



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

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www.newtonma.gov

Barney Heath
Director

Re: 19 Highland Ave (Swedenborgian Church) **Landmark Designation**

The Swedenborgian Church in Newtonville was constructed in 1893 in a Gothic Revival style. It was designed by architectural firm Cram & Wentworth, and built in a puddingstone construction and limestone trim. Ralph Adams Cram is renowned for his church constructions, 50 of which are on the National Register of Historic Places. He is one of three architects recognized with a Episcopal Feast Day for their contributions to church architecture.

Permit history is very limited for this property, as there have been no exterior alterations to the building in the last century. Three stained glass windows, added in 1916, were designed by Charles Connick Studios. Having such an intact example of Cram & Wentworth Church is an asset to the Newtonville architectural landscape, and elevates the building's architectural significance.

Designating this property as a local historic landmark would require all exterior changes, including siding changes and window replacement, to be approved by the Newton Historical Commission. Staff recommends the use of the Secretary of the Interior's Standards for Preservation when reviewing work on this building, allowing for appropriately designed exceptions related to accessibility and safety.

Staff is also recommending that any development on the parcel that is detached from the landmark structure should be reviewed only as to its impact on the historic structure. This is particularly relevant to work on or related to the Parish House, which does not appear have the same level of architectural or historic significance as the main church building.

Attached is the nomination form and current photos.







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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: _____.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NWT.2450
Historic Name:	The Swedenborgian Church
Common Name:	Church of the New Jerusalem
Address:	19 Highland Ave 10A Highland Ave
City/Town:	Newton
Village/Neighborhood:	Newtonville;
Local No:	18; 24009 0025;
Year Constructed:	1893
Architectural Style(s):	Neo Gothic Revival;
Architect(s):	Connick, Charles Studios; Cram and Wentworth; Cram, Ralph Adams;
Use(s):	Church;
Significance:	Architecture; Religion;
Area(s):	NWT.G, NWT.Y
Designation(s):	Nat'l Register District (09/04/1986); Nat'l Register MRA (09/04/1986);
Building Materials:	Roof: Slate; Wall: Brick; Glass; Limestone; Roxbury Pudding Stone; Stone, Cut; Stone, Uncut; Stucco; Wood; Foundation: Roxbury Pudding Stone; Stone, Uncut;
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.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Tuesday, June 20, 2023 at 12:31 PM

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

24009 0025 [] G, Y [NWT.2450]
NRDIS 9/4/1986 [NWT.G]

Town/City: Newton

Place: (*neighborhood or village*): Newtonville

Photograph



Address: 19 Highland Ave

Historic Name: Church of the New Jerusalem

Uses: Present: Worship

Original: Worship

Date of Construction: 1893

Source: Church records and Firm records

Style/Form: Gothic

Architect/Builder: Ralph Adams Cram

Exterior Material:

Foundation: Puddingstone

Wall/Trim: Puddingstone / Indiana Limestone

Roof: Virginia Black Slate

Outbuildings/Secondary Structures: Parish House

Major Alterations (*with dates*): 1916 Chancel enlarged, 3 stained glass windows added.

Condition: Fair

Moved: no yes **Date:**

Acreage: 31606 sf

Setting: Village

Locus Map



Recorded by: Sarah Mancuso

Organization: Cram and Ferguson Architects

Date (*month / year*): January 2014

RECEIVED
JAN 13 2014

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

19 HIGHLAND AVE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G	NWT.2450
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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

In 1892, the architecture firm of Cram and Wentworth was commissioned to design the Swedenborgian Church in Newton, MA. The church was erected in 1893. The Parish House adjacent of unknown authorship predated the church and is estimated to date to 1888.

The entire building is masonry construction with limestone trim. The nave and adjoining chancel have a gabled slate roof. The main type of stone used, was a local puddingstone known as "Roxbury conglomerate" or "Brighton stone." The trim is Indiana limestone. The church has 3 volumes consisting of the tower, nave, and chancel. The Tower, which houses a bell deck on the upper level, a ringer's chamber and a vestibule on the main level, is located in the Southwest corner. The west facade is home to a large perpendicular gothic stained glass window with limestone tracery. The nave is composed of 6 bays plus the chancel at the east. The first bay is the location of the tower, with 5 more bays, each divided on the exterior by a buttress. The chancel projects from the east end of the church.

The main entrance to the church is through a vestibule at the base of the tower leading into the nave. The vestibule has wood paneled wainscoting and a wood ceiling. There is one other small doorway that leads to the tower stairs. Halfway up the tower itself is a small trap door leading to the ringer's chamber.

Upon entering the nave, there is a screen approximately 8 feet high separating the narthex area from the nave. The opposite side of the narthex has another door leading to the porte-cochere connecting the sanctuary with the parish house. The nave features a fine English Gothic ceiling with elaborate woodwork and spectacular hammerbeams. There is elaborate woodwork throughout the entire sanctuary.

In 1916, the church was remodeled to enlarge the chancel. At this time, they added a Hutchings Organ in the choir and 3 new stained glass windows were installed. These windows were designed by the Charles Connick Studios. Although the style and construction methods were the same, there is a limestone trim under the windows which goes around the exterior of the chancel.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Church of the Open Word, as it is seen today was designed by Ralph Adams Cram, prominent Gothic church architect, in 1893 with a chancel extension added in 1916 attributed to Ralph Adams Cram. This composition was designed contemporaneously with the Second Church in Exeter, NH and features a similar plan, tower, and the organ placement. It was one of three contributing buildings to the National Register Listing of the Newtonville Historic District.

INVENTORY FORM B CONTINUATION SHEET

NEWTON

19 HIGHLAND AVE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G

NWT.2450

Cram and Ferguson was, and still remains a nationally recognized architecture firm specializing in church architecture, with much emphasis on the Gothic style. The recognition and national significance of Cram's work has grown exponentially in the last ten years. Two major biographical works have been published on Cram in the 2000's, work is underway on a postage stamp and Cram is now recognized along with Goodhue and Upjohn with an Episcopal Feast Day commemorating their great dedication to good church architecture. Today over 50 Cram churches are recognized with National Historic Register Listings.

The building is as designed, never altered. It is an excellent example of Cram and Wentworth design of the early period pre-Goodhue, despite similarities it has unique characteristics including elaborate interior design, including gold leaf and a large Hutchings Organ.

BIBLIOGRAPHY and/or REFERENCES

Anthony, Ethan. The Architecture of Ralph Adams Cram and His Office.
New York: W.W. Norton & Company, 2007.

Carter, Timothy Harrington. A Brief Autobiographical Sketch. Boston 1888.

Shan-Tucci, Paul Douglass. Boston Bohemia, 1881-1900 Ralph Adams Cram: Life and Architecture.
Amherst: University of Massachusetts Press, 1995.

Church of the Open Work Records

Cram and Ferguson Architects Archives

INVENTORY FORM B CONTINUATION SHEET

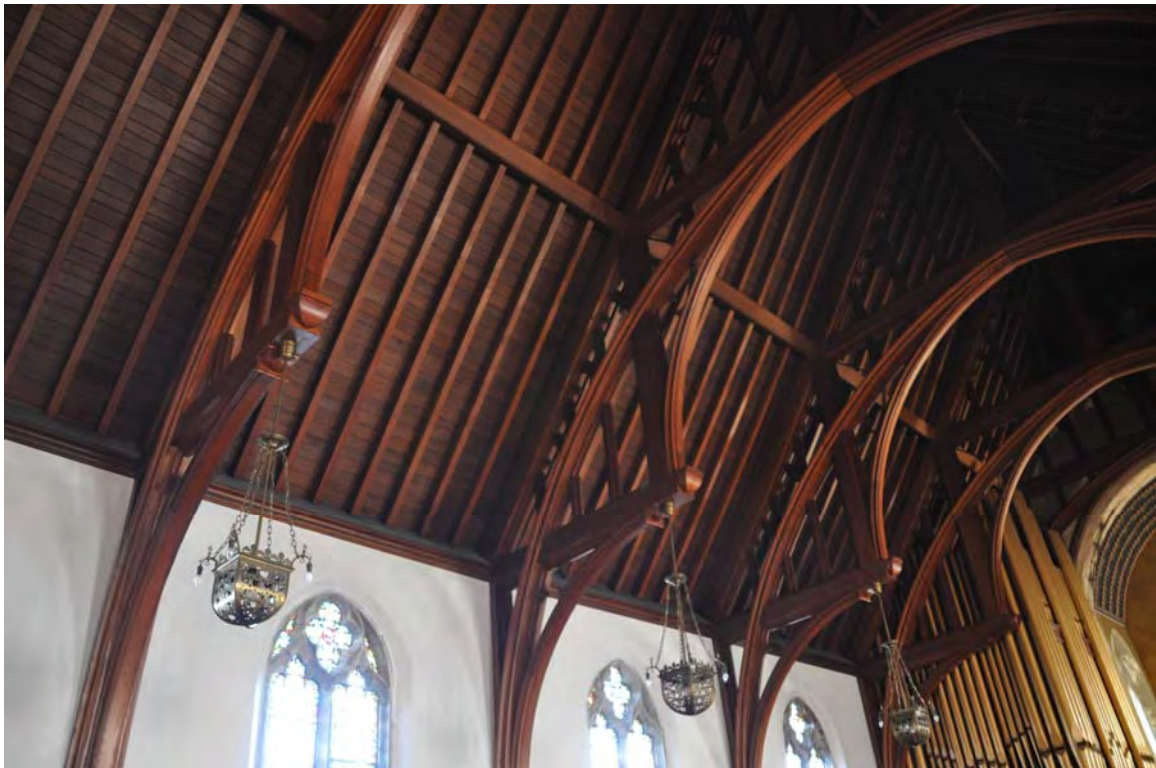
NEWTON

19 HIGHLAND AVE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G	NWT.2450
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INVENTORY FORM B CONTINUATION SHEET

NEWTON

19 HIGHLAND AVE

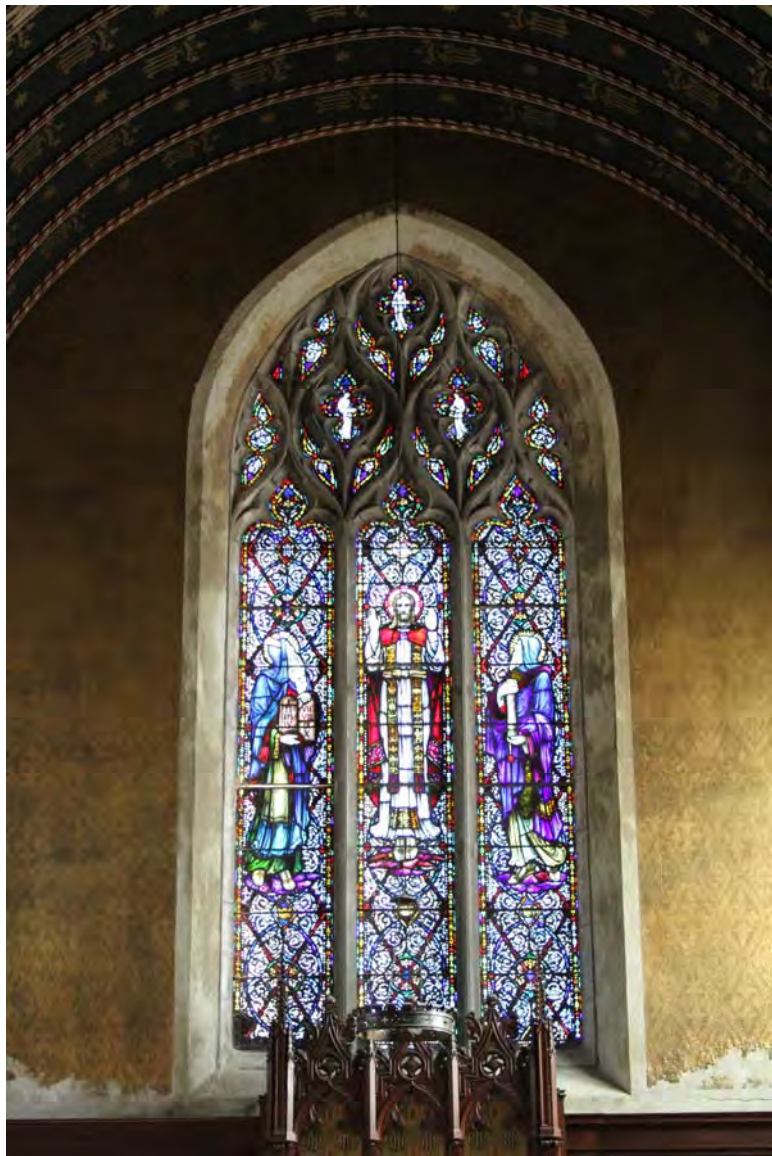
MASSACHUSETTS HISTORICAL COMMISSION
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Area(s) Form No.

G	NWT.2450
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Chancel



Chancel window

INVENTORY FORM B CONTINUATION SHEET

NEWTON

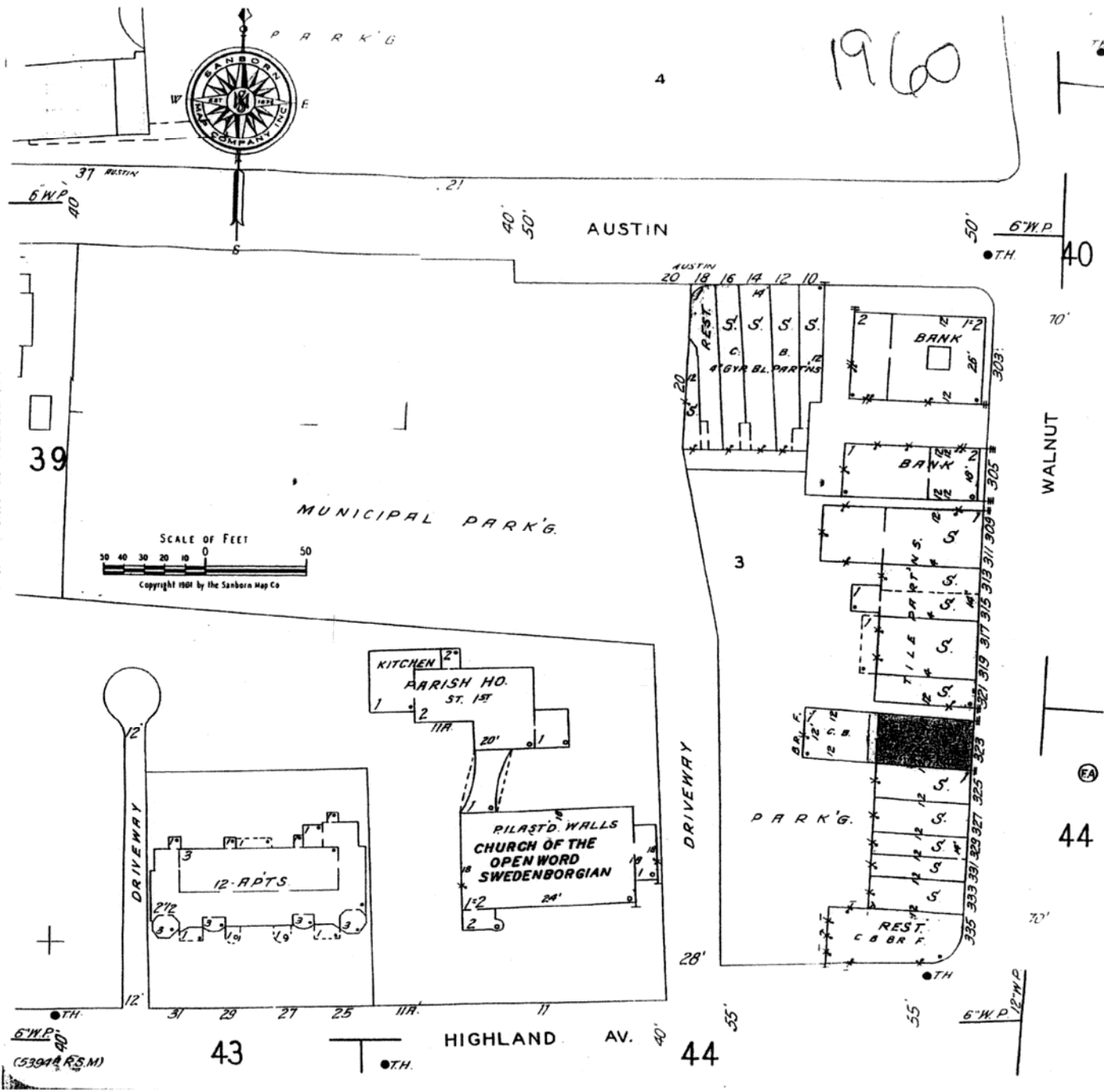
19 HIGHLAND AVE

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G NWT.2450

1960



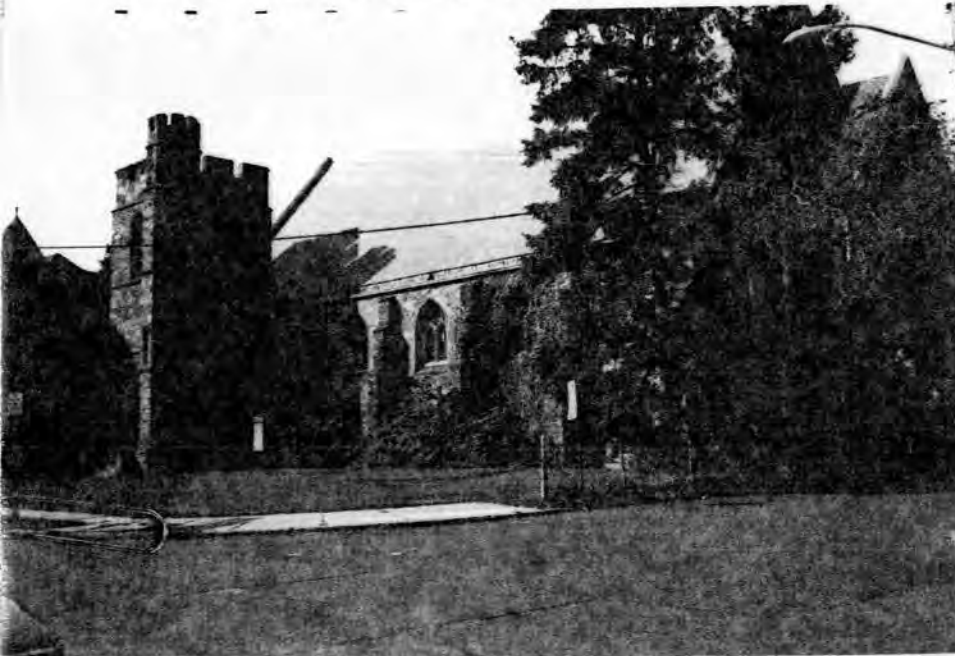
FORM B - BUILDING

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

NPDLS
NRMPA

NWT. 2450

In Area no. <u>S, B, Y</u>	Form no. <u>182450</u>
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Town Newtonville, MA #5421

Address 19TH Highland Ave.

