

NEWTON LOCAL LANDMARK REPORT

Bank of America (NWT.4705)

1 Chestnut Street

**Prepared for: Newton Historical Commission, November
2020**

1. *Historic Name of Property:* Newton Trust Company (NWT.4705)

2. *Common Name:* Bank of America

3. *Location*

a. Street address: 1 Chestnut Street

b. Zip code: 02465

c. Assessors' #: 33010 0005

4. *Classification*

a. *Ownership of Property:* Private

b. *Type of Property:* Commercial

c. *National Register Status:* Listed as a contributing resource to West Newton Village National Register Historic District

5. *Function or Use*

a. *Historic Functions:* Built 1932 as a bank. There are currently no outbuildings.

b. *Current Functions:* This building continues to serve as a bank.

6. *Zoning*

The Zoning District is BU1. This is an Old Lot per Chapter 30 of the Newton Zoning Code.

7. *Description*

Neighborhood Description: This property is located at the corner of Washington and Chestnut Streets in a historic section of West Newton Village. The building is a freestanding structure and a contributing property to the West Newton Hill National Register Historic District. This property stands near the south portion of the historic district boundary.

8. *Architectural Description:*

(1) Materials:

Foundation: Concrete

Walls: Brick on concrete

Roof: Asphalt

Windows: Wood sash

Ornamentation: Colonial Revival details

Landscaping: The lot is landscaped at the street corner, with parking in the rear west side and on the south side of the lot.

Building Permits:

September 27, 1932. Permit #818. Permit to Build.

Owner: Newton Trust Company

Architect: James H. Ritchie

The building was hooked up to water and sewer in January and February 1933.

April 13, 1953. Permit #954. "Remove revolving doors replace with 2 pairs of doors at front entrance. New granite platform."

Owner: Newton Trust Company

Architect: Richard White & Sons

October 28, 1963. Permit #2020. "Erect 27' 10" x 24' addition on rear of existing bank building. Relocate existing vault to new addition. Relocate clerks (sic) counters."

Owner: Newton Trust Company

Architect: Richard White & Sons

April 10, 2000. Permit #520-00. "Install handicap ramp."

Owner: Fleet Bank

Architect: E.M. Construction Company

December 13, 2006. Permit #6120291. "Remove and replace slate roof."

Owner: Bank of America

Architect: Roof Maintenance and Systems

(2) *Description:*

Historical appearance: This free-standing brick building rises 1.5 stories from its street-front presence on both Chestnut and Washington Streets. Its gabled roof is trimmed by a corbeled cornice and terminates at parapet chimneys at either end of the building. The north and south gable ends terminate in small returns. Both parapet chimney walls are

topped by cast stone trim, which terminates at pyramidal caps on both ends. The east-facing, central front entrance is flanked on either side by pairs of symmetrically hung 6/6 wood sash windows with cast stone sills and flared brick architraves.

The south façade features two quarter-round fan lights on either side of the chimney. Except for these windows and two, 2/2 windows that are symmetrically hung on the first story, the south brick wall is devoid of detail.

The north façade faces Washington Street and features a large tripartite Palladian window topped by a wood sunburst motif. Two of the three windows are narrow 6/6 sash windows topped by articulated wood architraves. The central window in the assemblage is 15/15 sash.

An original addition extends from behind the building on its northwest side. The north façade of the addition, which faces Washington Street, has two symmetrical 9/9 sash windows and a festooned oval cartouche centered between them on the upper half story. The flat roof trim of the addition is interrupted by a square parapet feature containing a small louvered door which is centered over the cartouche. The rear west side of the addition is of similar appearance, with two circular cartouches with brick surrounds positioned evenly on either side of a festooned oval. Two of the three window openings on this west façade have brick infills, and all window openings have cast stone sills and flared brick architraves.

Current appearance:

The current appearance matches the historical appearance, with the exception of the following modern features: the enclosed glass foyer; access ramp with siderails leading south from the glass foyer to the parking lot; and a later addition that was constructed on the south side of the original addition and shares an eave line of wood trim with the original addition. The later addition is sheathed in plain brick with single off-center 9/9 windows on each of the west and south sides, both with windows topped by flared brick headers and cast stone sills that match those on the original building.

9. History of Property

a. Deed History:

July 23, 1923. Book 4636 page 587. W. Waldo Trowbridge Realty Trust to Charles E. Gibson. This was “the first parcel described in said deed together with a strip of land 12 feet wide on the southerly side thereof of the third parcel described in said deed...”

February 13, 1924. Book 4703 page 63. (Quitclaim) Charles E. Gibson to The First National Bank of West Newton “with the buildings thereon.”

July 29, 1931. Book 5578 page 119. (Quitclaim) First National Bank of Newton to Newton Trust Company “with the buildings thereon.”

