but, in making proof of this Amendment it shall not be necessary to produce or account for more than one such counterpart executed by each Party hereto. It shall not be necessary for the signature of, or on behalf of, each Party hereto, or that the signature of all persons required to bind any such Party appear on each counterpart of this Amendment.

7.6 No Construction Against Draftsman. No inference in favor of or against any Party shall be drawn from the fact that such Party has drafted any provision of this Amendment or that such provisions have been drafted on behalf of said Party.

IN WITNESS WHEREOF, the Parties have duly executed this Amendment effective as of the day and year set forth above.

TENANT:

STARBUCKS CORPORATION,
a Washington corporation

By: 

Name: Ray Silverstein

Its: vp, Store Development

LANDLORD:

WABAN HALL TRUST,
a Massachusetts real estate trust

By: 

Name: MARTHA McLEAN

Its: Trustee

EXHIBIT B

89 WYMAN STREET, NEWTON, MASSACHUSETTS

**First Amendment to Lease
The Village Bank**

This First Amendment to Lease (this "First Amendment") is dated as of this 9 day of June, 2020 (the "Effective Date") by and between **John S. McLean and Martha J. McLean, Trustee of Waban Hall Trust**, a Massachusetts nominee trust u/d/t dated December 9, 1987, recorded with Middlesex South District Registry of Deeds, Book 18745, Page 471, as amended of record, with an address of P.O. Box 77, Cotuit, MA 02635 (the "Lessor") and **The Village Bank**, a Banking Cooperative, with an address of 320 Needham Street, Newton, MA 02464 (the "Lessee"). Lessor and Lessee may hereinafter be referred to individually as a "Party" or collectively, as the "Parties".

Background

Reference is made to a Lease dated August, 1998 between Lessor and Auburndale Cooperative Bank, predecessor to Lessee (the "Lease"), as modified in April 2018 to extend the then current term, leasing certain premises at 89 Wyman Street, Newton, Massachusetts (the "Premises"). Capitalized terms used and not otherwise defined in this First Amendment shall have the meanings set forth in the Lease.

Lessor and Lessee desire to amend the Lease to (i) extend the Term of the Lease and (ii) to modify certain provisions of the Lease, all on the terms and conditions more particularly set forth in this First Amendment and to supersede any prior conflicting provisions.

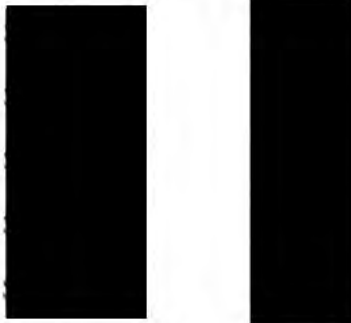
Agreement

For value received, Lessor and Lessee hereby agree as follows:

1. Term. The Term of the Lease is extended until July 14, 2030.
2. Base Rent. From and after July 15, 2020 annual Base Rent is adjusted to be as follows:

<u>Year</u>	<u>Annual Base Rent</u>	<u>Rent Per Square Foot (Approximately 800 sq. ft.)</u>
7/15/2020- 7/14/2021		
7/15/2021- 7/14/2022		
7/15/2022- 7/14/2023		
7/15/2023- 7/14/2024		
7/15/2024- 7/14/2025		

7/15/2025-
7/14/2026
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7/15/2027-
7/14/2028
7/15/2028-
7/14/2029
7/15/2029-
7/14/2030



3. Option to Extend. Provided that the Lessee shall not be in default (beyond any applicable notice and cure periods) under the terms or conditions of this Lease either at the date of giving a notice as provided herein or on the date of expiration of the Term as previously extended hereunder the Lessee shall have one option to extend the Term by 5 years to July 14, 2035. Lessee may exercise the option to extend the Term by written notice to Lessor as provided in the Lease. The amount of rent to be paid shall also be as provided in the Lease.
4. Notices. Section 22 of the Lease is amended to provide that any notice from Lessor to Lessee shall be sent to Lessee at 320 Needham Street, Newton, Massachusetts 02464 ATTN: Amy Werner, or to such other address as Lessee may advise in writing from time to time..
5. Brokerage. Each of Lessee and Lessor represents and warrants to the other that it has not dealt with any broker in connection with this First Amendment. Lessee shall defend, hold harmless and indemnify Lessor from any loss, cost, damage or expense, including reasonable attorneys' fees, arising from the breach by Lessee of any representation or covenant in this paragraph. Lessor shall defend, hold harmless and indemnify Lessee from any loss, cost, damage or expense, including reasonable attorneys' fees, arising from the breach by Lessor of any representation or covenant in this paragraph.
6. Ratification. Except as modified hereby, all other terms and conditions of the Lease shall remain unchanged and in full force and effect and are hereby ratified and confirmed by the parties hereto.
7. Authority. Lessee represents and warrants that all requisite organizational action has been taken in connection with execution and delivery of this First Amendment, and that the individual(s) signing on behalf of Lessee have been duly authorized to bind the Lessee. Lessor represents and warrants for itself that all requisite organizational action has been taken in connection with execution and delivery of this First Amendment, and that the individual(s) signing on behalf of Lessor have been duly authorized to bind the Lessor.

8. Notice of Lease. Lessor and Lessee agree upon execution hereof to execute and Tenant may, at its expense record, a Notice of Lease in the form of Exhibit A.
9. Miscellaneous. Any inconsistencies or conflicts between the terms and provisions of the Lease and the terms and provision of this First Amendment shall be resolved in favor of the terms and provisions of this First Amendment. This First Amendment shall not be modified except in writing signed by the parties hereto.
10. Counterparts. This First Amendment may be executed by the Parties in multiple counterparts, each of which when taken together shall constitute a fully executed original document.

[Signatures on Following Pages]

Witness the execution hereof under seal as of the date first set forth above.

LESSEE:

The Village Bank

By: Joseph A. De Vito
Joseph A. De Vito
President and CEO

LESSOR:

Waban Hill Trust

By: John S. McLean, Trustee
John S. McLean, Trustee

By: Martha J. McLean, Trustee
Martha J. McLean, Trustee

Exhibit A

NOTICE OF LEASE

Date: June 9, 2020

Lessee: The Village Bank
320 Needham Street, Newton, Massachusetts 02464

Lessor: Waban Hall Trust
P.O. Box 77
Cotuit, MA 02635

Lease: Dated August, 1998, as amended on or about the date hereof.

Demised Premises: 89 Wyman Street, Newton, Massachusetts. For Lessor's title see Deed recorded in Middlesex South District Registry of Deeds, Book 19031, Page 408.

The Term shall expire on July 14, 2030.

Extension/Renewal Rights: One term for (5) years, as set forth in the Lease, as amended as of the date hereof.

[Remainder of page intentionally left blank. Signatures on Following Pages]

145 Warren St

