

***NEWTON LOCAL LANDMARK REPORT***

***CVS Building (NWT. 3113)***

***989-1003 Watertown Street***

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

1. *Historic Name of Property:* Robinson Block (NWT. 3113)

2. *Common Name:* CVS Building

3. *Location*

a. *Street address:* 989-1003 Watertown Street

b. *Zip code:* 02465

c. *Assessors' #:* 31016 0001

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 in c.1880 as a commercial block. There are currently no outbuildings.

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

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 intersection of Waltham, Watertown, and Washington Streets in the historic center of West Newton Village. The building is a freestanding structure and a contributing resource to the West Newton Hill National Register Historic District.

**8. *Architectural Description:***

*(1) Materials:*

*Foundation:* Concrete

*Walls:* Brick on concrete

*Roof:* Asphalt

*Windows:* Sash

*Ornamentation:* Colonial Revival details

*Landscaping:* The lot is surrounded by sidewalks and parking lots.

*Building Permits:*

The building was hooked up to sewer in 1894.

**Date: February 25, 1939**

**Owner:** M.J. Barron

**Architect:** S.E. Moffie

Rear addition, NW side of building

**Date: October 20, 1949**

**Owner:** M.J. Barron

**Architect:** Albert M. Kreider

Rear addition on the NE side, appears to be still standing. A detached outbuilding was removed from the rear of the site at this time

**Date: April 7, 1969**

**Owner:** Invesco

**Architect:** Earl R. Flansburgh and Assoc.

Rear addition spanning most of the rear north façade

**Date: August 28, 1980**

**Owner:**

**Architect:**

Accessible ramp and walkway added to front south side.

(2) *Description:*

*Historical appearance:*

This free-standing brick building rose three stories from its street-front presence on both Waltham and Watertown Streets. The roof was flat and trimmed by a brick, crenellated roof line of corbelled brick with pedimented parapets above each entrance.

Paneled brick architectural detail defined the second and third stories. A brick frieze punctuated by brick pilasters spanned the roof eave. Below this was a line of stepped

brick corbels that connected the symmetrically paired pilasters. Between the second and third stories, a row of vertical stretcher-bricks delineated the two levels. Windows on the second and third levels had simple sandstone sills and were topped by ogee brick hoods with keystones. This brick façade detail was also found on the east and west facades. The window openings at the angled façade facing the intersection were filled with brick, even when the building was newly constructed.

The first story, or retail level of the building, featured individual storefronts topped by a single band-course for signage. Entrances for shoppers were limited to the south front side of the building. The brick window hoods found on the second and third stories were repeated on the first story of the west and east sides of the original structure.

The rear north façade was the simplest of the four, with a thin brick band at the eave and corbeled chimneys. Windows visible on the third story lacked the elaborate window hoods found on the front façade and were instead simple, arched windows.

#### *Current appearance:*

This free-standing brick building continues to rise three stories from its street-front presence on both Waltham and Watertown Streets. The roof is flat and all historic detail above the roofline has been removed.

The paneled brick architectural detail at the second and third stories remains. The sash windows in each have been replaced. This brick façade detail is also found on the east and west facades, and on the east side has been painted over. Some additional window openings have been filled in with brick.

The first story, or retail level of the building, has been transformed, though a small original section of the east side still shows evidence of three window hoods. Large block, with the appearance of oversized subway tile, sheaths the front story beneath a wide concrete fascia. Windows are plate glass and span the south and a portion of the east facades. A raised sidewalk with stairs on the south side accesses modern doors into the first level.

Rear additions consist of a one-story windowless addition on the rear east side of the building, and a two-story windowless addition spanning the remainder of the building at the rear. The roof heights of the latter addition are stepped slightly, indicating different construction dates for portions of it. Rear windows are still visible on the third story, but the rear second-story windows are obscured by additions.

## **9. History of Property**

### a. *Deed History:*

**Date:** 1997. Book 1182, page 12. Certificate of Title, Robert Zimmerman and Walter Angoff to Comprops Limited Partnership.

**Date:** 1968. Book 770, page 124. Registered land document 459660. The Investco-West Newton Trust was established, with one of its holdings this property

**Date:** 1897. Book 2542, page 552. Land-taking for expansion of Cheese Cake Brook. Owner Mary M. Billings, guardian for Charles O. Billings