November 10, 1970. Book 13871 page 31. (Variance) Newton Trust Company, formerly known as Baybank Newton-Waltham Trust Company or Baybank Middlesex)

10. Significance of Property

a. Period of Significance

The period of significance for 1 Chestnut Street is 1932 to 1970. This period encompasses the Newton Trust ownership of the site when it was first used as a bank and acknowledges the site’s continued use as a bank up to the 50-year cut-off for historical significance. This property also contributes to the period of significance of the West Newton Village NR district (1830s-1930s).

b. Historical Significance

The West Newton National Register Historic District includes intact examples of the late suburban period (1920s to early 30s) in the development of Newton. The site on which this bank stands historically contained three buildings under the ownership of Edmund Wiswall. After 1917 and before 1932, these building must have been demolished or removed to make way for the bank building. This structure is important for its Colonial Revival Style contribution to the early 20th century wave of new buildings in West Newton Village and serves as an important visual and historical anchor in the Village.

c. Architectural Significance

This building was designed by James H. Ritchie, a noted local architect of institutional and government buildings who also designed the Newton Police Headquarters and the Middlesex District Courthouse located in West Newton Village. Both are contributing buildings in the West Newton National Register District and stand across Washington Street from this building. It is noted in the National Register nomination that Ritchie likely designed this building to be architecturally sympathetic to the adjacent West Newton Branch Memorial Library building at 25 Chestnut Street (now the Newton Police Annex).

Designed by Edward B. Stratton in the English Revival Style and constructed in 1926, the historic Branch Library property also contributes to the West Newton Village Historic

District. Ritchie is known to have designed individually, or as part of an architecture firm, 48 other structures in Massachusetts, 18 of which are listed on the State Register and one other that is listed on the National Register of Historic Places: Cable Memorial Hospital in Ipswich, MA (IPS.629).

11. Local Landmark Review (Sec. 22-64 (b). Designation)

- (a) At or after the public hearing, the commission by three-quarters (3/4) vote, but in no instance less than four (4) votes in the affirmative, may designate as a landmark any property within the city being or containing a building, structure or landscape which it determines to meet one or more of the following criteria:
 - (1) the property significantly represents an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship;
 - (2) the property is meaningfully associated with a person or persons who significantly contributed to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts, or the United States of America;
 - (3) the property's identification as a notable work of an architect, designer, engineer or builder whose work is significant in the history or development of the City of Newton, Commonwealth of Massachusetts or the United States of America; or
 - (4) historic events or activities occurred at the property that have made an outstanding contribution to, or which best represent some important aspect of, the history of the City of Newton, Commonwealth of Massachusetts or the United States of America.

- (b) In determining whether to designate a property as a landmark, the commission shall also consider the following conditions:
 - (1) that the distinguishing characteristics of significance are for the most part original and intact or capable of restoration;
 - (2) that the property, location and setting is compatible with future preservation and maintenance; and
 - (3) the property's context in relation to the City's policies and adopted plans and the property's surrounding area.

12. Recommendations

The property has been maintained over time and adapted to modern use with accessibility improvements. The building has also retained the style and appearance of its most visible period of historic significance. This property continues to contribute to the West Newton National Register-listed historic district. However, in accordance with the newly drafted local landmark ordinance:

- this historic property does not stand alone as an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship. The design of the building is synonymous with the architectural context of the district, but as an example of Colonial Revival architecture, it does not stand alone;
- the property is associated with architect James H. Ritchie who contributed to the commercial development of West Newton Village, but in this individual instance did not significantly contribute to the cultural, historic, architectural or archeological aspect of the development of the City of Newton, Commonwealth of Massachusetts, or the United States of America;
- this is a notable contextual example synonymous with a c.1930 local bank, but this building was not a signature building for Ritchie or for the City of Newton, Commonwealth of Massachusetts or the United States of America; or
- there are no documented historical events or activities that occurred at the property that have made an outstanding contribution to, or which best represent some important aspect of, the history of the City of Newton, Commonwealth of Massachusetts or the United States of America.

14. Notification

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

<u>ADDRESS</u>	<u>S/B/L</u>
978 Watertown Street	31005 0001
1 Chestnut Street	33010 0005
25 Chestnut Street	33010 0006
24 Chestnut Street	31004 0015
1250 Washington Street	31004 0016
989-1003 Watertown Street	31016 0001
1274-1284 Washington Street	33010 0004

15. Report Appendices

- Appendix A: MACRIS NR Nomination, West Newton Village Historic District. Candace Jenkins, Susan Abele 1/1987. Revised 5/1988.
- Appendix B: MACRIS List of surveyed properties in MA designed by James H. Ritchie
- Appendix C: Exterior photos of 1 Chestnut Street
- Appendix D: 1 Chestnut Street original plan c.1932

Appendix E: 1 Chestnut Street plot plan 1926 (prior to construction)

Attachment A

Newton, MA-MRA

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FORM A - AREA

Area Letter Form numbers in this Area

WN-J	see description
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



1 Chestnut Street (NWT.4705)

Newton (West Newton)
of Area (if any) West Newton Village
Center Historic District
ent Use commercial, institutional
ral Date or Period 1830s-1930s
ral Condition good
age 470,638 sq.ft./ c10.8 acres
Recorded by Candace Jenkins/Susan Abele
Organization Newton Historical Comm.
Date 1/1987; rev. 5/1988

Davis School, 492 Waltham St (NWT.3884)



19/316 720/4690 900
019/316 740/4690 710
E19/316 530/4690 600

USGS QUADRANGLE
SCALE

NEWTON
1:25000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The West Newton Village Center Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. West Newton is the most intact and second largest of Newton's village centers preserving an extensive collection of late 19th and early 20th century commercial and institutional buildings. As such it is a significant illustration of both the city's rapid growth and the expanded services offered in the village by the turn-of-the-century. Significance is also derived from the diverse architectural character of the district which ranges from multi-story 19th century commercial buildings to the streamlined one story blocks popularized in the 20th century and from small-scale village-oriented institutional buildings like the library to the imposing Court House/Police Station complex which serves the entire city. The district meets criteria A & C of the NRHP.