Name Swedenborgian Church

Present use Church

Present owner _____

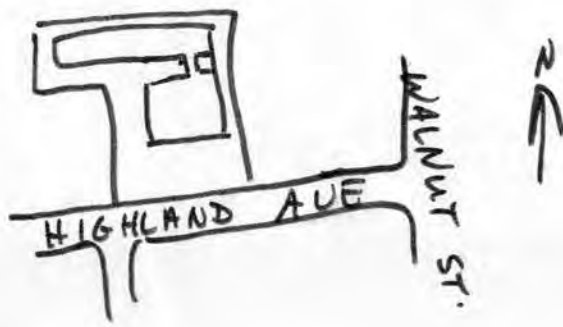
Description: _____

Date 1892

Source church history

Style Gothic

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



Architect _____

Exterior wall fabric Masonry

Outbuildings (describe) brick/stucco/wood

Other features school building, attached by breezeway

Altered _____ Date _____

Moved _____ Date _____

5. Lot size: 3/606

One acre or less _____ Over one acre _____

Approximate frontage _____

Approximate distance of building from street _____

6. Recorded by _____

Organization _____

Date _____

(over)

Criteria A and C important for its history and architecture
major

The Swedenborgian Society in Newtonville was founded in the 1860s simultaneously with other ecclesiastical groups and civic organizations to meet the needs of a growing suburban population. However founding members David Howard and T.H. Carter moved from Boston to Newtonville during the 1840s when the commuter train first served this small village. Keeping ties with the mother church in Boston, it was not until the 1860s when the community was more established that a small wooden chapel was built (1868-9) on land given by T.H. Carter. The Gothic stone structure constructed in 1897 marked the continued prosperity of the congregation and the community. Heavy masonry walls with a castellated entrance towers and buttresses are only broken by the recessed, arched stain glass windows.

"The Messenger", a Swedenborgian periodical included an article in December 1978 on the Newtonville Church saying that the earlier wooden chapel was moved to the rear of the wlot when the new stone church was built and a stone Sunday school building was joined to the old church by a long corridor. If the chapel remains, it must be either enclosed in the stone and brick structure to the rear or be the side wing clad in stucco...

atlases

directories

Newton's 19th Century Architecture: Newtonville 1980

Jackson Homestead Historical Collection

Rowe, History of Newton 1930 pp. 130, 134, 335, 486





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Director

Re: 2-12 Windsor Road (Strong Block Building)
Landmark Designation

The original commercial building on the Strong Block, a corner building on Windsor Road and Beacon Street, was constructed in 1897. William C. Strong, the original owner of property and transportation advocate for the Waban neighborhood, owned the original parcel of land until he died in 1913. The architect of the original structure was Lewis H. Bacon, who lived in Waban. Early vendors in the building included grocery stores and apothecaries. The building has served as a cornerstone of commercial development in Waban Village since, and has strong historic significance to the area.

Previous work on this property is extensive, as all storefronts existing today were additions made to the original structure at 1641-1651 Beacon Street. 1635-1639 Beacon Street were added in 1922, and 1629-1633 Beacon Street were added in 1923. The Strong Block is individually listed on the National Register of Historic Places. The nomination of this property to be designated as a local historic landmark was accepted at the June 22nd, 2023 meeting of the Newton Historical Commission (NHC).

Designating this property as a local historic landmark would require all exterior changes, including siding changes and window replacement, to be approved by the Newton Historical Commission. Staff recommends the use of the Secretary of the Interior's Standards for Rehabilitation when reviewing work on this building. Staff is recommending this property be designated as a historic landmark, with specific attention paid to accommodating the needs of a commercial space that is home to many local businesses. These specific standards of review include, but are not limited to:

- NHC will not review changes to signage, which falls under the purview of the Newton Urban Design Commission.
- NHC will not review changes to window displays.
- NHC should not require review for the in-kind replacements of rubber/EPDM roofs or stripping and reroofing asphalt shingle roofs.

Staff is also recommending that any development on the parcel that is detached from the landmark structure should be reviewed only as to its impact on the historic structure. Attached is the nomination form, and the supporting materials provided by the nominators and current photos.



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Date:

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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

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Names of all nominators:

For Administrative Use Only

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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: _____.



Left to right: Nos. 1651, 1649, 1645, and 1641 Beacon Street, from July 2017 Street View image. Doorways on either side of No. 1645 go to stairs to second floor, Nos. 1647 and 1643.



Left to right: Nos. 1639, 1637, and 1635 Beacon Street, from July 2017 Street View image. Stairs to right of No. 1635 go to Nos. 1637a and 1635a on the basement level.



Left to right: Nos. 1633, 1631, and 1629 Beacon Street, from July 2017 Street View image.



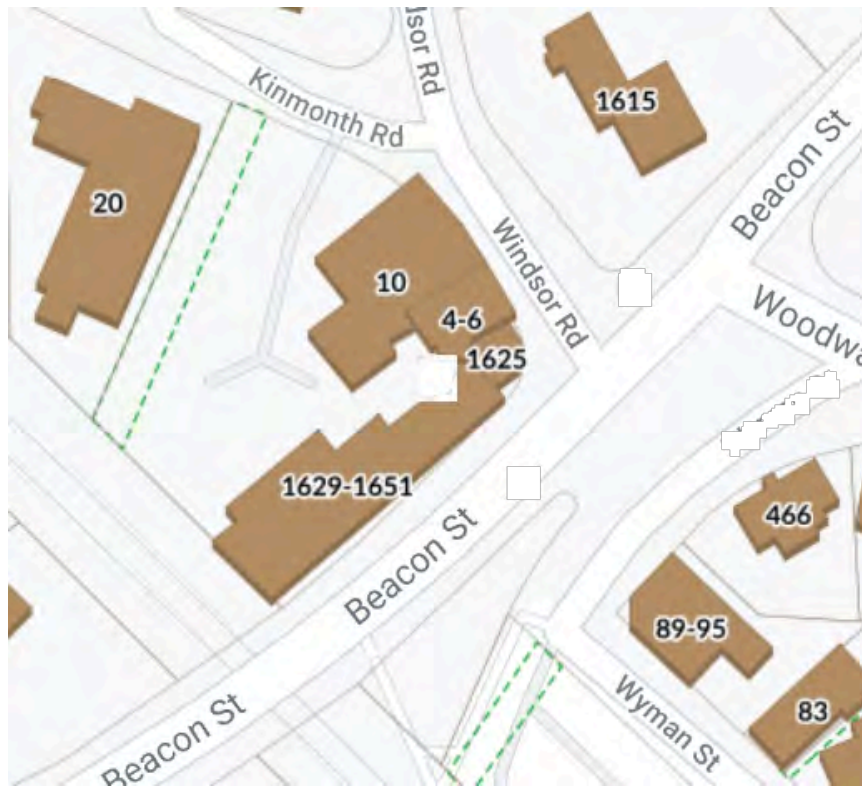
No. 1625 Beacon Street, from July 2017 Street View image



Left to right: Nos. 4 and 6 Windsor Road, from July 2017 Street View image.



No. 10 Windsor Road, from July 2017 Street View image. Includes former No. 8 at left end and former No. 12 at right end.



Waban Square Building Locations, from Newton Mass. GIS database

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 Oriel. 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.



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Barney S. Heath
Director

MEMORANDUM

DATE: July 28, 2023

TO: Councilor Deborah Crossley, Chair, Zoning and Planning Committee
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Joe Iadonisi, Planning Associate

SUBJECT: **Petition #205-23** for a change of zone to MIXED USE 1 for land located at 126-132 Charles St. Street. 126 Charles St. (Section 41 Block 06 Lot 26) is currently zoned Manufacturing (MAN), 132 Charles St. (Section 41 Block 06 Lot 14) is currently zoned MAN for what was formerly Section 41 Block 06 Lot 11, Multi-Residence 2 (MR2) for what was formerly Section 41 Block 06 Lot 12, and Multi-Residence 1 (MR1) for what was formerly Section 41 Block 06 Lot 14.

MEETING: July 31, 2023

CC: City Council
Planning and Development Board

At the July 24, 2024 Zoning and Planning Committee (ZAP) meeting, a public hearing was held and closed on the subject item above. ZAP voted to hold the item with the request for two additional pieces of information:

1. *An explanation from the petitioner why the property is seeking this rezoning, given that rezonings similar to this typically happen in parallel to a development proposal.*

The petitioner has provided a narrative explanation (Attachement A).

2. *A comparison of the allowed development and uses between the current zones (MR1, MR2, and MAN) and the proposed zone (MU1).*

The comparison zoning dimensional and use tables are provided here.

Zoning Dimensional Requirements:

	Current Zoning			Proposed Zoning
	MR1 (new lot)	MR2 (new lot)	MAN	MU1
Min. lot size	10,000 sqft	10,000 sqft	10,000 sqft	40,000 sqft
Height	36' sloped 30' flat	36' sloped 30' flat	2 stories/ 24' by right 3 stories/ 36' by special permit	3 stories/ 36' by-right 4 stories/ 48' by special permit
Floor Area Ratio	0.38-0.58 (see Ch.30 sec. 3.2.11)	0.38-0.58 (see Ch.30 sec. 3.2.11)	1.00 for 2 stories or less, 1.50 for 3 stories	1.50 for 3 stories or less, 2.00 for 4 stories
Front Setback	30'	25'	Greater of 15' or 1/2 building height or average	1 Story: 15' 2 or more stories: Equal to Building Height
Side Setback	10'	10'	Abutting res/pub.: greater of ½ bldg. height or 20' Other: 1/2 building height	Abutting res/pub: greater of ½ bldg. height or 20' Other: 7.5'
Rear Setback	15'	15'	Abutting res/pub.: greater of ½ bldg. height or 20' Other: 1/2 building height	Abutting res/pub: greater of ½ bldg. height or 20' Other: 7.5'

While the above table demonstrates that the zoning dimensional requirements of the Mixed Use 1 zone are designed to accommodate buildings with a large footprint on a large parcel, there are limited options for developing or expanding beyond the current use. Options for expanding the current buildings or building new, larger, structures are limited by the zoning dimensional standards and site plan review for additions beyond 2,000 square feet and a special permit for any development beyond 20,000 square feet. There are no listed standards for lot coverage and open space with the MU1 zone. Setback requirements set forth for the MU1 zone would limit expansion westward as well as expansion eastward given the building at 132 Charles St. currently sits on the eastern lot line and the site is predominantly surrounding by residential and public zoning districts which require greater setbacks. Given 132 Charles St., currently has a building area of 19,361 square feet, any larger potential structures or additions proposed would require site plan review. Any dimensional nonconformities would be allowed to be extended via special permit.

Use Allowances:

The table illustrates that a rezoning to MU1 would expand allowed residential and commercial uses, while

further limiting restricted and industrial uses compared to MAN.

Use	MR1	MR2	MAN	MU1
Residential Uses				
Single-Family, detached	P	P		
Two-Family, detached	P	P		
Single-Family, attached	SP	SP		
Multi-family dwelling		SP		
Residential use, above ground floor				SP
Residential use, ground floor				SP
Live/work space				P
Lodging House, above ground floor				SP
Lodging House	SP	SP		
Associations of persons in a common dwelling	SP	SP		
Congregate living facility	SP	SP		
Dormitory (5-20 persons)	SP	SP		
Dormitory (20+ persons)	L	L		
Cluster development for open space preservation	SP	SP		
Residential care facility	SP	SP		

Use	MR1	MR2	MAN	MU1
Civic/Institutional Uses				
Cemetery, private	SP	SP	SP	SP
Club, clubhouse	SP	SP		
Community use space			P	P
Family child care home, large family child care home, day care center	L	L	L	L
Heliport				SP
Hospital	SP	SP		
Library, museum or similar institution	SP	SP		
Nonprofit Institution	SP	SP		
Public use	L	L	L	L
Rail/bus station			P	P
Religious institution	L	L	L	L
Sanitarium, convalescent or rest home, other like institution	SP	SP		
School or other educational purposes, non-profit	L	L		
School or other educational purposes, for-profit	SP	SP		
Scientific research and development activities, accessory	SP	SP		

Use	MR1	MR2	MAN	MU1
Commercial Uses				
Animal service, excluding overnight boarding				SP
ATM, standalone			SP	SP
Bank, up to 5,000 square feet				SP
Bank, over 5,000 square feet				SP
Bed & Breakfast	SP	SP		
Business incubator				P
Business services				SP
Car-sharing service, car rental, bike rental, electric car-charging station			P	P
Car wash			SP	
Dry cleaning or laundry, retail				SP
Fuel establishment			SP	SP
Funeral home		SP		
Health club, above or below ground floor			P	P
Health club, ground floor			P	SP
Job printing, up to 3,000 square feet (area used for work and storage)			P	
Job printing, over 3,000 square feet (area used for work and storage)			P	
Kennel			P	
Microfulfillment Center			L	L
Office			P	P
Parking facility, accessory, single level			P	P
Parking facility, non-accessory, single level			SP	SP
Parking facility, accessory, multi-level			SP	SP
Parking facility, non-accessory, multi-level			SP	SP
Radio or television broadcasting studio			L	
Radio, or television transmission station	SP	SP	SP	SP
Restaurant				SP
Retail sales, over 5,000 square feet				SP
Service establishment, up to 5,000 sq. feet				SP
Service establishment, over 5,000 sq. feet				SP
Vehicle repair shop, minor			SP	SP
Vehicle repair shop, major			SP	SP
Vehicles sales and service facility, indoor			SP	SP
Vehicles sales and service facility, outdoor			SP	SP
Veterinary hospital			P	SP
Industrial Uses				
Assembly or fabrication of materials manufactured off premise			P	P
Bakery, wholesale			SP	
Boat building, storage and repair			L	
Bottling works (except for alcoholic beverages)			P	

Use	MR1	MR2	MAN	MU1
Industrial Uses (cont.)				
Building materials sales yard and storage building			SP	
Contractor's yard			P	
Feed and seed store			SP	
Food processing, wholesale			P	
Laboratory, research and development			P	P
Laundry, cleaning & dyeing establishment			P	
Manufacturing			P	
Manufacturing, molding, shaping or assembly from prepared materials (including repairs)			P	
Paint store			SP	
Printing, publishing and reproduction establishment			P	
Sign painting shop			P	
Telecommunications and data storage facility			SP	SP
Vehicle storage			SP	
Wholesale business or storage facility				SP
Wireless communication equipment	P/L/SP	P/L/SP	P/L/SP	P/L/SP
Manufacturing, uses not allowed by right			SP	

Use	MR1	MR2	MAN	MU1
Open Space Uses				
Agriculture, on a parcel of 5 or more acres	P	P	P	P
Agriculture, on a parcel under 5 acres	SP	SP	SP	SP
Resource extraction	SP	SP	SP	SP
Riding school, stock farm	SP	SP		

Use	MR1	MR2	MAN	MU1
Restricted Uses				
Keno				SP
Medical Marijuana Treatment Center				SP
Craft Marijuana Cooperative			SP	
Independent Testing Laboratory			SP	
Marijuana Courier			L	
Marijuana Cultivator			SP	
Marijuana Delivery Operator			L	
Marijuana Product Manufacturing			SP	
Marijuana Research Facility			SP	
Marijuana Retailer				SP
Marijuana Transporter			SP	
Microbusiness			SP	
Firearm Business			SP	
Firing Range			SP	
Gunsmith			SP	

Next Steps

With the additional information provided, the Planning Department continues to recommend that ZAP vote to approve this zoning change to MU1.

Attachments and Links

Attachment A Explanation for rezoning request from petitioner
Link [January 24, 2023 ZAP Memo](#)

From the Law Office of Terrence P. Morris, Esq.

Memorandum

To: Zachery LeMel, Chief of Long-Range Planning
From: Terrence P. Morris, Esquire
Cc: Zoning & Planning Committee; Client
Date: July 26, 2023
Re: 126-132 Charles Street

Background

This memo will explain the circumstances leading up to the petitioner's request for a rezoning of the subject properties, which the company had acquired on 12/9/2021 (#132) and 9/21/2022 (#126).

In November 2022, prior to obtaining legal counsel, the owner/petitioner was contemplating improvements to the existing commercial property (#132) that had been constructed in 1927. As part of its due diligence, the owner was referred to the city's Chief Zoning Code Official (CZO), Jane Santosuosso, for advice. The matter was complicated due to the patchwork of zoning classifications, as shown in the attached Existing Zoning Plan, which had a small part of the commercial building at the rear located within the multi-residence 1 (MR1) district, while the bulk of the building was in the manufacturing (MAN) district.

When the owners filed the application for a building permit with ISD, it was informed that the permit could not be issued because the building was located in 2 zoning districts, one of which was residential. The matter was ultimately resolved with the intervention of the CZO. The building permit was issued on January 4, 2023, to renovate the first floor to accommodate new lab equipment, upgrade the front entry and rear egress to facilitate handicap accessibility.

Even so, the CZO advised the owner to seek a comprehensive rezoning to avoid future complications for both properties. Needless to say, the whole experience left the owner with considerable uncertainty about the investment it had made in Newton. As a result, the owner sought legal counsel as to the most appropriate zoning district into which the property should be placed to accommodate its current operation and future needs. Among the immediate future needs is the use of the property at # 126 for office space in conjunction with laboratory use on the entire property. In doing so the owner sought predictability and flexibility in finding future tenants without the need for zoning relief upon every change in tenancy.