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

The West Newton Village Center Historic District forms a linear corridor along Washington Street, stretching from Lucas Court at the western end to Davis Court at the eastern end, and encompassing the major intersection of Washington and Watertown Streets. It is bordered by railroad tracks and the Massachusetts Turnpike to the south, the Turnpike overpass to the west, residential areas to the north, and less compact/historically cohesive commercial strip development to the east. Excepting Newton Centre, the village of West Newton is the city's largest village center. Further, it is by far the most intact, preserving an extensive collection of late 19th and early 20th century commercial and institutional buildings. The commercial blocks often retain their original storefronts, and the institutional buildings represent a full range of types including church, school, library, police station and courthouse. (see cont. sheet)

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

The building of Newton's second meeting house in 1764 and the separation of the town into an east and west parish in 1778, fixed the location of Newton's fifth village center, which came to be known as West Newton. Improvements to Washington Street, an early east-west route through the town, and the arrival of the railroad in 1834 stimulated development, and were among the factors which lead to the re-location of the town hall from Newton Centre to West Newton in 1849. West Newton remained the site of town and city government until 1932, continuing to develop and building a strong commercial center. The area still retains several nineteenth century structures, namely the Davis Hotel (1831, NR 9/4/86) and Robinson's Block (1875). However today, the buildings in the West Newton Village Centre Historic District are predominantly twentieth century and the commercial focus has broadened from local supply and service oriented business to community-wide business organizations.

(see cont. sheet)

BIBLIOGRAPHY and/or REFERENCES

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

ARCHITECTURAL SIGNIFICANCE (cont.)

Individual buildings in the West Newton Village Center Historic District are described below beginning on the north side of Washington Street at Lucas court, and thence proceeding in a loop around the village.

1391-87 Washington Street, dating from 1926 and designed by Schein and Levine, is a one story, cast stone faced commercial block with five storefronts defined by rope moldings; a dentilated cornice trims the parapet. It remains fairly intact except for display windows and transoms.

1385-89 Washington Street, is a one story block sheathed with vinyl shakes; a building permit has not been located so it is uncertain whether or not they cover an older structure.

1381 Washington Street, was previously surveyed as #3541 and is a totally altered, aluminum sided house from the 1860s.

1371-79 Washington Street, wrapping around the corner of Elm Street, dates from 1929, and was designed by Harty & Brown. It is a one story, cast stone faced commercial block distinguished primarily by its leaf molded parapet.

115-19 Elm Street, was previously surveyed as #3540 and is a three story, red brick, Romanesque Revival structure dating from the 1890s.

107-11 Elm Street, at the corner of Border Street, is a small former gas station built in 1938 for the Shell Union Oil Company. It is cast stone faced with Moderne detailing. A rough-faced concrete block auto body shop, probably dating from the same period, also stands on the property.

1357-69 Washington Street, on the northeast corner of Elm Street, was designed in 1927 by George Nelson Jacobs. It is a two story, Classical Revival style block with a rounded corner at the street intersection. It is distinguished by fluted Corinthian pilasters carrying a parapet with a dentilated cornice. The entry to the upper floor at the eastern end is emblazoned with the initials BR for its developer, Bennett Rockman.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Archietcutral Significance (cont.)

1345-55 Washington Street, was designed in 1940 by Krokyn and Brown. It consists of five cast stone faced storefronts divided by ziggurat inspired piers which break through the roofline and give the block a distinctive silhouette. The storefront at #1355 has been badly altered with vinyl shakes, so that it does not appear to be part of the block. This Moderne style block stands at the corner of Cherry Street

On the opposite corner of Washington and Cherry Streets is a small park which is the site of the **Old Town Hall**.

1321 Washington Street, is the Newton Police Headquarters, designed in 1931 by James H. Ritchie & Associates. It is a two story, brick with cast stone trim structure in the Classical Revival style. A projecting three bay frontispiece contains the entry with its severe surround consisting of Corinthian pilasters and entablature with lintel shelf. The building is further trimmed with brick quoins, a full entablature and a parapet with balusters. A terrace with balustrade sets the structure off from the street.

1309 Washington Street, is the Newton Courthouse, also designed in 1931 by James Ritchie & Associates. Like the neighboring Police Headquarters, it is a two story, brick building with cast stone trim. A projecting frontispiece contains a recessed double-leaf entry set behind two Corinthian columns which rise two stories to support the building's entablature which reads: DISTRICT COURT OF NEWTON. Above the entablature is a parapet with balusters.

1291-1301 Washington Street/527-33 Waltham Street, was designed in 1927 by George Nelson Jacobs. It is a one story block faced with buff brick in the parapet and with storefronts defined by cable moldings. The Waltham Street section incorporates the West Newton Post Office.

995 Watertown Street-Robinson Block, is a three story brick High Victorian Gothic style structure, previously surveyed as #3113, and dating from 1875.

955-63 Watertown Street is a one story Classical Revivals style block dating from c1930, but with new storefronts.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Architectural Significance (cont.)

979 Watertown Street, is a later 20th century gas station, which has recently been rebuilt.

1274-84 Washington Street, is a one story block with a wood frame parapet whose storefronts have recently been rehabilitated; it appears to have been constructed before 1912.

1265-69 Washington Street - Davis Hotel, is a two story, red brick Greek Revival style structure built in 1831, and previously surveyed as #3069. It was individually listed in the National Register on 9-4-86.

1251 Washington Street - Cate Funeral Home, is a small, two story, three bay, brick Classical Revival style structure with a pedimented double-leaf entry and paired brick pilasters at its corners. Although the date of the building is uncertain, its present front dates from 1926, and was designed by Lewis H. Bacon.

1239-47 Washington Street, is a one story, cast stone faced block with classical detail, whose storefronts have been bricked in; it appears to date from the 1920s.

1235 Washington Street, on the east side of Davis Court, is a red brick, Colonial Revival style gas station built in 1930 for the Atlantic refining Company. It is a good example of its fast disappearing type. It is presently not in use.

1 Chestnut Street, is the easternmost of the older commercial blocks on the south side of Washington Street. Now the Bay Bank Middlesex, it was designed in 1932 as the Newton Trust company by James H. Ritchie to harmonize with the existing and adjacent West Newton Memorial Library. It is a free standing, red brick Colonial Revival style structure which rises one story to a gable roof with end chimneys.

25 Chestnut Street, adjacent to the bank, is the former West Newton Memorial Library, now the Barry Price Rehabilitation Center. It resembles the bank in its one story, five bay, gable roof form, and in its red brick construction, but its details are Tudor Revival. It is a 1 1/2 story rectangular plan brick structure enclosed by a slate roof with exposed rafters. Its symmetrical five bay facade is framed by decorative buttresses, and is centered on the projecting entry porch with a prominent half-timbered gable. Paired windows are set in rusticated cast stone surrounds.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Architectural Significance (cont.)

1274-84 Washington Street, is a rather ordinary one story, red brick faced block with cast stone panels in its parapet. It is distinguished by multi-pane transoms which remain intact throughout the block, which in general is more intact than others. It dates from 1915.

1286-1294 Washington Street, is a well detailed cast stone faced block designed by Krokyn and Brown in 1927. It is distinguished by rope moldings around storefronts with handsome marbelized transoms, and a parapet with egg and dart moldings. Like the adjacent block, this one is quite intact, with some of the stores even retaining original wood paneled doors.

1296-1308 Washington Street, was designed as a an identical extension of the above block by the same architect, but ten years later. This block incorporates the aluminum faced West Newton Theater.

1314 Washington Street, at the corner of Highland Street, is the West Newton Savings Bank. Built in 1915, this brick and limestone structure was enlarged in 1935 and again in 1959, to create the harmonious whole that exists today. It is a three bay, Classical Revival style building with the entry occupying the central bay and arched windows with keystones in the outer bays which are defined by paired pilasters. The building is surmounted by a heavy dentilated cornice and a parapet. The quality of its materials - limestone and buff brick laid up in Flemish bond - is unusual.

1326 Washington Street, is the Unitarian Church of 1905-06, designed in the Gothic Revival style by Cram & Ferguson, and previously surveyed as #3117.

492 Waltham Street, the Davis School of 1922 has the honor of being the first municipal school constructed in this fast-growing decade, and also, of being designed by the noted Boston firm - Hartwell and Richardson. It is a nine bay structure with five central window bays, flanked by identical entry bays, and completed by blank (except for raised brick panels) end bays. The entry bays are largely faced with cast stone. The entries are double-leaf and headed by transoms as well as modillioned lintel shelves on carved consoles. The buildings' parapet is accented with panel brick work. The major alteration to the building is the recent replacement of its multi-pane sash with 1/1. Although this change is unfortunate, the original window sizes were at least maintained.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Architectural Significance (cont.)

Verbal Boundary Description and Justification: The West Newton Village Center Historic District is located in the center of the village of West Newton. It includes a total of 22 commercial blocks, 5 institutional buildings and 1 vacant lot that are roughly bounded by Lucas Court (E), Washington Street (S), Davis Court (W) and Watertown and Washington Streets (N); the Davis School on Waltham Street extends the northern boundary slightly. Boundaries are the lot lines of these properties as shown on the attached Engineering Map. The boundaries are drawn to include the core of the village center where intact, historic commercial and institutional buildings are concentrated. The Massachusetts Turnpike, which resulted in the 1960s demolition of historic structures, forms an effective barrier on the south. The Route 16 overpass and Turnpike interchange forms a similar boundary on the west. The northern boundary has been drawn to exclude residential areas while the eastern boundary has been drawn to exclude increasing numbers of modern commercial buildings.

HISTORICAL SIGNIFICANCE (cont.)