Attachment: Existing Zoning Plan

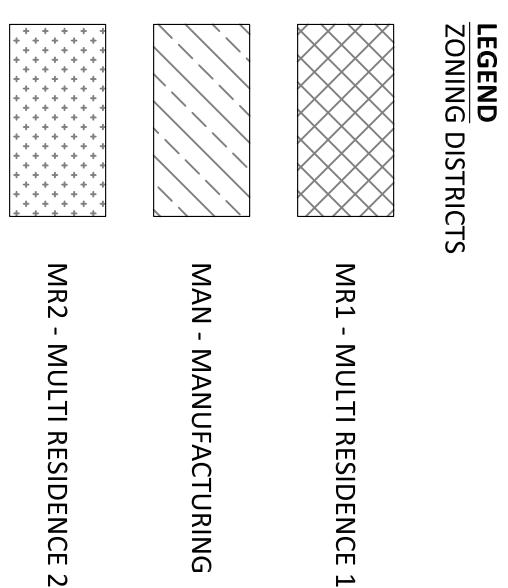
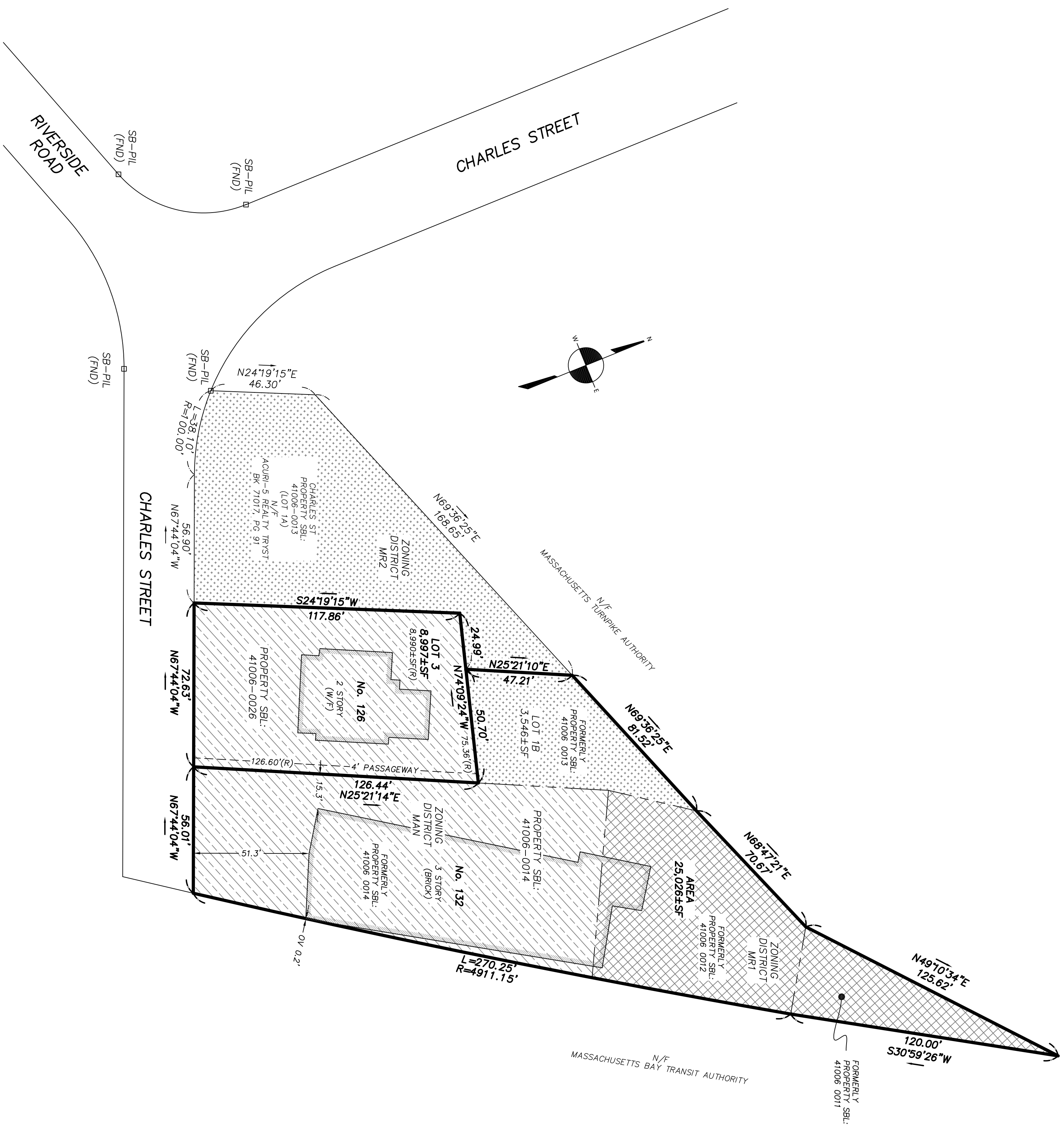
PREPARED FOR:
OWNER OF RECORD:
472 DANA STREET
FRANKLIN, MA 02038

REFERENCES:
DEED: BK 79314, PG 510
BK 80734, PG 498
PLAN: PL 1940 #94
PL 1941 #105
PL 1942 #420
PL 1964 #943
PL 1970 #102
PL 1970 #153
PL 2015 #694

#132 CHARLES STREET
#126 CHARLES STREET

SITE PLAN OF LAND
SHOWING THE EXISTING ZONING
AT 126 - 132 CHARLES STREET
NEWTON, MA

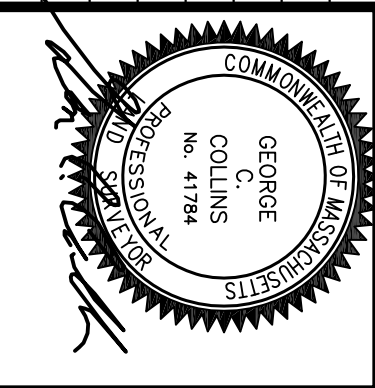
DATE: MARCH 24, 2023 SCALE: 1.0 INCH = 30.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 31, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAP SHOWS THIS PROPERTY FALLS IN AN AREA DESIGNATED AS X COMMUNITY PANEL: 25017C0394E EFFECTIVE DATE: 06/04/2010

FIELD: JHH
DRAFT: JHH, GCC, RAB
CHECK: GCC
DATE: 03/24/23
JOB #: 15-00506



From the Law Office of Terrence P. Morris, Esq.

Memorandum

To: Zachery LeMel, Chief of Long-Range Planning
From: Terrence P. Morris, Esquire
Cc: Zoning & Planning Committee; Client
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Attachment: Existing Zoning Plan

PREPARED FOR:
OWNER OF RECORD:
WZ DNA LAB, LLC
478 MAPLE STREET
FRANKLIN, MA 02038

REFERENCES:
DEED: BK 79314, PG 510 #132 CHARLES STREET
BK 80734, PG 498 #126 CHARLES STREET
PLAN: PL 1940 #94
PL 1940 #105
PL 1941 #44
PL 1962 #1020
PL 1964 #943
PL 1970 #102
PL 1970 #153
PL 2015 #694

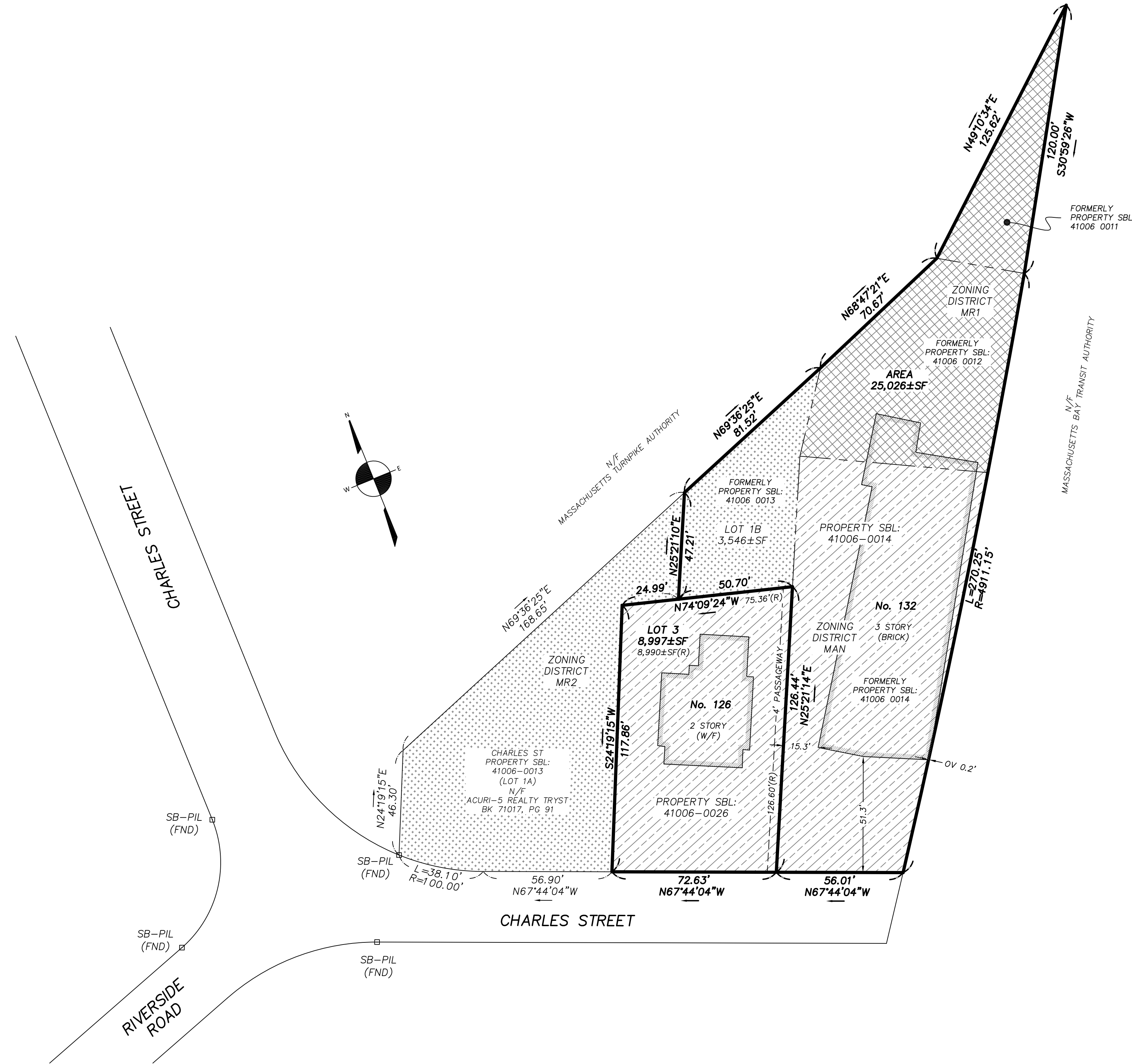
SITE PLAN OF LAND

SHOWING THE EXISTING ZONING
AT 126 - 132 CHARLES STREET
NEWTON, MA

DATE: MARCH 24, 2023 SCALE: 1.0 INCH = 30.0 FEET



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



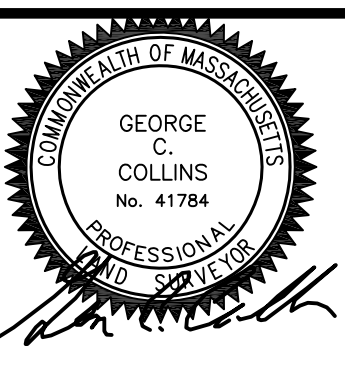
LEGEND
ZONING DISTRICTS

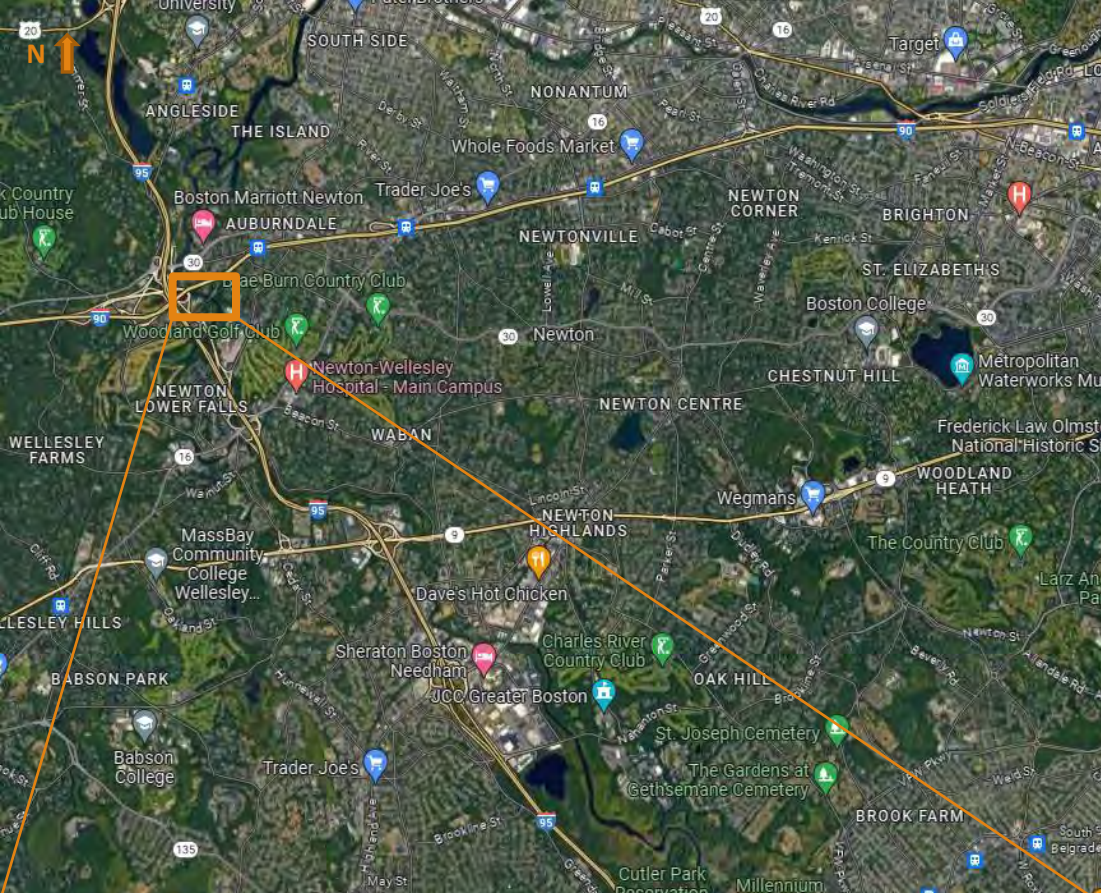
	MR1 - MULTI RESIDENCE 1
	MAN - MANUFACTURING
	MR2 - MULTI RESIDENCE 2

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 31, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

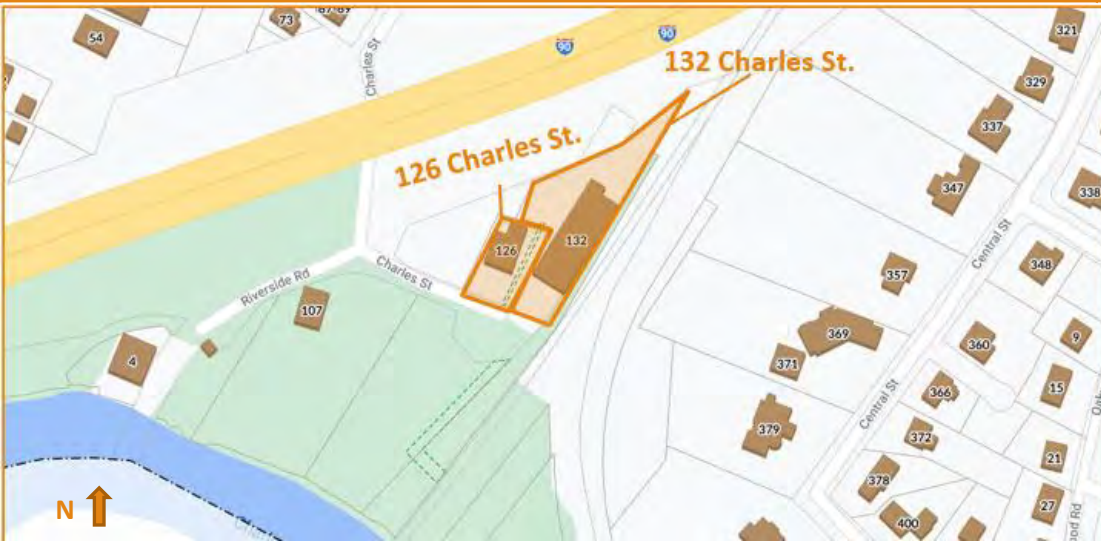
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0534E
EFFECTIVE DATE: 06/04/2010

FIELD:	JJH
DRAFT:	JJH, GCC, RAP
CHECK:	GCC
DATE:	03/24/23
JOB #	15-00506





126-132 Charles St. Rezoning Request



CITY OF NEWTON

DEPARTMENT OF PLANNING AND DEVELOPMENT

JULY 24, 2023

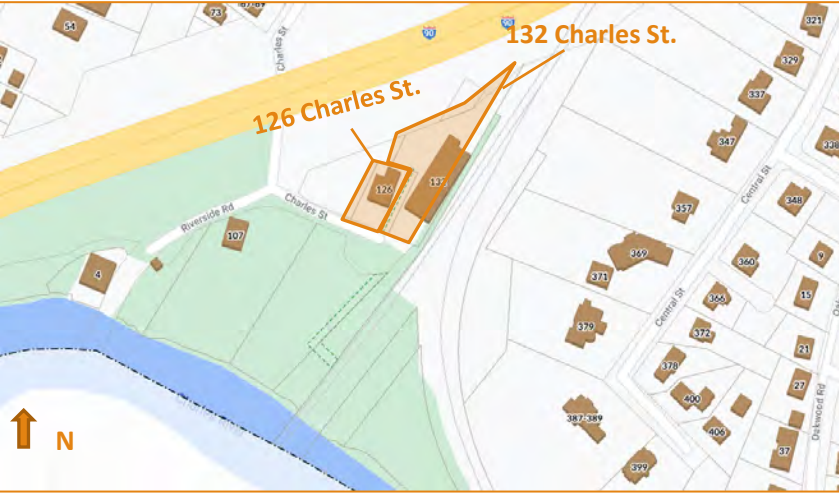
Agenda

Background

Current Zoning

Rezoning Request

Anticipated Impact and Recommendation



Background

126 and 132 Charles St. are both owned by WZ DNA LLC.

- 126 Charles St. was a daycare. WZ DNA LLC purchased this property on September 21, 2022.
- 132 Charles St. was owned by Newtron, an electronic parts distributor until WZ DNA purchased the property on December 12, 2021.