After the turn-of-the century two large new churches replaced earlier structures and several new commercial structures set the style for West Newton's twentieth century development. A new Unitarian Church (1905-6) was constructed at the corner of Highland Street and ten years later, the Second Church (WN-0124) moved out of the center to a prominent site on Highland Street, overlooking the village. In 1915, the West Newton Savings Bank built a new building on Washington Street opposite the City Hall. Although it was about one third the size of the present structure, its Classical Revival style and limestone and brick construction represented a change from the two and three story, nineteenth century brick and woodframe commercial structures along Washington Street. (The bank was enlarged in 1935 and again in 1959 to bring it to its present size.) The first of a series of one story commercial blocks was also built in 1915 at **1274-1284 Washington Street**. This block of seven stores was located next to the old Unitarian Church, then known as Players Hall, which^m 1916 became the home of the newly formed Christian Science Church in Newton.

West Newton lost many of its 19th century structures in the 20s and 30s as one story brick and cast stone commercial blocks replaced older residential and commercial

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Historical Significance (cont.)

structures. Between Elm Street and Lucas Court three new blocks were built and store fronts were added to residential structures. Reuben Kaplan of Chelsea was granted a permit in 1926 to build five brick stores at **1391-1397 Washington Street**. The architects were Schein and Levine of Boston. Although there are no permits on record for the adjacent block at **1401-1407** or the store fronts at **1381-1387**, they appear on the 1929 Atlas. The corner block of five stores at **1371-79 Washington Street** replaced the Central Block (#3540), built in 1894, which was moved back on the lot and now stands, somewhat altered, at **115-119 Elm Street**. The new block was designed by architects Harty & Brown and built 1929. Although the owner of record is listed as Adina Rich of Brighton, (probably the wife of the builder Patrick Rich), this building appears to be the first of a series built by the Kenmore Realty Trust and Newton resident Bennett Rockman.

In 1927 permits were granted to Bennett Rockman and/or Kenmore Realty to build five brick stores at **1286-1294 Washington Street**, a two story building with seven stores and offices at **1357-69 Washington Street**, and a one story block at **1291-1301 Washington Street**. In each case the architect was George Nelson Jacobs, and the builder Patrick Rich. A new post office, at **525 Waltham Street**, was incorporated in the third building which wrapped around the corner of Waltham Street. The layout of the Post Office at that time was done according to a standard plan, #1192.

The biggest change in West Newton and in the block between Waltham and Cherry Streets was caused by demolition of the old city hall, the old Second Church building, and the Peirce School. When Newton voted to become a city in 1873, there was considerable discussion about the need for a new City Hall, but cautious Newtonites made do. The old town hall was refurbished by architect George F. Meacham and the building served as Newton's City Hall until 1932. The adjacent Second Church building was taken over as an annex after the new church on Highland Street was constructed in 1915 and the old Peirce Grammar School building served as the Police Station and Court House. Prior to construction of the present Police Station, **1321 Washington Street** and Court House, **1309 Washington Street**, both of which were designed by James H. Ritchie and Associates, the City Hall annex was demolished and the old Police Station moved to that site. It was finally demolished after the new Police Station and Court House were constructed in 1931. The old City Hall came down after completion of the new City Hall in Newton Centre and today, a park at the corner of Washington and Cherry Streets marks its original location.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West NEWton Village Center H.D.	

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

Historical Significance (cont.)

James H. Ritchie also designed the Newton Trust Company office, **1 Chestnut Street** at the corner of Chestnut and Washington Street. The one story brick structure, which opened in 1933, was intended to harmonize with the adjacent West Newton Memorial Library, designed by Edward B. Stratton and built in 1925.

The **West Newton Memorial Library, 25 Chestnut Street**, was the first of five new branch libraries to be built by citizen subscription between 1926 and 1939 and given to the City of Newton. The plan was conceived by members of the Community Service Club of West Newton, which, aided by the West Newton Neighborhood House and the Men's Club of West Newton, raised over \$60,000 to build the library. The building was designed by Edward B. Stratton, who was responsible for a variety of buildings in Newton including the Newton Highlands Woman's Club (NH-D) and the block of stores adjacent to the old Strong Block in Waban. Dedication of the library was held on September 29, 1926. Memorial tablets were inscribed in loving memory of devoted citizens and of men who gave their lives in World War I. In this decade, financial constraints caused the library to close and in 1984 the building was leased to the Barry Price Rehabilitation Center. The branch library is currently housed in the former **Davis School, 492 Waltham Street**, which was closed in 1979 and is now the home of Newton Community Service Centers, Inc.

The Davis School, built in 1922 replaced an earlier Davis School which had become severely overcrowded. The architects were Hartwell and Richardson, who were also responsible for several other schools in Newton including the Hyde School in Newton Highlands (1895, Area B - NR:9-4-86) and the Emerson School (1905) in Newton Upper Falls, as well as the Central Congregational Church (NR: 9-4-86) and the Masonic Hall (1896, DOE), both in Newtonville. The school was named for Seth Davis, a prominent 19th century resident of West Newton, who among other things ran a private academy. Davis lived at nearby 32 Eden Avenue (NR: 9-4-86) and was also the owner of the Davis Hotel which is discussed elsewhere.

In 1937, a permit was granted to Kenmore Realty for the construction of six stores and a brick theater at **1296-1308 Washington Street**. These stores were designed by Krokyn and Brown of Boston. The theater, with its entrance on Washington Street, was set back on the site of the old Unitarian church building, then known as the Players Hall. In 1940 Kenmore Realty was granted a permit to build another five store block at **1345-55**

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West NEWton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Historical Significance (cont.)