Current use is laboratory, research and development and office which is permitted by right in Manufacturing and Mixed Use 1 districts



Above: 126 Charles St., pictured Aug. 2022



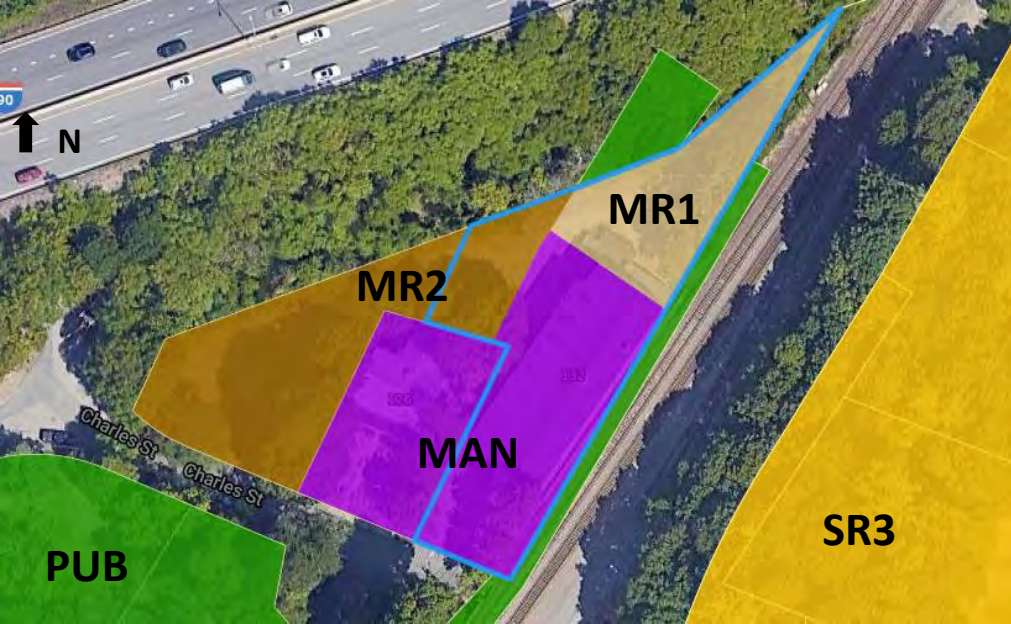
Above: 132 Charles St. pictured Oct. 2021



Current Zoning

The parcel at 126 Charles St. (outlined in blue) is currently zoned Manufacturing

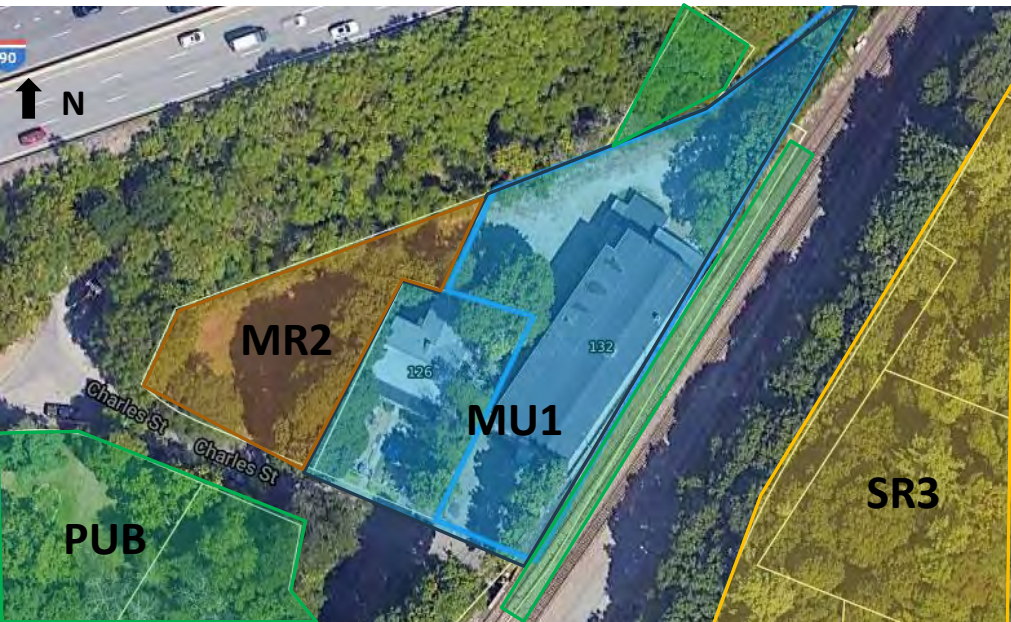
The parcel at 132 Charles St. (outlined in orange) is currently zoned Manufacturing, Multi-Residence 1, and Multi-Residence 2



Rezoning Request

The property owners of WZ DNA Lab LLC request to rezone 126 and 132 Charles St. as Mixed Use 1.

- Current zoning is difficult to understand, adhere to, and lacks coherence and purpose.
- The lot at 132 Charles St. is currently zoned MR1, MR2, and MAN. The building at 132 Charles St. is currently in MAN with the back portion in MR1
- A uniform zoning would aid the property owners in adhering to the zoning ordinance, applying for building permits, and eventual resale or redevelopment of the property



Surrounding Area and Abutting Properties

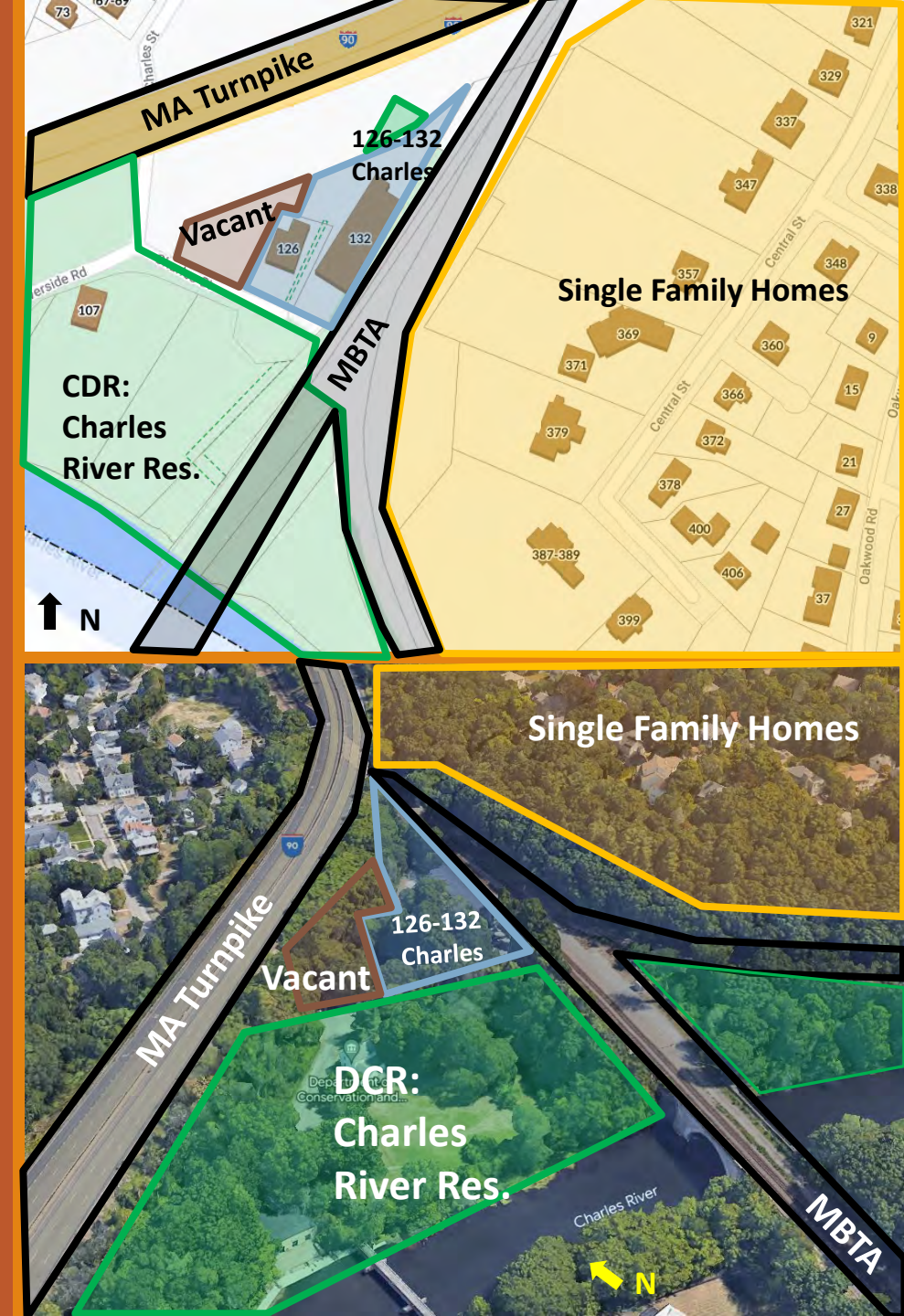
To West: vacant lot

To North: Massachusetts Turnpike

To East: MBTA Commuter Rail Framingham/Worcester Line tracks. Massachusetts Turnpike

To South: MA Department of Conservation and Recreation Charles River Reservation

Nearest residence is approximately 294 ft east and approximately 75 ft higher in altitude than ground level for 132 Charles St, separated by the MBTA train tracks and about 180 feet of unbuildable wooded area.



Recommendation

Anticipated impact is minimal

- No change of use or redevelopment is planned currently.
- Even with full redevelopment under MU1, new construction would not be able to go above three stories by right, still under the ground level of the nearest residential property.
- Less industrial uses are permitted by right under MU1, so it is unlikely that any future uses would create any additional risk of noise, odor, or other nuisances.
- The property is highly isolated, and its rezoning does not impact the character or nature of any surrounding properties.

Recommendation

- Rezone to MU1.

Justification

- Simplify the zoning code and facilitate compliance for current and future property owners.
- Current zoning is antiquated and serves no legitimate government or public interest.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
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(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

MEMORANDUM

DATE: July 28, 2023
TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee
FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
RE: **#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance
amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts
and village districts relative to the draft Zoning Ordinance. (formerly #88-20)
MEETING: July 31, 2023
CC: City Council
Planning Board
Jonathan Yeo, Chief Operating Officer

Introduction

The Planning Department and its consultants Utile have consistently provided illustrations of potential redevelopment under the Village Center Overlay District (VCOD) on a variety of individual lots and portions of streets. Each of the specific site characteristics and conditions, along with many other external factors, are all part of the equation determining whether a property is likely to redevelop at some point.

Much of the basis for developing the current VCOD proposal has been to carefully calibrate the size of development allowed in and adjacent to our commercial village centers to both **encourage** the incremental development of more multi-unit housing (which for decades under the most favorable economic conditions has not occurred above many single-story buildings) and **protect against** larger scale single development projects which result from the accumulation of multiple lots. And much time and effort has gone into establishing feasibility and design metrics so that should a decision be made to redevelop a village center property it will align with the goals and desirable outcomes established over this [two-year process](#).

However, the Planning Department has indicated that trying to predict with any accuracy what level of development may occur and over any given time-period, depends on so many individual factors (i.e. ownership, economic conditions, what exists now in terms of lot and building size and tenant leases, cost to redevelop), that it is at best an educated guess. Our consultant Utile will illustrate that multi-layered decision tree for a portion of a single village center street at Monday's upcoming ZAP meeting.

At the other end of spectrum, applying the standardized MBTA unit capacity formula to use as an estimate of potential village center development under the proposed VCOD zoning is false and misleading. For example, the MBTA formula is solely built to calculate the maximum residential development on every single eligible property in the VCOD zones by assuming every site is cleared, built as large as possible, and with no on-site parking. The MBTA's formula is expressly conditioned on requiring 177 Massachusetts' communities to allow for some level of multi-family housing to occur in each community to address a statewide housing shortage.

Simply, we know this will not be the case. Some properties will never redevelop. Other properties may redevelop through minor renovations and expansions. And some properties will fully redevelop incrementally over time, as development has historically occurred in Newton, based on the many factors a property owner considers. How soon and how much housing development actually results will be important to monitor. If necessary, as we are doing with this effort, the zoning may be adjusted in the coming years.

An overarching goal of the VCOD effort has always been centered around the development of more diverse housing options. Early on, the City Council agreed that our village center commercial districts, with easy access to amenities, transit, and other services, were the most appropriate places for such housing. Seeking ways to arbitrarily reduce capacity to arrive at an already faulty premised statutory minimum MBTA unit number is extremely counter to the very goals laid out for vibrant village centers.

Given this, any such analysis should be viewed with an extreme level of uncertainty making it an unreliable datapoint for setting land use policy, like VCOD zoning. At the [May 8, 2023](#) and [June 12, 2023](#) ZAP meetings, Committee members seemed to come to an agreement on not performing such an analysis for the entire VCOD proposal. Instead, ZAP requested that Planning and Utile look at a single VCOD street to provide one possible visualization of development over time.

Choosing a Street

The first step was choosing the area to analyze. Planning and Utile looked at each village center within the proposed VCOD and narrowed the choice down to six:

- Newton Centre – Sumner Street (at the intersection of Langley Road and Beacon Street)
- Newton Corner – Vernon Street (between Centre and Park Streets)
- Newton Highlands – Walnut Street (between Lincoln and Forest Streets)
- Newtonville – Madison Avenue (at the intersection of Walnut Street)
- Waban – Wyman Street
- West Newton – Waltham Street (between Webster and Watertown Streets)

These streets were chosen because each section contains the Village center 3 (VC3), Village Center 2 (VC2), and Multi Residence Transit (MRT) zones. Ultimately, Madison Avenue in Newtonville was chosen because numerous considerations for potential development, or not, existed across the properties.

Considerations for Potential Development

As stated above, there are many factors that go into determining if and when a property will redevelop. For this analysis, we wanted to make sure the properties chosen fit within multiple pathways (i.e. no

development, conversion, redevelopment) to ensure it is most representative of citywide conditions and avoid the appearance of “cherry picking”. The summary of considerations are:

- **Parcel Ownership** – Does the parcel have one owner or several owners? If the site is owned by more than two owners, it is less likely for it to be redeveloped in the near or medium-term.
- **Parcel Size** – How large is the parcel? If the parcel is on the smaller side, a developer may want to wait to acquire an adjacent parcel in order to build closer to the maximum allowable footprint.
- **Size of Existing Development** – How large is the existing development? If the development is already close to the massing thresholds proposed in the overlay zoning, it is likely that no new development will happen on that parcel.
- **Existing Value** – Does the parcel already have high embedded value? Higher value parcels with newer development will not be likely candidates for redevelopment in the near or medium-term.
- **MRT Conversion vs. New Construction** – How large is the existing development? If the existing footprint is within 100’ of the proposed 1,500 sf max footprint, then it will not be redeveloped. Instead, it may be a more likely candidate to add an addition so that it can have more units.

Not included in these considerations are external forces, like economic conditions and demographic trends to name two. Many more inputs could be considered, but it was deemed too complex for this analysis.

Ranking Each Property

15 properties were reviewed for this analysis per the criteria above:

Address	Current Zoning	Proposed Zoning	Current Use	Proposed Use	Development Timeframe
308-322 Walnut	BU1	VC3	Retail, single story	Mixed-use	Medium term
105-107 Madison	BU1	VC2	Two-family	Mixed-use	Medium term
103 Madison	MR1	VC2	Two-family, condo	N/A	N/A
101 Madison	MR1	MRT	Two-family	N/A	N/A
95-97 Madison	MR1	MRT	Two-family	N/A	N/A
91-93 Madison	MR1	MRT	Two-family, condo	Multi-family, conversion	Long term
89 Madison	MR1	MRT	Two-family	Multi-family, conversion	Medium term
83-85 Madison	MR1	MRT	Two-family	N/A	N/A
79-81 Madison	MR1	MRT	Two-family	N/A	N/A
324 Walnut / 108 Madison	BU1	VC3	Retail, single story	Mixed-use	Long term

330-334 Walnut	BU1	VC3	Retail, single story	Mixed-use	Long term
100 Madison	MR1	VC2	Multi-family	N/A	N/A
94-96 Madison	MR1	MRT	Multi-family	N/A	N/A
88 Madison	MR1	MRT	Two-family	Multi-family, conversion	Short term
80-82 Madison	MR1	MRT	Multi-family	N/A	N/A
76-78 Madison	MR1	MRT	Two-family, condo	N/A	N/A

The presentation at the upcoming ZAP meeting will go into further detail on each of these properties and visualizations will be provided.

Conclusion

The *reasonable* build out presented for Madison Avenue in Newtonville shows seven properties developing over the long-term resulting in two new mixed-use buildings and three multi-family conversions where the existing building is maintained. Given the assumptions made, we understand challenges or differences of opinions can be made. We could accept alternatives where some of these sites develop in different timeframes, or not at all, and sites not chosen to develop in fact do so. As stated above, this work is at best an educated guess.

In short, Planning's recommendation remains that such analyses are not helpful in developing land use policy, like the VCOD zoning.

Further Planning Department Clarifications

- *Does the Planning Department have any estimates of how much housing could be built in the rezoned areas that are not included in the proposed MBTA zones?*

No. This question was asked most recently at the June 24, 2023 ZAP meeting and the answer was provided. See the meeting recording here, <https://www.youtube.com/watch?v=c8l6qfmA0tc&t=10484s> (3:19:50-3:24:21)

- *If the answer to that question is no, does the Planning Department intend to provide any estimates of how much housing could be built in the rezoned areas that are not included in the proposed MBTA zones?*

See this memo for an explanation on why the Planning Department intends to not provide this information.

- *Does the Planning Department have any estimates as to the number of additional units of housing that might be built in addition to the rezoned areas in the next twenty years (areas such as Riverside, Northland, along Washington Street, along California Street, and similar locations)?*

The Planning Department monitors the status of proposed development on a regular basis.

See January 11, 2022 Housing Snapshot memo.

<https://www.newtonma.gov/home/showpublisheddocument/79513/637775053616300000>

- *Does the Planning Department have any views or opinions on the number of additional units that we should be seeking to have in the city in the next five, ten, and twenty years and, if so, what are those numbers?*

The Planning Department does not. The Planning Department recommends the zoning be amended to allow multi-family development in order to achieve citywide goals and objectives. Planning recommends this happen through the VCOD proposal, which is summarized here: <https://www.newtonma.gov/home/showpublisheddocument/101614/638217512749930000>

- *Does the Planning Department have any views or opinions on the number of additional residents that we should be seeking to have in the city in the next five, ten, and twenty years and, if so, what are those numbers?*

The Planning Department does not. See previous answer.