Washington Street. Architects for this project were also Krokyn and Brown. These stores were located on the site of the Odd Fellows Hall, one of the last major nineteenth century blocks in West Newton. The only similar structure which remains today is the Robinson Block (#3113) at the intersection of Watertown and Washington Streets, which was partially restored in 1986.

The Davis Hotel, **1265-69 Washington Street** (#3069), built in 1831, anchors a small strip of commercial structures on Washington Street at the east end of the commercial center. The store fronts between 1265 and 1269 which incorporate the Davis Hotel are nineteenth century structures which have been altered a number of times. There is no building permit for the adjacent block at **1274-84 Washington Street**, although photographs show that it is on the site before 1912. Permission was granted in 1932 to operate a gas station at the rear of this building. The new station, **978 Watertown Street**, was located in a building, which had housed several other earlier businesses. It was altered by architect Clifford J. White, who made a "new front" for the new gas station. Louis Fabian Bachrach and his heirs owned this complex of buildings for many years.

The Cate Funeral Home at **1251 Washington Street**, which was established in 1861, is probably the oldest business in West Newton. Although there is no permit for the original building, a permit was granted in 1926 to build new brick front on the existing office. Lewis H. Bacon, architect for the Strong Block in Waban (NR 9/4/86) and the former Fire Station at 2044 Beacon Street, was responsible for the new facade. Alterations made in 1959 by architect Albert Kreider included a new interior chapel and new entrance on the right. Next to the Cate Funeral Home, the block at **1239-47 Washington Street** on the corner of Davis Court appears on the 1929 Atlas. Although there is no original building permit, it was probably built in 1926 by the G & S Paper Company of Newton.

The Atlantic Refining Co was granted a permit in 1930 to build a gas station at **1235 Washington Street**. It is one of two small original station buildings dating from the 30s. The other was built in 1938 for the Shell Union Oil Company at **107-11 Elm Street**. The Washington Street station is now vacant and the Elm Street station has been converted to another use. Other gas station sites in the West Newton commercial center were also granted in the 20s and 30s, but they have all been rebuilt.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WN-J
Property Name: West Newton Village Center H.D.	

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

Historical Significance (cont.)

The effect of the construction of Massachusetts Turnpike Extension was less severe in the West Newton Village Centre Historic District than in Newton Corner, Newtonville, or Auburndale since the railroad tracks and the Turnpike parallel the central area of development rather than cut through it. Lincoln Park, at the west end of the center was taken, along with two 19th century brick blocks located beyond Lucas Court. This area forms and over pass and interchange for the Turnpike, now providing an effective barrier to commercial expansion west-ward along Washington Street. The West Newton railroad station, which was located south of the tracks, between Highland and Chestnut Street was also destroyed to make way for the Turnpike, but the late 19th and 20th century fabric of the center on Washington Street remains intact.

BIBLIOGRAPHY/REFERENCES:

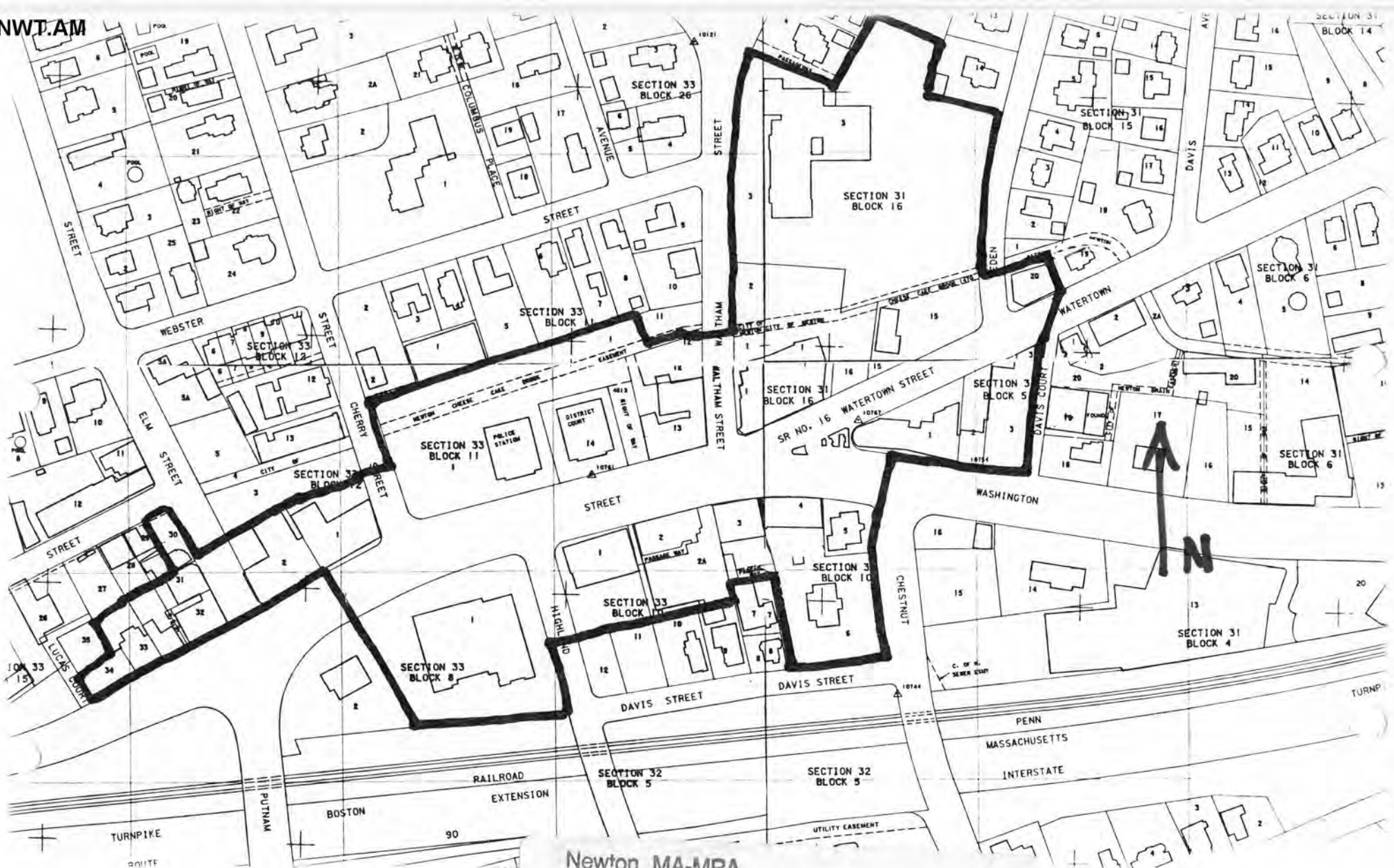
Building Department Records, City Atlases and Directories, Sanborn Atlases
Newton's Nineteenth Century Architecture: West Newton
Newton, Massachusetts 1688-1988

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - WEST NEWTON VILLAGE CENTER H. D.

<u>Street Address</u>		<u>SBL</u>	<u>Area(sf)</u>	<u>Historic Name</u>	<u>Form*</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
		31-16-16	6745	Vacant lot				
1	Chestnut St.	33-10-5	7160	Newton Trust Co.		1932	CR	c
25	Chestnut St.	33-10-6	28528	West Newton Branch Library	WN-0115	1925	Tudor	c
107 -11	Elm St.	33-15-30	3350	Shell Union Oil Station		1938	Moderne	c
115 -19	Elm St.	33-15-31	5771	Commercial/Apartments	3540	c.1890	RR	c
492	Waltham St.	31-16-3	62652	Davis School	WN-0128	1922	Panel Brick	c
527 -33	Waltham St.	33-11-13	12047	W. N. Post Office/Stores		1927	Commercial	c
	Washington St.			Park (see SBL 33-11-1)				
1235	Washington St.	31-6-18	7356	Atlantic Refining Co. Sta.		1930	CR	c
1239 -47	Washington St.	31-5-3	13408	Commercial Block		c.1920	Classical Rev.	c
1253	Washington St.	31-5-2	6245	Cate Funeral Home		1926	Classical Rev.	c
1265 -69	Washington St.			Davis Hotel (see SBL 31-5-1)	NR 9/86	1831	Greek Revival	
1274 -84	Washington St.	33-10-4	8246	Commercial Block		1915	Commercial	c
1286 -94	Washington St.	33-10-3	7959	Commercial Block		1927	Commercial	c
1296	Washington St.	33-10-2a	15701	West Newton Theater		1937	Commercial	c
1298 -1308	Washington St.	33-10-2	4790	Commercial Block		1937	Commercial	c
1309	Washington St.	33-11-14	13780	Newton District Court	WN-0131	1931	Classical Rev.	c
1314	Washington St.	33-10-1	17680	West Newton Savings Bank		1915+	Classical Rev.	c
1321	Washington St.	33-11-1	79724	Newton Police Headquarters	WN-0132	1931	Classical Rev.	c
1326	Washington St.	33-8-1	58432	First Unitarian Soc. of Newton	#3117	1905-6	Gothic Revival	
1345 -55	Washington St.	33-12-1	12845	Commercial Block		1940	Moderne	nc
1357 -69	Washington St.	33-12-2	13006	Commercial Block		1927	Classical Rev.	c
1371 -79	Washington St.	33-15-32	4393	Commercial Block		1929	Commercial	c
1381	Washington St.	33-15-28	9224	Commercial Building	3541	c. 1860	n/a	nc
1385 -89	Washington St.	33-15-33	6134	Commercial Building		19th c.	n/a	nc
1391 -87	Washington St.	33-15-34	3803	Commercial Block		1926	Commercial	c
955 -63	Watertown St.	31-15-20	6635	Commercial Block		c.1930	Classical Rev.	c
978	Watertown St.	31-5-1	13540	Commercial (incl. Davis Hotel)		c.1912	Commercial	c
979	Watertown St.	31-16-15	17376	Commercial Building		20th c.	Commercial	nc
989 -1003	Watertown St.	31-16-1	24108	Robinson's Block	#3113	1875	High Vic. Gothic	c

NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT - 1988 - WEST NEWTON VILLAGE CENTER H. D.

Number of buildings	27	Sum of square feet in field "area"	
Number of contributing buildings	23	(Streets not included)	470638
Number of non-contributing buildings	4		
Number of structures	0	Number of vacant lots	1
Number of contributing structures	0		
Number of non-contributing structures	0		
Number of contributing objects	0		



Newton, MA-MRA

West Newton Village Center
 Historic District
 Engineering Map 1979
 Scale: 1"=1000 Reduced 64%
 Page: 28, 29, 41, 42

Attachment B

Surveyed Newton properties designed by James H.