- *Does the Planning Department have any views or opinions on the city's capacity for future growth (both in the number of housing units and the number of residents) in the next twenty years and, if so, what is that capacity?*

Please refer to Mayor Fuller's newsletter where this question was answered. <https://www.newtonma.gov/home/showpublisheddocument/102082/638230413918970000>

- *Does the Planning Department have any plans regarding how to provide additional schools, parking facilities, other infrastructure or city services for any increased population in the next twenty years and, if not, why not?*

See answer above. In addition, development occurring through VCOD zoning will happen over time giving Newton the necessary time to plan for the future needs mentioned above.



Ruthanne Fuller
Mayor

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Department of Planning and Development
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Barney S. Heath
Director

MEMORANDUM

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Members of the Zoning & Planning Committee
FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
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MEETING: July 31, 2023
CC: City Council
Planning Board
Jonathan Yeo, Chief Operating Officer

At the July 24 Zoning and Planning (ZAP) Committee meeting, Councilor Wright provided the City Council with an outline of an alternate proposal she has developed for village center zoning. The July 24, 2023 proposal submitted to the Council makes some high level recommendations and then references a database that was created by Councilors Wright and Oliver support those recommendations. The database allows for changing variables within the Village Center Overlay District (VCOD) proposal and calculates the unit capacity based on those changes. Planning staff have requested a copy of the database but have not yet received it.

Newton is required by the end of this year to provide by-right zoning near transit stations which would allow a minimum zoning capacity of 8,330 units (see Planning Staff and Utile analysis of Version 2.0 of the VCOD as it compares to MBTA Communities requirements [here](#)). While it is important to ensure that village center zoning fulfills our requirements under state law, the future of Newton's village centers cannot be reduced to a spreadsheet. The Zoning and Planning Committee began this effort of rezoning village centers in early 2021 building upon over a decade of city goals related to housing, the environment, and the economy. The MBTA Communities law requirements came about during this process and the Planning Department's recommendation has been to first prioritize what is best for the future of Newton's village centers and then determine how that compares to the MBTA Communities requirements.

The model created by the state is a tool to determine compliance across 177 communities. It measures maximum zoning capacity; it is not a reasonable build out analysis. It assumes every single lot is a blank slate and is developed with the maximum number of housing units, all without any on-site parking. It is

necessary for Planning staff to use this model to ensure the zoning will comply, however it is not recommended that this model or any other measurement of maximum capacity be used for any other planning purposes. Utilizing the maximum zoning capacity to plan for future city services would lead the city to spend unnecessary resources preparing for development that may never come to fruition. The city is well served by existing infrastructure (water demand and wastewater flow are at historic lows and school enrollment continues to decline) and the timeframe from conceptual plan to occupancy of a new building is long, providing city staff sufficient time to coordinate and plan for potential new residents.

This memo does not address each specific recommendation in the July 24 proposal as ZAP will be taking time to discuss amendments to the VCOD at upcoming meetings. However, the proposal generally recommends reducing the amount of potential housing capacity that would be permitted to the minimum required under state law. Village center zoning is an opportunity to address many of the issues facing the city today. Allowing for more housing (including affordable and accessible housing) in walkable areas near restaurants, shops, offices, parks, and transit not only provides more options for all sorts of people to live or stay in Newton, but it does so in a way that supports local businesses, reduces reliance on cars, and overall uses fewer resources.

There are also some potential technical concerns with this alternate database. Without closely reviewing the database it is unclear if it is consistent with the model created by the state to determine MBTA Communities compliance. Planning staff have concerns with using an alternate, unapproved tool for such an important and complex task. Submission of a compliant zoning district requires use of the state's model. The model (available online [here](#)) includes an excel workbook along with GIS files. The GIS files include land maps for each municipality with detailed information that works directly with the excel workbook. The map files also include information about excluded and sensitive land categories, which are important for calculating contiguous land areas and overall densities.

The MBTA Communities regulations are complex and Planning staff along with consultants from Utile have been working closely with the state over the past eight months to understand the modeling requirements and to ensure the latest version of the VCOD fully complies. A compliant district must balance a number of requirements: the overall district must meet the minimum unit capacity and must have an average gross density (including roads, other rights of way, and public land) of 15 units per acre, at least half of the required land area and unit capacity must be contained in one contiguous district, and all sub-areas must be at least 5 contiguous acres. Lots that cannot be developed by-right (such as those that exceed the special permit threshold or are publicly owned) and areas where mixed-use is required (such as the lots along the proposed mixed-use priority streets) cannot be included. Once these lots are excluded many areas do not meet the contiguous area requirement (such as Auburndale in the Version 2.0 VCOD proposal). It is unclear whether the proposal meets the minimum density or how the proposal addresses the contiguous areas while reducing the special permit threshold and excluding more lots. Given the complexity of the regulations, an excel database alone is not sufficient for determining compliance.

Community Engagement

For two years now Planning staff and ZAP have undertaken extensive community engagement around Village Center zoning. For version 1 of the proposed VCOD released back in November of last year the City notified each of the property owners and held seven (7) community information sessions. With the recent release of version 2.0 in March the Planning Department sent over 6,000 mailings to property owners, tenants, abutters and abutters to abutters. Councilor Wright's proposal suggests pretty major changes to the zoning framework without the extensive notification and outreach processes previously requested and undertaken.

Conclusion

It is unclear whether the July 24 proposal and alternate database would result in a MBTA Communities compliant district. Planning staff look forward to discussion at ZAP of various amendments to the zoning, however staff recommends that amendments to the VCOD zoning ordinance and maps be based on policy objectives and be supported by economic analysis and community engagement.



Ruthanne Fuller
Mayor

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Department of Planning and Development
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Barney S. Heath
Director

MEMORANDUM

DATE: July 21, 2023

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Katie Whewell, Chief Planner
Zachery LeMel, Chief of Long Range Planning
John Sisson, Economic Development Director
Joe Iadonisi, Planning Associate

RE: **#206-23 Discussion and review relative to the proposed new zoning use, Craft Beverage Establishment**
COUNCILOR LIPOF requesting review, discussion, and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to craft beverage production. Possible amendments would remove prohibition on bottling alcoholic beverages and propose opportunities for other craft beverage production and accessory retail.

MEETING: July 24, 2023

CC: City Council
Planning and Development Board
Jonathan Yeo, Chief Operating Officer

Craft Beverage Establishment

Under the guidance of the City Council Zoning and Planning Committee (ZAP), the Planning Department proposes a new use for craft beverage production in Newton. The intent of this change is to promote economic development, increase the attractiveness of Newton for visitors and new residents, and increase the City's tax revenue.

Discussion

A Prohibition-era zoning ordinance, Ch. 30 § 6.5.4 (1920), currently prevents bottling of alcoholic beverages in the City of Newton. While not explicitly prohibiting canning or producing alcoholic beverages for on-site consumption, this ordinance limits an important revenue stream for producers looking to locate in Newton and encourages craft beverage producers to establish their businesses in surrounding communities that allow such usages.

According to January 2022 research from Oxford Economics, each brewery employee is directly responsible for \$144,000 in Gross Value Added to the economy. Indirectly, breweries benefit neighboring establishments, in particular the restaurant and hospitality industry. Ensuring a competitive commercial sector with more diverse uses benefits residents through direct employment and improved traffic to adjacent business. Both directly through commercial property tax and indirectly through increased traffic, these economic benefits can also mean more tax revenue for the City.

Additionally, craft beverage establishments can improve Newton's quality of life for current residents while attracting visitors. These establishments can create a social and communal benefit as these spaces serve as a gathering place for communities and often host musicians, artists, community and club meetings, and activities such as yoga and run clubs.

Change Summary and Intent

The intent of this zoning change is to enable breweries, wineries, distilleries, and other similar establishments to locate in Newton. Whereas the current ordinance prohibits bottling alcoholic beverages, creating ambiguity and encouraging prospective craft beverage producers to locate elsewhere, this proposed amendment is meant to give explicit permission for brewers, entrepreneurs, and existing businesses to operate craft beverage establishments in the City of Newton.

The proposed zoning amendment order language is available as Appendix A. The proposed zoning change defines craft beverage establishments, sets standards for their use by-right and special permit, and determines zoning districts for such uses, and establishes parking standards.

The definition is intended to be inclusive of any type of activity that produces and/or containerizes alcohol, meaning not just breweries, wineries, and distilleries, but also tap rooms, filling of growlers or cans in retail shops, and other types of craft alcohol production.

There are two types of establishments in the standards: one for on-premise consumption, typical of a brewery or winery, and one for off-premise consumption, typical of a craft beverage store or more distribution-oriented brewery or producer. While this second use is less common, this distinction is important for enabling the Council to further refine where craft beverage establishments are appropriate and determine whether the establishment should more closely follow restaurant parking versus retail and manufacturing parking.

Both uses are limited to 10,000 square feet by right in Business Use 1-5 and Mixed Use 1-4. Additional floor area is available by special permit in Business Use 1-5 and Mixed Use 1-2 and by right in Manufacturing and Limited Manufacturing districts.

Appendix A: New Use- Craft Beverage Establishment Delete Sec. 4.4 “Bottling works (except for alcoholic beverages)” row.

Add “6.4.10 Craft Beverage Establishment” after “6.4.9 Car Wash” and renumber subsequent sections.

Add “6.4.10.A Defined. Any properly licensed establishment licensed under M.G.L. Chapter 138 that produces and/or containerizes alcoholic or alcoholic and non-alcoholic beverages for consumption on and/or off premises. This includes but is not limited to breweries, microbreweries, brew pubs, distilleries, wineries, meaderies, cideries, and tap rooms.”

Add “6.4.10.B Standards for Allowed Uses.”

Add “6.4.10.B.1 Craft Beverage Establishments: Off-Premise Consumption Only. Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for off-site consumption by retail sale and wholesale. These establishments must occupy a building or portion of a building that has a floor area of no less than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.”

Add “6.4.10.B.2 Craft Beverage Establishments: On-Premise Consumption. Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for on-premise consumption. Retail sale or wholesale of closed containers for off-premise consumption is also allowed. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.”

Add “6.4.10.B.3 In all districts, outdoor sidewalk seats are permitted under revised Ordinances Chapter 12, Section 12-70.”

Add “6.4.10.C Standards for Special Permit Uses.”

Add “6.4.10.C.1 In Business Use 1-5, and Mixed Use 1 and 2 districts, Craft Beverage Establishments occupying a building in excess of 10,000 square feet may seek a special permit.”

In 4.4.1 after row “Car Wash” add row “Craft Beverage Establishment: Off-Premise Consumption” and in that row add in that row add “L/SP” in the BU1-5 and MU1-4 columns. Add “L” in the M and LM columns.

In 4.4.1 after row “Craft Beverage Establishment: Off-Premise Consumption” add row “Craft Beverage Establishment: On-Premise Consumption” and in that row add “L/SP” in the BU1-5 and MU1-4 columns. Add “L” in the M and LM columns.

In 5.1.4.A “Number of Parking Stalls” table after “Bank” row add a new row “Craft Beverage Establishment: Off-Premise Consumption” and in that row add “1 per every 500 sf plus 1 per every 4 employees” in “Parking Stalls Required” column.

In 5.1.4.A “Number of Parking Stalls” table after “Bank” row add a new row “Craft Beverage Establishment: On-Premise Consumption” and in that row add “1 per every 5 patron seats excluding any sidewalk and parking space café seating permitted under Sec. 12-70” in “Parking Stalls Required” column.

Craft Beverage Establishment Zoning Use Proposal

CITY OF NEWTON DEPARTMENT OF PLANNING AND DEVELOPMENT



Agenda

- Purpose of Proposal
- Current Zoning Issue
- Comparison to Other Communities
- Examples
- Proposed Change



Introduction

Current Zoning

- Newton's Zoning Ordinance is permissive
- Only reference to beverages in the ordinance is Ch. 30 Section 6.5.4. Bottling Works (except alcoholic beverages)
- Restaurants, bars, and liquor stores are allowed to operate

Potential Benefits

- More uses could mean less vacant retail and manufacturing space
- Increased employment and traffic to adjacent benefits
- Increased tax revenue
- More inviting spaces for gathering, hosting meetings, clubs, and activities
- Foster a sense of community through charitable and social activities



Metro Boston Alcohol Production: Zoning and Resulting Establishments



Key
 ● Allowed ● Allowed by SP ● Not Addressed

★ Brewery

★ Distillery

★ Winery

★ Cidery

Examples: Craft Beverage Establishments under 10,000 Square Feet in Mixed Use

Examples that are appropriate for Newton's Village Center, Mixed Use, and Business Use districts

1. Brockton Beer Company
2. Castle Island South Boston Tap Room
3. Democracy Brewing, Downtown Boston
4. Distraction Brewing, Roslindale
5. Beer Noggin, Bronxville, NY



Proposed Use Definition and Standards

Definition

- Any properly licensed establishment licensed under M.G.L. Chapter 138 that produces and/or containerizes alcoholic or alcoholic and non-alcoholic beverages for consumption on and/or off premises. This includes but is not limited to breweries, microbreweries, brew pubs, distilleries, wineries, meaderies, cideries, and tap rooms.

Standards for Allowed Uses:

- **Craft Beverage Establishments: On-Premise Consumption.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for off-site consumption by retail sale and wholesale. These establishments must occupy a building or portion of a building that has a floor area of no less than 10,000 square feet except in Manufacturing and Limited Manufacturing districts
- **Craft Beverage Establishments: Off-Premise Consumption Only.** Establishments may produce and/or containerize and sell alcoholic or alcoholic and non-alcoholic beverages for on-premise consumption. Retail sale or wholesale of closed containers for off-premise consumption is also allowed. These establishments must occupy a building or portion of a building that has a floor area of no more than 10,000 square feet except in Manufacturing and Limited Manufacturing districts.
- In all districts, outdoor sidewalk seats are permitted under revised Ordinances Chapter 12, Section 12-70.

Districts and Parking

Districts

- Craft Beverage Establishment: Off-Premise Consumption or On-Premise Consumption
 - Limited (Up to 10,000 Square Feet) and Special Permit (Over 10,000 Square Feet) in Business Use 1-5 and Mixed Use 1-4
 - Permitted in Manufacturing and Limited Manufacturing
 - Potentially: Limited (Up to 10,000 Square Feet) in VC2-3

Parking

- Craft Beverage Establishment: Off-Premise Consumption
 - 1 per every 500 sf plus 1 per every 4 employees
- Craft Beverage Establishment: On-Premise Consumption
 - 1 per every 5 patron seats excluding outdoor/sidewalk seats



PLANNING & DEVELOPMENT BOARD MEETING MINUTES

May 1, 2023

Members present:

Kelley Brown, Chair
Kevin McCormick, Vice-Chair
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Laxmi Rao, Alternate
Barney Heath, *ex officio*

Ruthanne Fuller
Mayor

Staff present: Zachery LeMel, Chief of Long-Range Planning

Meeting held virtually by Zoom Meeting at 7:00 p.m.

Barney Heath
Director
Planning & Development

1. Deliberation/Potential Vote on Rezoning Petition

- a. Petition #355-22 Request to Rezone 2 parcels (11 Florence Street/318 Boylston Street) to Business Use-4

Stephen Buchbinder and Katherine Adams from Schlesinger & Buchbinder, LLP appeared on behalf of the petitioner, Sunrise Development, Inc. Attorney Buchbinder shared that an agreement had been reached with the abutting condominium complex's ("the Residences") 59 owners concerning their support for the project and requested zone change to BU-4 to allow for a 5-story assisted living building consisting of 125 beds. Attorney Adams presented an overview of the project.

Following the presentation, Chair Brown reopened the public hearing. Attorney Ed Allcock reported that an agreement had been reached with all 58 of the owners at "the Residences" and they support the project and zoning request.

Chair Brown asked if assisted living is allowed in a residential districts. Attorney Buchbinder responded that the assisted living use is only allowed in business zones. Diane Prunte of 305 Winchester Street asked if the anticipated assisted living residents would largely need outside help. Attorney Buchbinder responded that most residents' needs would be accommodated by Sunrise staff.

Upon a motion by Mr. Doeringer and unanimously approved the public hearing was closed.

Upon a motion by Ms. Molinsky, seconded by Mr. McCormick and Mr. Doeringer, the Planning Board voted to recommend approval of the requested zone changed 6-0-1 (Director Heath abstaining).

2. Village Center Zoning Version 2.0/ MBTA Law Communities Compliance Discussion

Zachery LeMel, Chief of Long-Range Planning, presented an update on the proposed Village Center Overlay District.

Ms. Molinsky asked about the segment of Washington Street between West Newton and Newtonville. Mr. LeMel responded that that segment will be addressed in a future phase.

Members
Kelley Brown, Chair
Kevin McCormick, Vice Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*
Laxmi Rao, Alternate
Jyothsna Buddharaju, Alternate

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Mr. Doeringer inquired about the front set-back language in the proposed ordinance. Mr. Doeringer asked about why some VC3 zones did not have an adjacent zone buffer from residential zones. Mr. LeMel responded that not all zoned parcels laid-out to allow an intervening zone but that there were set-back and step-down requirements when a VC3 zone was immediately adjacent to a residential zone.

Mr. McCormick expressed concern about the metrics for the MRT zone in that they may not be as economically attractive as the current zoning allows. Mr. LeMel indicated that the Planning team and Utile are looking for ways to allow multi-family homes in a manner that competes with a teardown alternative to build large two-unit condominiums.

3. Landmark Update

Director Heath provided the Board with an update on potential landmarking—including 89-93 Wyman Street (Waban Hall) which has advanced to the landmarking nomination stage at the upcoming Newton Historical Commission. Mr. Heath reminded the Board that should this property advance to an actual landmark vote—the Planning Board would have an opportunity to provide a recommendation on whether the property, in terms of its surrounding context and City plans and policies, is appropriate to be landmarked.

4. Minutes

Upon a motion by Mr. Doeringer, the minutes of the March 6 meeting passed 6-0-1 (Director Heath abstaining).

5. Adjournment

Upon a motion by Mr. McCormick, and unanimously approved 7-0, the meeting was adjourned at 8:23 p.m.



PLANNING & DEVELOPMENT BOARD MEETING MINUTES

June 5, 2023

Members present:

Kelley Brown, Chair
Kevin McCormick, Vice-Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Jyothsna Buddharaju, Alternate
Barney Heath, *ex officio*

Ruthanne Fuller
Mayor

Staff present:

Joseph Iadonisi, Planning Associate

Barney Heath
Director

Planning & Development

Joseph Iadonisi
Planning Associate

Members

Kelley Brown, Chair
Kevin McCormick, Vice Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*
Laxmi Rao, Alternate
Jyothsna Buddharaju, Alternate

Meeting held virtually by Zoom Meeting at 7:00 p.m.

1. Recommendation on Landmark Proposal before Newton Historical Commission a. 89-93 Wyman Street

The Board recognized Mr. Doug Cornelius, Chair of the Newton Historical Commission (NHC), to speak to the process of landmarking the proposed property and to NHC's work so far in considering the property. Mr. Cornelius informed the Board that the property is not currently on the National Register, so NHC did make a determination that the property was historically significant and should proceed to the landmark vote. The Planning and Development Board's role in the Landmark Ordinance to advise NHC on how the proposed site fits into the City's policies and plans and the impact on the surrounding area and any other relevant planning considerations at any time prior to the public hearing.

Members of the Board then further discussed with Mr. Cornelius how to deliver a recommendation that fits within that scope.

Mr. Cornelius spoke to the history of the site, which has been significantly renovated over the years, making the determination more complicated.

Mr. Doeringer asked Mr. Cornelius to clarify that the interior building built in 1890, Waban Hall, and the exterior addition added in 1923, which includes the Starbucks, would be separate designations.

Mr. Brown and Mr. Cornelius discussed the historic value of those buildings. Mr. Cornelius mentioned that possible scope of what is landmarked could also be limited to particular portions of buildings.

Mr. McCormick discussed the site's proposed Village Center 2 overlay and its potential to provide more housing immediately by transit and a village center.

Ms. Buddharaju asked about the impact of the potential landmark designation on what sort of renovations or additions could occur in line with the proposed overlay. Mr. Heath and Mr. Brown discussed that it is unclear.

Councilor Crossley, Chair of the Zoning and Planning Committee, joined the meeting to clarify that she was on the initial memorandum proposing landmarking the site by

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mistake, having meant to support the landmarking of the adjacent Strong Block. Ms. Getz, President of the Waban Area Council, referred the Board to the landmark report.

Mr. Brown asked the Board to consider whether to make a recommendation to NHC and what type of recommendation. Mr. McCormick recommended against landmarking, due to the importance of the site as a part of the Village Center Overlay District.

Mr. Doeringer asked for more input from the NHC as to why the NHC accepted the landmark nomination and Mr. Cornelius said that the original interior building's development alongside the Strong Block was significant.

Ms. Molinsky offered potential language for the Board's recommendation: "it is not the Planning and Development Board's purview to comment on the historic merit of this property and we defer to the Historic Commission for that, but our advice is to take into account that the site, which is a large site, is under consideration for an overlay zoning of Village Center 2. Landmarking this site would make the development of multifamily and/or mixed-use housing more difficult, therefore the Planning and Development Board recommends strongly considering these factors before landmarking the site." Mr. Doeringer seconded Ms. Molinsky's proposal. Members of the Board discussed the language of the proposed recommendation and how to ensure that the Board's recommendation fit within the Landmark Ordinance. Based on that discussion, Ms. Molinsky proposed a motion to recommend the following: "based on the merits of the planning considerations alone, we take into account that the site is under active consideration for inclusion in the Village Center 2 district as part of the Village Center Overlay District and that the Planning and Development Board would recommend not landmarking on the basis of that potential forthcoming change." Ms. Molinsky added that the Board could include something about the effect on the neighborhood of landmarking or not landmarking, which would make redevelopment more challenging on the site in the future. Mr. Brown considered this a motion and asked for a second, which Mr. McCormick seconded. With six votes for and one abstention (Director Heath), the motion passed.

2. Village Center Zoning Version 2.0/ MBTA Communities Law Compliance Discussion

Mr. Heath provided the Board with an update on the proposed Village Center Overlay District with the next Zoning and Planning Committee meeting scheduled for June 12th, a presentation before the Council of the Whole scheduled for June 20 and a Public Hearing on June 26th. At the next Zoning and Planning Committee, the Planning Department planned to focus on the Multi-Residence Transit zone and how the proposed zoning could compete economically with the underlying zoning which mostly produces large single family and two-family houses. Mr. Heath and Mr. Iadonisi reported that at the most recent Zoning and Planning Committee, the Planning Department presented its sensitivity analysis on parking requirements which demonstrated that even requiring 0.5 spaces per unit would bring the Village Center Overlay District out of compliance with the MBTA Communities law.

3. Minutes

The April 3 minutes were approved by a 7-0 vote upon a motion to amend and approve by Mr. Doeringer

The April 24th minutes were approved with a 7-0 vote upon a motion to approve as amended from Mr. Doeringer.

4. Adjournment

Upon a motion by Ms. Molinsky, the meeting was adjourned at 8:15 p.m.



JOINT ZONING & PLANNING COMMITTEE AND PLANNING & DEVELOPMENT BOARD MEETING MINUTES

June 26, 2023

Members present:

Kelley Brown, Chair
Kevin McCormick, Vice-Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Jyothsna Buddharaju, Alternate
Barney Heath, *ex officio*

Ruthanne Fuller
Mayor

Staff present:

Meeting held in the City Council Chamber (Room 207) and virtually by Zoom at 7:00 p.m.

Barney Heath
Director
Planning & Development

Joseph Iadonisi
Planning Associate

1. Joint Public Hearing on docket item #38-22 Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts

Members of the Department of Planning and Community Development, Jennifer Caira, Deputy Director of Planning, and Zachary LeMel, Chief of Long Range Planning presented the latest version of the Village Center Overlay District. Their presentation lasted about 30 minutes. The presentation can be viewed at the following link: <https://www.youtube.com/live/5AJCvOo12Jc?feature=share&t=1034> from 17:14-45:18 on the video and the presentation slides can also be found in Appendix A: Zoning and Planning Committee Report June 26, 2023.

Following the presentation, the Zoning and Planning Committee voted 8-0 to open the Public Hearing. Public comments can be viewed from the 45:18 until the 3:18:12 marks [here](#) or at the above link and will be available in a forthcoming revised version of the Zoning and Planning Committee Report June 26, 2023.

After the public comment portion of the meeting concluded, the Planning Department provided clarifying comments and additional information until from the 3:18:12-3:26:25 marks. This was followed by comments, clarifications, and questions from Zoning and Planning Committee members for the Planning Department and Committee Chair from 3:26:25-3:58:00 marks [here](#).

The Planning and Development Board was present for the meeting, but was not called upon to speak during the meeting.

2. Adjournment

Upon a motion by Councilor Joshua Krintzman to adjourn, the meeting concluded at 3:59:16 or on or about 9:59:16PM. The Public Hearing was not closed and would continue at the July 24, 2023 and July 31, 2023 Joint Zoning and Planning Committee and Planning and Development Board meetings.

Members
Kelley Brown, Chair
Kevin McCormick, Vice Chair
Lee Breckenridge, Member
Amy Dain, Member
Peter Doeringer, Member
Jennifer Molinsky, Member
Barney Heath, *ex officio*
Laxmi Rao, Alternate
Jyothsna Buddharaju, Alternate

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Appendix A

Zoning & Planning Committee Report

City of Newton **In City Council**

Monday, June 26, 2023

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Krintzman, Leary, Baker, and Ryan

Also Present: Councilors Oliver, Greenberg, Lucas, Norton, Kelley, Malakie, Gentile, Markiewicz, Downs, Humphrey, Danberg, Bowman, Noel, Laredo, Lipof, and Kalis

City Staff: Barney Heath, Director of Planning; Jennifer Caira, Deputy Director of Planning; Zachary LeMel, Chief of Long Range Planning; and Jaclyn Norton, Committee Clerk

Planning & Development Board: Kelly Brown, Peter Doeringer, Lee Breckenridge, Kevin McCormick, Laxmi Rao, Jennifer Molinsky

For more information regarding this meeting, a video recording can be found at the following link: [Zoning & Planning Committee - June 26, 2023 \(newtv.org\)](https://www.newtv.org/Zoning-Planning-Committee-June-26-2023)

#38-22 Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts

ZONING & PLANNING COMMITTEE requesting review, discussion and amendments relative to Chapter 30 zoning ordinances by adding a new Village Center Overlay District, consisting of four (4) district tiers, by establishing requirements for such District, and requesting amendments to the Zoning Map to include the Village Center Overlay District.

Action: **Zoning & Planning Held 8-0; Public Hearing Continued**

Note: The Chair outlined the procedure for the public hearing during this meeting and that the Committee will continue the public hearing at future meetings. Zachary LeMel, Chief of Long Range Planning, and Jennifer Caira, Deputy Director of Planning, presented the attached presentation which provided an overview of the proposed Village Center Overlay District (VCOD). Their approximately 20 minute presentation is a shortened version of that which was presented at the 6/20 ZAP meeting for Council. A recording of the presentation can be found [here](#).

A revised report with public testimony will be posted at a later date.

The meeting adjourned at 10:56pm.

Respectfully Submitted,

Deborah J. Crossley, Chair

City of Newton
Zoning and Planning Committee



Village Center Rezoning Public Hearing: Draft Zoning Proposal

June 26, 2023

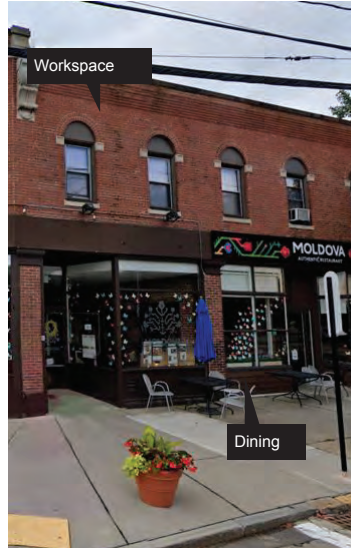
Agenda

1. **Introduction**
 - a. Village center goals
 - b. Challenges facing Newton
 - c. Purpose of village center rezoning
2. **Village Center Overlay District (VCOD) Zoning Proposal**
 - a. Overview
 - b. Development and design standards
3. **MBTA Communities and VCOD**
 - a. General requirements
 - b. Newton requirements and VCOD compliance
 - c. Deadline for compliance
4. **Expected Outcomes to VCOD Zoning**
 - a. Benefits to the City
 - b. Engagement and Outreach
5. **Conclusion**
 - a. Timeline and next steps

Introduction

Village Center goals

Build upon existing successes and strengths to create vibrant village centers

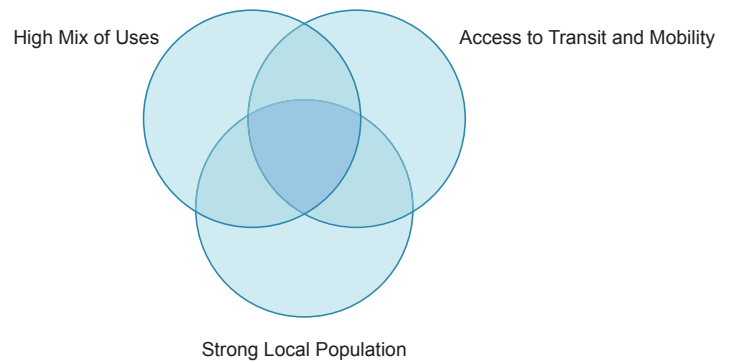


Introduction

Village Centers can Address Challenges Facing Newton

1. Lack of housing options (size, price point, and accessibility)
2. Struggling local business trying to compete with online retail
3. Climate change
4. Transportation and traffic issues
5. Aging in place / welcoming new families
6. Lack of space to gather and socialize

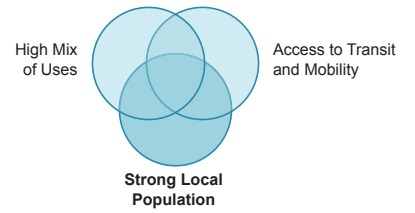
Metrics for Successful Village Centers



Introduction

Why Updates are Needed

Multi-family housing is difficult to build or not allowed



One and two-story retail in Newton Centre



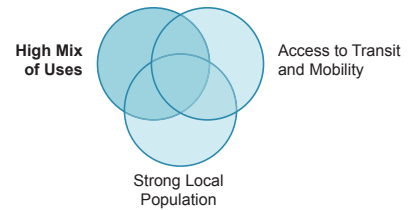
Vision Kit submission of housing above retail

Source: Community Vision Kit Submissions

Introduction

Why Updates are Needed

Restrictions make it difficult for businesses to open and grow



Vacant commercial spaces



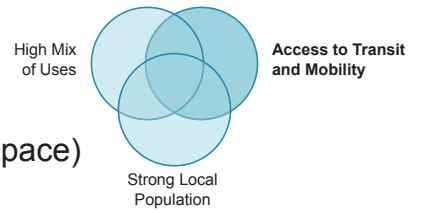
Pop-up Commercial Space in Newton Highlands

Source: EDC 2020 COVID Recovery Plan, Project Pop-Up, Boston Globe

Introduction

Why Updates are Needed

Parking requirements prevents quality design (buildings, streetscape, open space)



Austin Street parking lot, pre-development

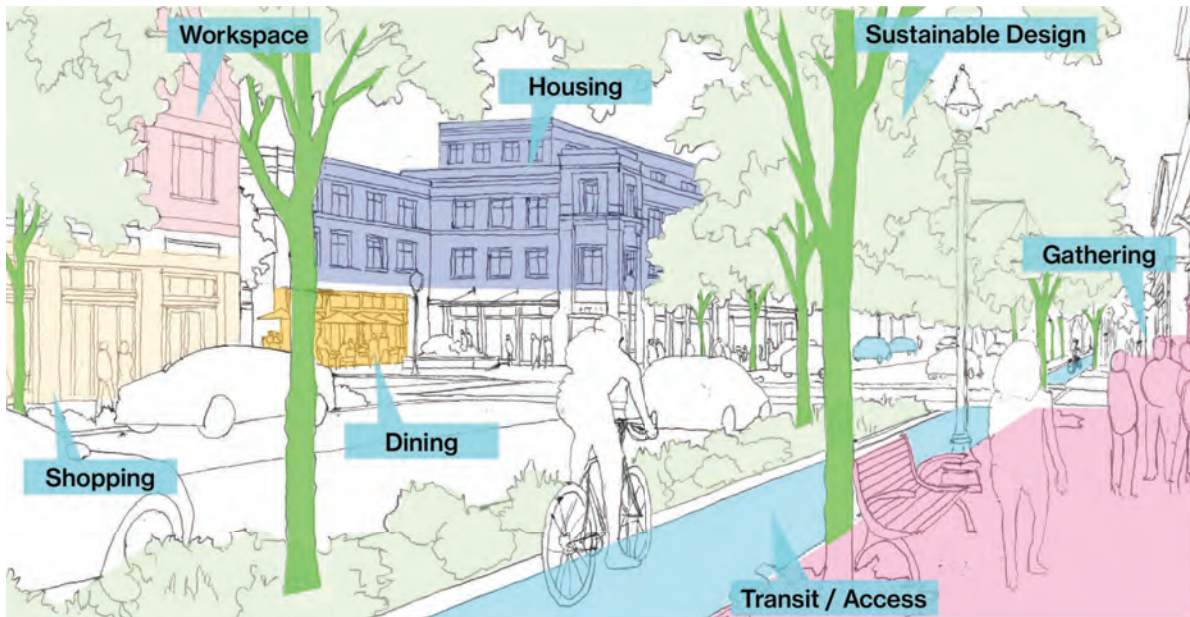


Bram Way Plaza hosting live music

Source: City of Newton, Newton Community Pride

Introduction

Intended Outcomes - Achieving the Community Vision



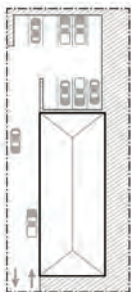
VCOD Zoning Proposal

- Zoning approach
- Development and design standards

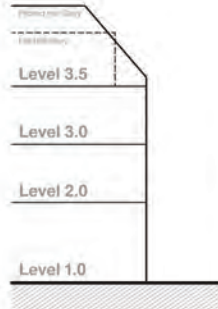
Zoning Approach

Three Principal Mechanisms Regulate Urban Form:

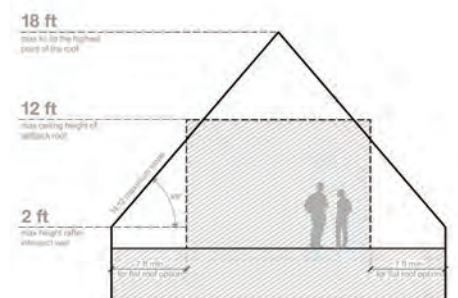
1 Building Footprint
Sets the maximum area per story



2 Building Height
Sets the maximum height in stories/feet



3 Roof Form
Provides options for a flat or pitched roof half-story



Zoning Approach

Four Sub-Districts Customized to Each Village Center

MRT*

2.5 Stories
40 Feet tall, max.
1,500 SF, max. Footprint

Residential development allowed



VC1

2.5 Stories
45 Feet tall, max.
4,000 SF, max. footprint

Residential & Limited Retail development allowed



VC2

3.5 Stories
62 Feet tall, max.
10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



VC3

4.5 Stories
75 Feet tall, max.
15,000 SF, max. footprint

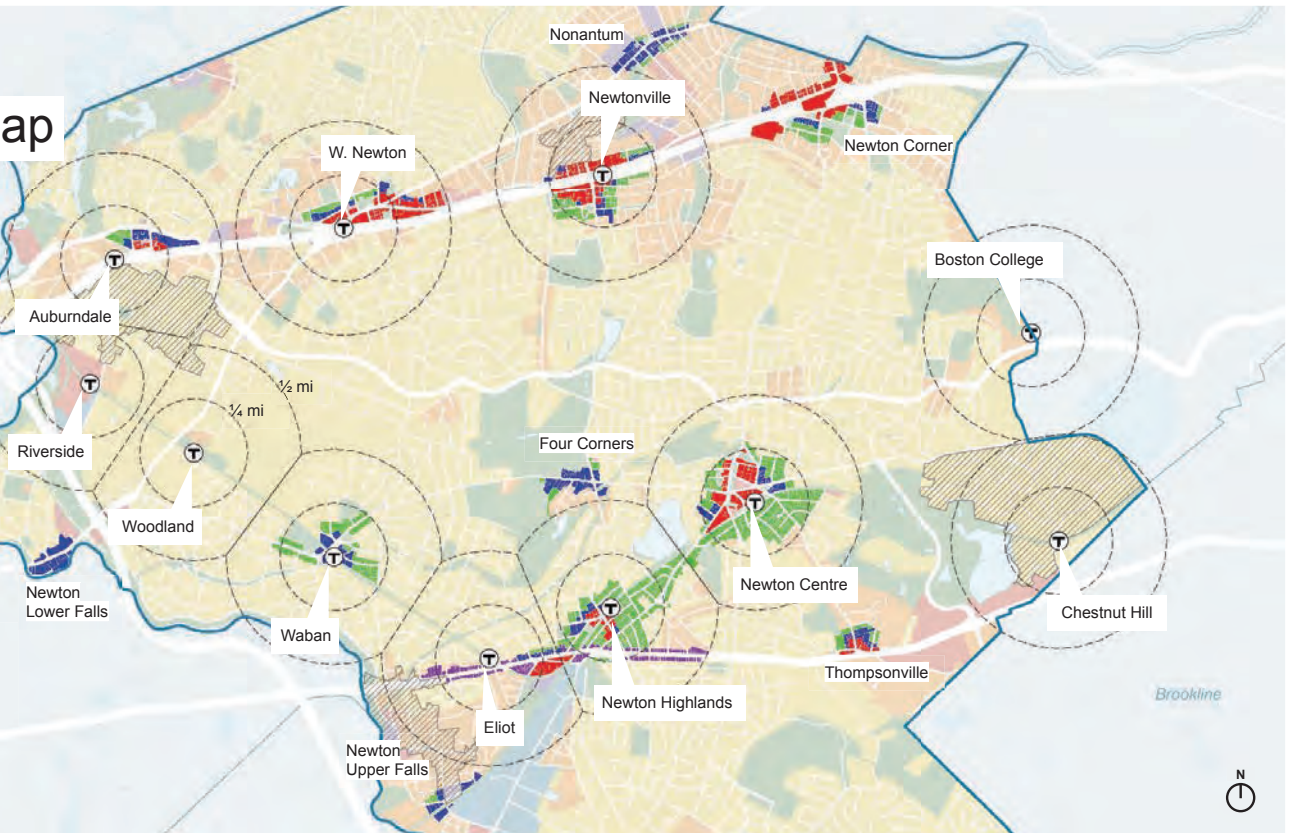
Mixed Use/Commercial, & Residential development allowed