Massachusetts Cultural Resource Information System

MACRIS

MACRIS Search Results

Search Criteria: Town(s): Newton; Resource Type(s): Building; Architect(s): ritchie;

Inv. No.	Property Name	Street	Town	Year
NWT.2890	Newton Centre Branch Library	1294 Centre St	Newton	1927
NWT.3851	Union Church	14 Collins Rd	Newton	1911
NWT.3671	Charles River Golf Club	485 Dedham St	Newton	1922
NWT.2894	Ward, John School	10 Dolphin Rd	Newton	1928
NWT.2895	Ritchie, James H. House #1	34 Hancock Ave	Newton	1912
NWT.2902	Ritchie, James House #2	10 The Ledges Rd	Newton	1928
NWT.5133		206 Waban Ave	Newton	1908
NWT.3637	Day, F. A. Junior High School	100 Walnut St	Newton	1921
NWT.3887	Middlesex District Court House	1309 Washington St	Newton	1931
NWT.3888	Newton Police Headquarters	1321 Washington St	Newton	1932
NWT.2597	Woodland Golf Club	1897 Washington St	Newton	1922

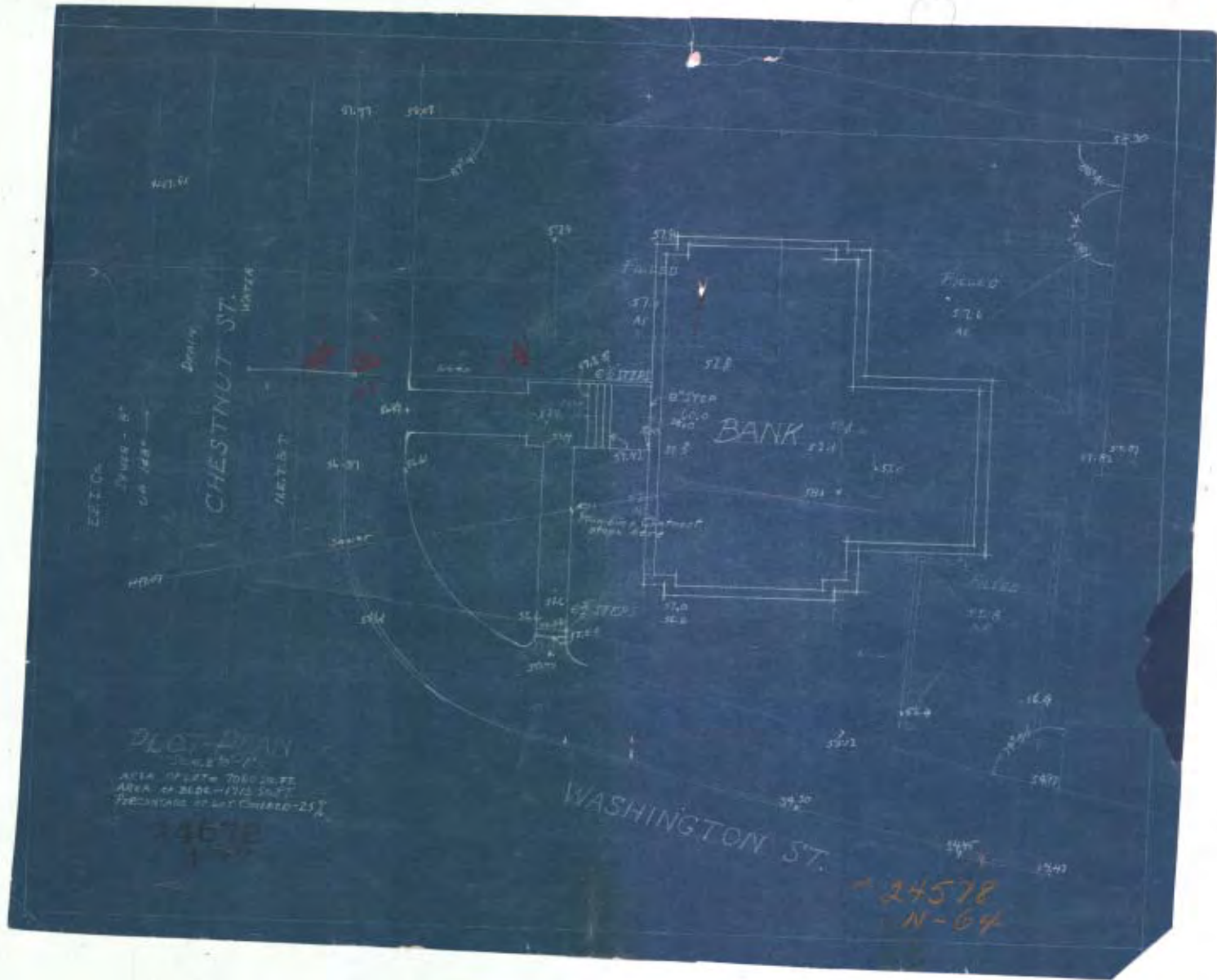
Attachment C







Attachment D



C.1932

Attachment E



C.1926