* MRT metrics may be revised based on financial feasibility and urban form studies
 + The figures represent proposed by-right zoning allowances for new construction

VCOD Zoning Proposal Citywide Map

- Existing Zoning**
- Business (BU)
 - Manufacturing (LM, M)
 - Multi-Residence (MR)
 - Single Residence (SR)
 - Mixed Use (MU)
 - Public Use & Open Space (PU, OS/R)
- Proposed Zoning**
- Village Center 3 (VC3)
 - Village Center 2 (VC2)
 - Village Center 1 (VC1)
 - Multi-Residence Transit (MRT)
 - Mixed-Use Required
 - Historic District



3.4%
 of City land area

Zoning Approach

Alignment with Newton's Historical Development Patterns



Newtonville



Newtonville



Upper Falls



West Newton



Newton Corner



Newton Corner



Newton Centre

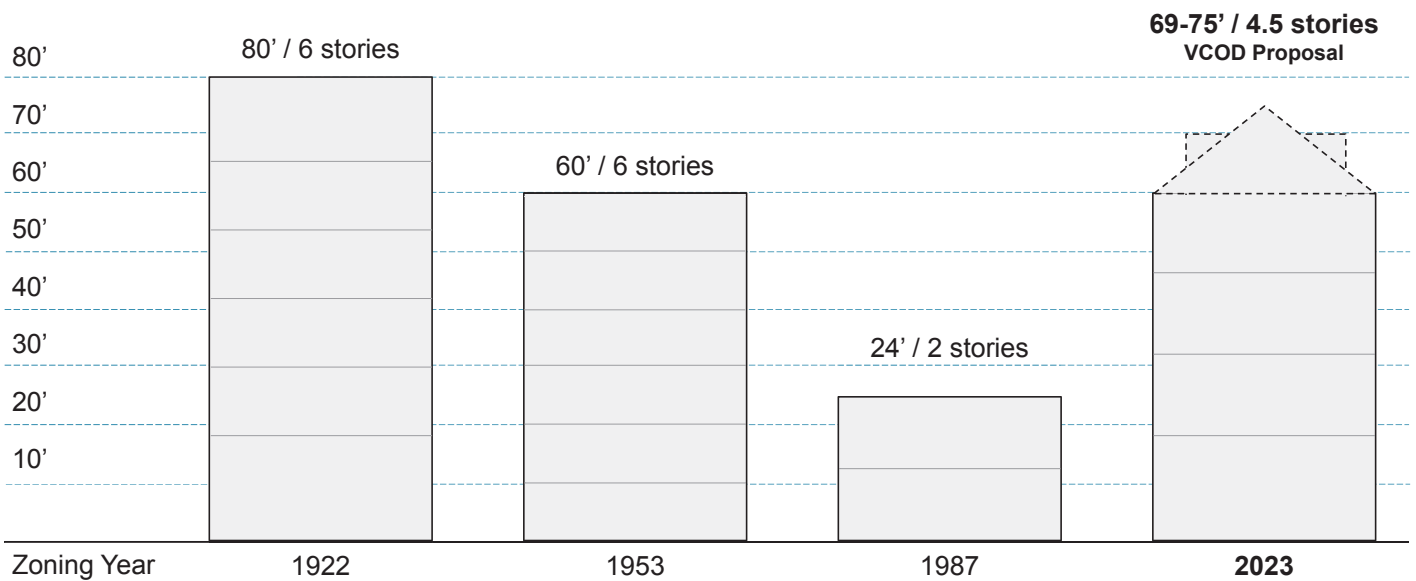


Thompsonville

Zoning Approach

Alignment with Newton's Historical Development Patterns

Maximum By-Right Building Heights Allowed in Village Centers



VCOD Zoning Proposal

Walnut St, Newtonville: Existing



Existing Street View

Existing Context

Uses: single-story small retail; two-story bank; three-story function hall with ground story retail



VCOD Zoning Proposal

Walnut St, Newtonville: Potential Development

Design Standards

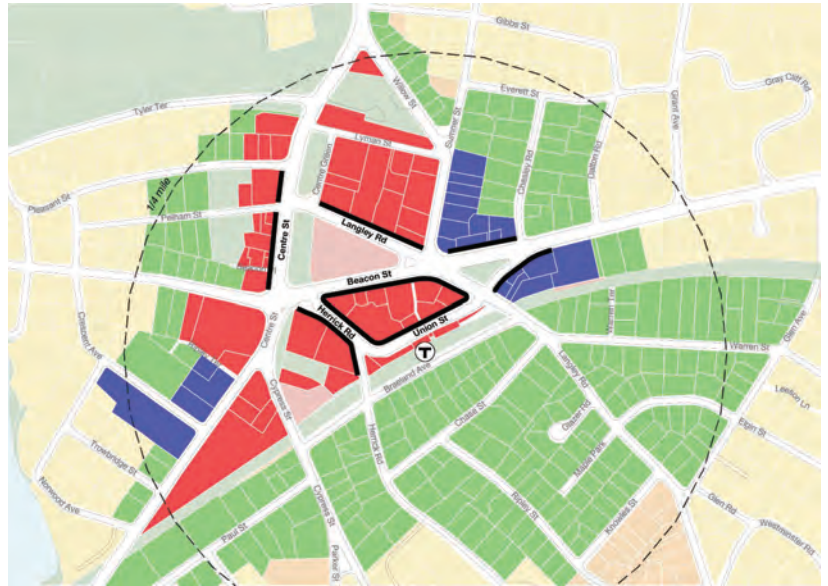
1. **Building Placement:**
When development occurs on any lot abutting a sidewalk that is <12' in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least 12' width is provided, inclusive of the Furnishing Zone.
2. **Building Entrances:**
Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning or Canopy, to signal building entry and provide adequate protection from the elements.
3. **Architectural Features: Canopy**
A wall-mounted structure that provides shade and weather protection over a storefront or building entrance.
4. **Fenestration:**
For ground story fenestration, glazing must have a min. 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.
5. **Number of Stories:**
A pitched roof may be composed of roof planes with different slopes. The slope of any pitch must not be greater than 14:12 (49 degrees). The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than 2' above the finished floor of the half-story.
6. **Half-Story Step-Back:**
A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.
7. **Parking Lot Access:**
Access to parking lots and structures parallel to the Front Elevation is prohibited when access along another lot line is available.



Mixed Use Required

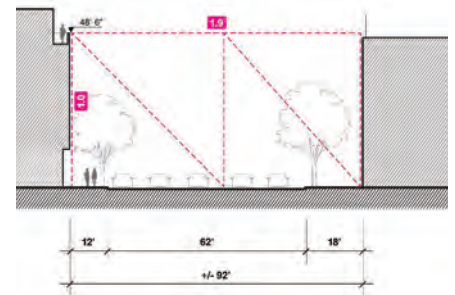
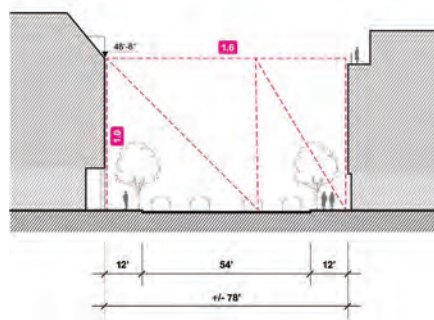
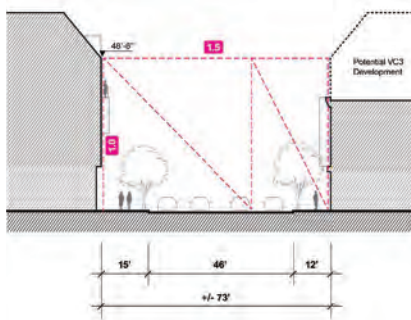
Promote vibrancy and placemaking in village centers

- Lots with Mixed Use Priority Street frontage must provide ground story Active Use space for 100% of the total width of the building
- Lots with Mixed Use Priority Street frontage must provide Active Use space at a minimum depth of 25'
- Only VC2 and VC3 lots are considered for Mixed-Use Priority Streets



Newton Centre Mixed-Use Priority Streets map

Potential Development in Different VCs



Lincoln St, Newton Highlands



Walnut St, Newtonville



Washington St, Newton Corner

Parking Requirements, Allowed but not Required



No curb cuts or garage entryways along Main Street - Brattleboro, VT

- Not requiring parking improves:
 - Streetscape/pedestrian experience
 - Environment
 - Traffic congestion
 - Cost of construction
- Half of existing multifamily parking sits empty



Unused parking from Newton multi-family housing

More Affordable Housing Provided

Current Zoning Proposed Zoning*

	Base Conditions	Option 1 (VC2 and VC3)	Option 2 (VC3 only)**
Allows For			
Height Bonus (stories)	N/A	+1	+2
Building Footprint Bonus (sq ft)	N/A	+2,500	+2,500
Required Affordable Units (min)	17.5%	25%	30%
Must Provide+	Required AMI for Affordable Units** 50-80% Rental / 80% Ownership		

- More opportunities for base requirements:
 - Applies to all 7+ unit projects
- Bonus option for more and deeper levels of affordable housing

* Bonus cannot be used within 50 feet of a lot line abutting a MRT or residential district.
 ** VC3 lots abutting a VC1, MRT, or residential district cannot opt in.
 + Both options has been analyzed for financial feasibility with no additional City funding/resources
 ++ The average AMI can be no more than 65% AMI for a rental development

MBTA Communities and VCOD

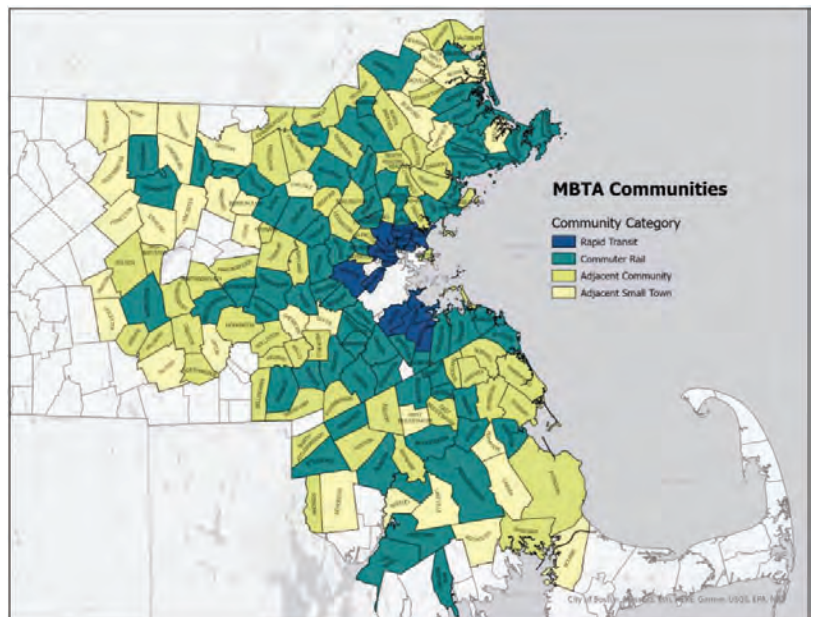
- General requirements
- Newton requirements and VCOD compliance
- Deadline for compliance

MBTA Communities and VCOD

Newton is One of 177 MBTA Communities

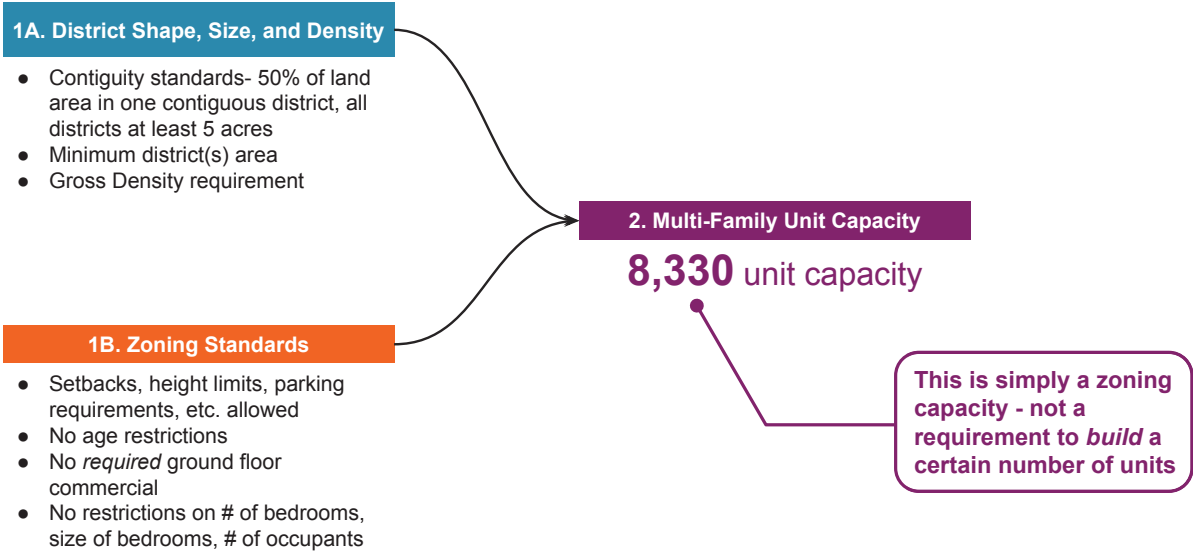
Appendix I: MBTA Community Categories and Requirements (top 20 communities)

Community	Community category	Minimum multi-family unit capacity*
Cambridge	Rapid Transit	13,477
Worcester	Commuter Rail	12,642
Quincy	Rapid Transit	11,752
Somerville	Rapid Transit	9,067
Newton	Rapid Transit	8,330
Brookline	Rapid Transit	6,990
Malden	Rapid Transit	6,930
Lowell	Commuter Rail	6,522
Medford	Rapid Transit	6,443
Revere	Rapid Transit	6,135
Brockton	Commuter Rail	5,596
Lynn	Commuter Rail	5,517
Everett	Rapid Transit	4,552
Lawrence	Commuter Rail	4,501
Framingham	Commuter Rail	4,355
Haverhill	Commuter Rail	4,189
Waltham	Commuter Rail	3,982
Weymouth	Commuter Rail	3,813
Braintree	Rapid Transit	3,769
Taunton	Commuter Rail	3,745



The total unit capacity across all MBTA Communities is over 280,000 residential units

Criteria for compliance



Version 2.0 VCOD Meets MBTA Compliance

MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	10,000 units	YES
Aggregate Gross Density	15 units/acre	35 units/acre	YES
Total Land Area	50 acres	288	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	69%	YES

Notes:
 * Only VCOD zones within station area were tested
 ** Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)
 *** Assumes no minimum parking requirements

Must meet every requirement to reach compliance by December 31, 2023 deadline

Expected Outcomes to VCOD Zoning

- Benefits to the City
- Engagement and Outreach

Expected Outcomes to VCOD Zoning

Benefits to the City



New housing options

New housing will provide options at sizes and price points that currently do not exist in Newton

Opportunities for older adults to downsize

Less expensive options for young adults and families

New affordable and accessible housing

New housing will be energy efficient



Support for businesses

Increased customer base

Less onerous requirements

Greater height for first floor uses

Wider sidewalks



Sufficient city services

New housing would be near transit and in walkable village centers, reducing congestion

Limited number of new students living in recent mixed use buildings

Opportunities to coordinate with schools and other city services

Increased tax revenue

Engagement and Outreach

Engagement Process

Phase 1: Visioning

Quantitative and Qualitative Research (April 2021 - April 2022)

- **Vision Kit:** 290 participants; 102 submissions
- **Online interactive forum:** 1,249 participants
- **Equitable focus groups:** 139 participants; 18 community facilitators
- **Economic Development engagement:** 41 participants
- **On-the-spot surveying:** over 500 engaged in person

Phase 2: Workshopping

Zoning Framework (May - Oct 2022)

- **Library exhibit:** up from Sept 1 - Oct 17
- **Feedback tool**
- **Focus groups:** 3 total
- **Community Engagement Network:** 90 members

Phase 3: Refining

Version 1.0 Zoning Text and Map (Nov 2022 - Jan 2023)

- **Info sessions:** 7 to discuss Version 1.0 maps
- **Postcards mailed to owners within VCOD**
- **ZAP meetings:** 2 meetings opened up to feedback from community groups

Phase 4: Finalizing

Public Hearing and Beyond (Feb 2023 - Present)

- **Public Hearing:** opens June 26
- **Postcards mailed to owners/occupants within VCOD and abutters:** 6,039
- **Zoning and Planning Committee:** discussed at 40 ZAP meetings



NHA & NHN in Newton Centre



NHA & NHN in Newtonville



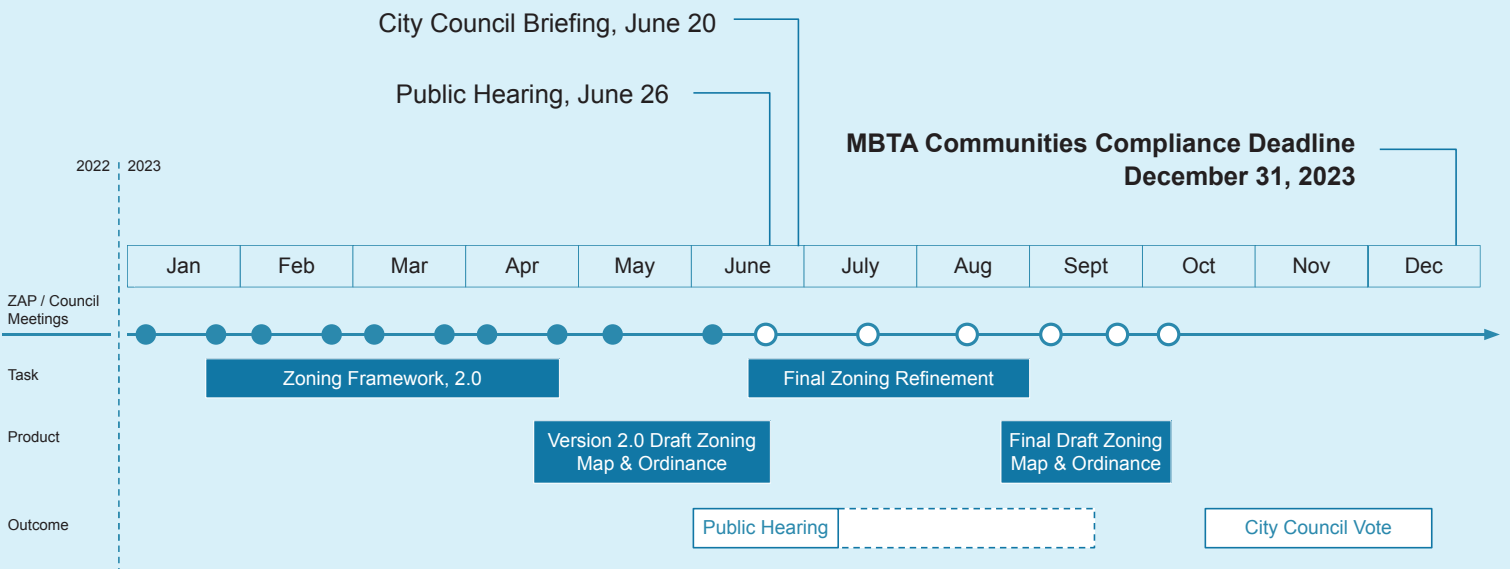
Newton Public Library Exhibit



Planning intern at Festa in Nonantum

Timeline: Where we are

Next Steps





Appendix B

Zoning & Planning Committee Report Revised

City of Newton In City Council

Monday, June 26, 2023

Present: Councilors Crossley (Chair), Albright, Danberg, Wright, Krintzman, Leary, Baker, and Ryan

Also Present: Councilors Oliver, Greenberg, Lucas, Norton, Kelley, Malakie, Gentile, Markiewicz, Downs, Humphrey, Danberg, Bowman, Noel, Laredo, Lipof, and Kalis

City Staff: Barney Heath, Director of Planning; Jennifer Caira, Deputy Director of Planning; Zachary LeMel, Chief of Long Range Planning; and Jaclyn Norton, Committee Clerk

Planning & Development Board: Kelly Brown, Peter Doeringer, Lee Breckenridge, Kevin McCormick, Laxmi Rao, Jennifer Molinsky

For more information regarding this meeting, a video recording can be found at the following link: [Zoning & Planning Committee - June 26, 2023 \(newtv.org\)](https://www.newtv.org/Zoning-Planning-Committee-June-26-2023)

#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Action: Zoning & Planning Held 8-0; Public Hearing Continued

Note: The Chair outlined the procedure for the public hearing, emphasizing that there would not be time to hear from all who wish to speak on this item during this first meeting and that the Committee will continue the public hearing at future meetings. Zachary LeMel, Chief of Long Range Planning, and Jennifer Caira, Deputy Director of Planning, presented the attached presentation which provided an overview of the proposed Village Center Overlay District (VCOD). Their approximately 20 minute presentation is a shortened version of that which was presented at the 6/20 ZAP meeting for Council.

A recording of the presentation can be found [here](#).

The Chair

The Public Hearing was opened.

Sarah Rahman, 33 Staniford St, Chair of the Economic Development Commission (EDC), expressed her support for the proposal. She particularly noted how the proposed VCOD would help small businesses be more vibrant and resilient. She noted that the EDC would be meeting soon to vote on a statement to Council on the VCOD proposal.

Lisa Adams, 40 Converse Ave, a member of the EDC, described how the proposed VCOD would strike a good balance between preserving existing neighborhoods while also increasing housing near public transit. She also stressed the need for the City to comply with MBTA Communities Guidelines.

Chuck Tanowitz, 51 Harding St, also a member of the EDC, described the benefits he has seen from living in a community that can be more easily traversed on bike or foot, and that the VCOD proposal will allow others to experience these benefits.

Matt Segneri, 45 Cedar St, also a member of the EDC, described the extensive community engagement performed by the Planning Department throughout the process of developing this proposal. He stated support for the VCOD proposal and that it promoted village centers being inclusive spaces that are a hub for both residents and visitors of Newton.

Lynn Weissberg, 5 Alden St, is a member of the Engine 6 Zoning Working Group and stated how the proposal serves the goal of incentivizing more multi-family housing near public transit. She also urged that while the proposal is controversial that Council should not reduce the scale or scope.

Carolyn Stone, 66 Verndale Rd, described her connection to the Newton Highlands village center through previously renting office space. She expressed support for the proposal stating that it will make our village centers more vibrant.

Peter Harrington, 157 Lowell Ave, expressed opposition to the proposal stating that it is counterintuitive to the goals of helping alleviate climate change and reducing the cost of housing. He also noted inadequacies with the MBTA and why more housing shouldn't be built near public transit until it is improved.

Kimberly Gladman, 206 Sumner St, described how the proposed VCOD will benefit renters and encouraged the City to look at options that earmark units for civil servants.

David Decosimo, 70 Vernon St, expressed concerns that the proposal could be counterintuitive to the goals of preserving existing structures through the sections on adaptive reuse and the multi-family conversion option in the MRT zone.

Lorraine Sanik, 411 Newtonville Ave, described how the proposed VCOD will make village centers less accessible and expressed a desire to reduce the density. She further described

how the proposal places an unfair burden on village centers near a Commuter Rail Station (versus south side villages along the Greenline).

Peter Barrer, 60 Endicott St, noted how the proposal is very complex and takes time to fully understand. He also expressed support for the proposal.

Kathy Pillsbury, 34 Carver Rd, stated that it is time to change the zoning to allow more people to live near transit. During her testimony, she also noted the written testimony she previously submitted which details the positive fiscal impact of new development in Newton.

Marcia Cooper, 170 Evelyn Rd, president of Green Newton, expressed support for the proposal and described how it will help address climate change. This proposal in combination with the adoption of the Specialized Code and the Ten Communities Program will result in much more environmentally friendly development.

Jeremy Freudberg, 102 Clark St, spoke on behalf of the Newton Highlands Area Council, expressing concern regarding the height of VC3 in Newton Highlands along with concerns regarding Four Corners becoming purely residential over time. He also advocated for getting a 3D model of potential build-out within the VCOD.

Ann Houston, 45 Wedgwood Rd, on behalf of the Newton Affordable Housing Trust, who support the proposal. She described how the VCOD proposal will incentivize more development on smaller lots and more affordable housing within village centers. She noted, in particular, that NAHT supports the height and building footprint bonuses proposed subject to developers providing more deed restricted affordable housing that what is already required by the inclusionary zoning ordinance, and that the ordinance removes lot area per unit and parking minimums.

Jay Walter, 83 Pembroke St, during his testimony, expressed support for the proposal, but emphasized his concern that people have tried to defame others during public comment periods regarding this proposal.

Carolyn Gabbay, 11 Doris Circle, noted how the Newtonville Area Council conducted a survey that received 534 responses. 70% of respondents were opposed to the proposal with 30% supporting the proposal. She also read comments from survey respondents regarding the VCOD proposal.

Peter Bruce, 11 Claflin Place, expressed opposition to the proposal along with describing the unit capacity requirements complying with MBTA Communities as unrealistic, citing that people are moving out of urban environments.

Jennifer Sulla, 17 Munroe St, voiced support for the proposal and stated the need to prioritize transit-oriented development and walkable communities.

Dan Powdermaker, 119 Lincoln St, who rehabilitates and expands older homes in Newton, commented how the proposed MRT district would have changed his approach to a development in Newtonville from being a two-family home to a four-unit multi-family residence. If this proposed district had it been in effect would have kept the exterior of the building the same while creating more affordable housing options, by virtue of more smaller units.

Henry Dorkin, 75 Evergreen Ave, described how traffic has impacted his commute and that while he agrees with the transit goals, he is skeptical of the outcome. He also echoed concerns about not having sufficient infrastructure to support the increased population.

Emily Cagwin, 57 Taft Ave, voiced support for the VCOD proposal. She also described how the lack of affordable housing options in Newton prevents those who work in Newton from living in Newton.

Laura DeVeau, 12 Proctors St, similar to Carolyn Gabbay noted the survey conducted by the Newtonville Area Council. However, Ms. DeVeau in describing the survey results presented that the results differed between newer and longer-term residents of Newton. Residents of Newton who had been living in the City for less than 5 years were more supportive of the VCOD proposal according to Ms. DeVeau.

Emma Vesey, 186 Highland Ave, expressed concern with the VCOD proposal potentially being counter-intuitive and limiting green space and affordable housing. She also advocated for required mixed-use development to be counted toward compliance with MBTA Communities Guidelines.

Note: During previous meetings, it has been noted that where mixed-use development is required on the ground floor, that DHCD will not count multifamily units above toward MBTA compliance.

Fred Smith, 89 Needham St, noted his experience living at the Avalon and how the affordable units in that development have led to a more diverse community.

Dan Ruben, 175 Waban St, further emphasized the need for more housing options and more affordable housing within Newton citing that this proposal will increase the housing stock and subsequently reduce housing prices.

Constance Cork, 876 Beacon St, lives on the edge of the VCOD and described difficulties in only using transit in Newton Centre. These difficulties led to her buying a car and believes that others will have similar experiences leading to increased traffic. She also noted recent increases in traffic and urged the City to work to alleviate traffic congestion.

Ray Hoefling, 153 Cherry St, noted that some people will still need a car if this proposal is passed due to not everyone being able to get around on a bike. He also expressed concern with the proposal potentially increasing traffic and straining public infrastructure within the City.

Howard Rosenof, 153 Cherry St, described how the VCOD proposal has a higher unit capacity than what is required under MBTA Communities Guidelines. He further advocated for the reduction of density in the VCOD district until the unit capacity matches that of the MBTA Communities Guidelines.

Cyrisse Jaffee, 8 Hallron Rd, advocated for the preservation of architectural character within village centers and suggested that the City find a way to increase housing without increasing density.

Marc Hershman, 162 Cynthia Rd, stated that the proposed VCOD will lead to increased traffic and that the greater density will not lead to more affordable units. He also advocated for the preservation of open space in the proposal.

Mark Webster, 15 Owatonna St, Auburndale, expressed support for the proposed VCOD and commended the extensive community engagement conducted regarding this item. He described how the VCOD proposal will enable more affordable housing within Newton and promote a wider array of businesses within village centers. Mr. Webster did raise concern that the height and footprint bonus for greater affordable units is too tall for smaller village centers.

Jerry Riley, 12 Spring St, emphasized a point made during the Planning Department's presentation that the current buildings that we love in our village centers cannot be built under the existing zoning and voiced support for the proposal. He also described that the current zoning is broken and needs to be revised.

Lisa Monahan, 1105 Walnut St, described the vast community outreach that has been done regarding this proposal and voiced support for the proposal as a whole. She also described the extremely accurate street view renderings of development that the proposed zoning would allow would look like, drawn by Utile and the less accurate/ misleading illustrations drawn by some citizens' groups.

Ron Blau, 111 Wood End Rd, admired the thoughtfulness of the proposal and described how the proposal will enable more people to live within the City and create a more diverse community.

Cory Alperstein, 19 Hibbard Rd, is a board member of Green Newton and described how this proposal will help produce new construction that is fossil fuel free.

Ms. Alperstein also read a testimony on behalf of Halina Brown, 56 Cloverdale Rd, who is chair of the Citizens Commission on Energy. This testimony voiced support for the VCOD proposal and noted the benefits of the proposal in limiting greenhouse gases, invigorating economic life in village centers, and incentivizing small and medium size housing.

Ari Zeren, 301 Woodcliff Rd, described how the proposal will increase the quality of life for Newton residents by enabling more people to live close to public transit. He stated that the proposal is a good first step at creating an accessible community where younger residents will eventually want to raise a family.

Claire Sokolof, 41 Oxford Rd, spoke in support, describing how the proposal will provide more housing options within Newton and make village centers livelier.

Robert Gifford, 41 Oxford Rd, spoke in support. He described the previous work of a Newton Centre Task Force years ago, which failed, and commended the clear goals and framework used by the Zoning & Planning Committee, which would have been helpful to that earlier effort. He also noted how the increased density in village centers will help drive down the cost of housing and allow for more affordable housing options.

Nora Zizlsperger, 164 Linwood Ave, indicated that the VCOD proposal is a good start and looks forward to other zoning reforms that enable more people to live in Newton.

Reverend Devlin Scott, 196 Linwood Ave, cited issues with the current zoning that need to be amended and voiced support for the proposal.

Debra Waller, 10 Bonaire Circle, spoke against the proposal and stated that the increased density enabled by this proposal will not decrease the cost of housing.

Paul Fair, 20 Merton St, also raised concerns regarding traffic within Newton and advocated for the traffic to be reduced before increasing density.

John Dundon, 71 Fordham St, expressed support for the proposal and cited how it is difficult for many to live in Newton due to the lack of affordable housing options.

Russel Feldman, 85 Langley Rd, supports the proposal. He noted that the VCOD proposal does not require a minimum number of units to be built and that no community has zoning that is 100 percent built out. He also stated how this proposal can lead to rethinking the zoning for other areas in addition to the VCOD.

Kathleen Kouril Grieser, 258 Mill St, opposes the proposal claiming that it will lead to gentrification, displacement of current residents, increased housing prices, demolitions of existing homes, and loss of green space. She also stated that increasing density only will

benefit wealthy developers and that any elected official who supports the proposal should be removed from office.

Sumukh Tendulkar, address unknown, is a member of the Waban Area Council and proposed that development within the mixed-use priority streets be by special permit only.

Julian Goldman, address unknown, expressed uncertainty about how the VCOD proposal would affect traffic and inquired about the secondary impacts of this increased density.

Jonathan Kantar, 672 Chestnut St, voiced support for the proposal noting the extensive community engagement performed. He also echoed the comments from previous speakers regarding how this proposal will diversify housing options, help combat climate change, and help more individuals live without a car.

Alice Ingerson, 1923 Beacon St, described how the current zoning code was designed to promote large single-family homes with previous changes being to incentivize cars. This proposal moves away from this and incentivized multi-family housing near public transit.

Jason Harburger, 15 Perkins St, is a member of the Engine 6 Zoning Working Group and described how this proposal will create more walkable communities and diversify housing options. He also noted multiple examples of exclusionary zoning and how this proposal helps remove some of those barriers.

Stephen Farrell, 30 Winston Rd, expressed opposition to the VCOD proposal. He inquired about the possible penalties for non-compliance with MBTA Communities Guidelines and what will be done to make sure existing businesses can continue operation during construction if development happens at that location.

Lizbeth Heyer, 25 Freeman St, advocated for the city to do more to increase affordable housing and voiced support for the affordability bonus in the VC2 and VC3 districts.

Sean Roche, 42 Daniel St, voiced support for the VCOD proposal. He also agreed with previous speakers on how the proposal will increase affordable housing options and reduce greenhouse gas emissions.

Chagit Steiner, 48 Woodward St, expressed support for the proposal and cited the need for more affordable housing within village centers.

At 10:15 the Chair noted that no further public testimony would be entertained during this meeting and that the public hearing will be continued at a future meeting.

Ms. Caira in response to points raised during public testimony provided clarifying statements: In response to parking concerns, she noted they are seeing some individuals living with less

than 1 car per unit in recent developments. In response to concerns about churches being torn down, she stated that under current zoning churches may be redeveloped, and for those sites under the new zoning often what is being proposed is less than what is already allowed. Allowing more uses, like housing units within churches would provide more options for keeping the church. In response to concern that amenities that can be negotiated during the special permit process could no longer be negotiated, Ms. Caira noted that many of these amenities are required by the design standards, and that large projects will still go through the special permit process. In response to several concerns raised about protecting historic resources, she noted that all local historic districts have been removed from the VCOD, and anything landmarked would have to follow the current process of being approved by the Newton Historical Commission. In response to concerns raised about preserving open space, she reminded that no parks or public open spaces are being removed or rezoned as part of the proposal.

A councilor noted that earmarking affordable apartments for Newton civil servants are not allowed under fair housing law. Ms. Caira confirmed this, but noted there is a local preference process that can be provided to 25% units for those that live, work, or go to school in Newton.

A Councilor asked if the Planning Department could provide context as to why the unit capacity isn't an accurate number. Ms. Caira stated that the unit capacity number is derived from the MBTA compliance formula, which makes numerous assumptions and is only useful to show compliance. The formula only considers the absolute maximum that could be built, assuming nothing exists on the site currently, and that no on-site parking would be built that would take space away from potential unit development. The formula is blind to actual site existing conditions within the district. It is highly unlikely that all parcels within the VCOD could be built to maximum by-right allowances according to this formula.

She also directed individuals to the [FAQ](#) on the Planning Department's website for more discussion on this topic.

Regarding the process for going forward, the Committee will continue discussion throughout the summer and take straw votes on sections of the text and maps. During this time Councilors may offer amendments to the draft text and maps.

Committee members voted 8-0 on a motion to hold and continue the public hearing from Councilor Krintzman.

#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill

COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

Action: Zoning & Planning Held 8-0

Note: This item was discussed concurrently with item #38-22. A written report can be found with item #38-22.

The meeting adjourned at 10:56pm.

Respectfully Submitted,

Deborah J. Crossley, Chair