## **10. Significance of Property**

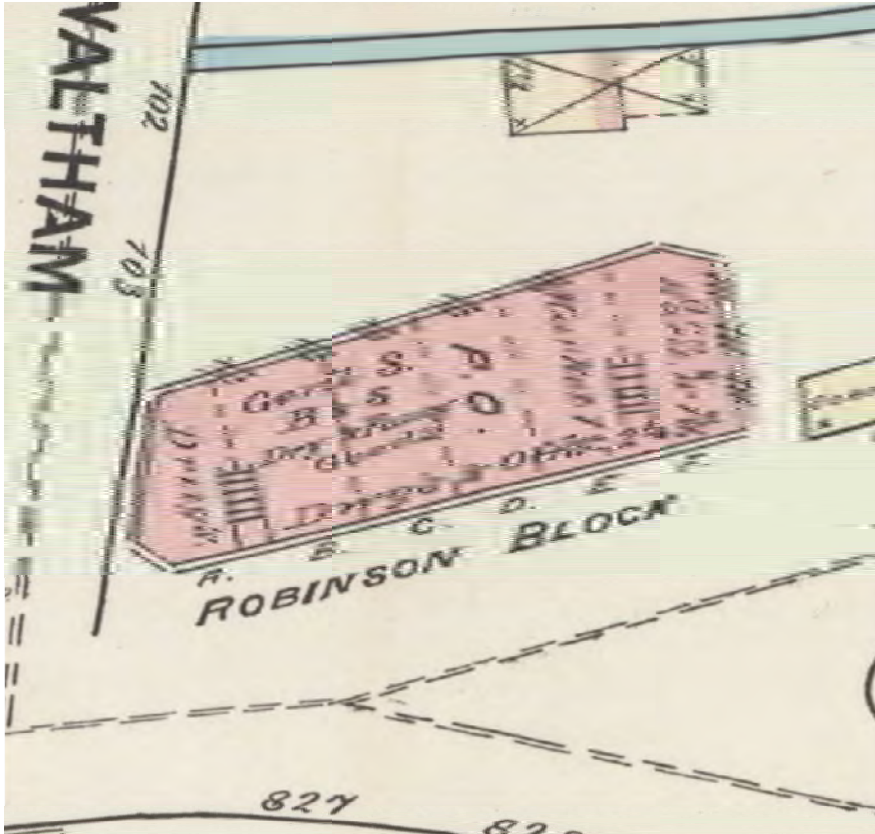
### *a. Period of Significance*

The period of significance for 989-1003 Watertown Street is c.1865 to 1970. This period encompasses the historic and current retail use and ownership of the site when it was first used as a grocery store, and acknowledges the site's continued retail use prior to the 50-year cut-off for historical significance. Though the current building was constructed c.1880 under the ownership of Charles E. Billings, the parcel continued to be known as the Robinson Block through at least the end of the 19<sup>th</sup> century. This property also contributes to the period of significance of the West Newton Village NR district (1830s-1930s).

### *b. Historical Significance*

The site on which this commercial building stands historically contained a freestanding grocery store owned and named for F. & G. Robinson, who were relatives by the name of Francis and George Robinson. Both were residents of West Newton by the time they had a business at this location: Francis lived 'near the depot' off Waltham Street and George boarded at the West Newton Hotel. George Robinson married in 1874 and moved to a house on Henshaw near River Street. Francis Robinson died in 1883. The property appears to have been sold the property prior to his death.

By 1881, the old buildings on the site appear to have been replaced by this brick building, owned and operated by Charles E. Billings (1836-1892), a druggist who lived at 102 Franklin Street in Newton and had an office at 159 High Street in Boston. An 1884 Sanborn Map shows this building with six tenants operating businesses from the first story. Billings' estate continued to own the property in 1895, and in 1907 Charles O. Billings (1869-1951), his son, was listed as owner. He and his widowed mother lived at 285 Franklin Street and he continued to own the property in 1917. Newton atlases continued to label the building as the Robinson Block for the duration of Billings' ownership, through at least 1898.



Sanborn Map 1884

By 1929 the building was owned by Maurice J. Barron, a dry goods merchant and an émigré from Russia who owned and operated the eponymous Barron's Department Store. Barron arrived in Boston from Russia in 1890 at the age of ten. In 1906, at the age of 26, Barron became a US citizen and resided in Brookline. Under Barron's ownership, the two rear ells on the building were constructed in 1939 and 1949 respectively. By the 1950s the Barron family ran the business, with Maurice becoming treasurer and Archibald Barron serving as president of the corporation. The Barron family managed this property until well into the 1960s. The current owner, Comprops Limited Partnership, obtained the property in 1997 from the Investco-West Newton Trust, which obtained the property in 1968.

The West Newton National Register Historic District includes intact examples of the late suburban period (1920s to early 30s) in the development of Newton. From the NR nomination: "...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." This structure is important for

its early architectural contribution as a late-19<sup>th</sup> century anchor in an otherwise 1920-30 village of brick commercial buildings in West Newton.



1874 Hopkins atlas

352 NEWTON DIRECTORY.

---

**F. & G. ROBINSON,**  
DEALERS IN  
**CHOICE GROCERIES,**  
FLOUR, GRAIN, ETC.  
**Washington, cor. Waltham Street, - West Newton.**

---

## 1868 and 1875 Newton Directories



## 1886 Atlas

### c. *Architectural Significance*

This building was designed in the high Victorian Gothic Style, and the architect is not known at this time. This brick building preceded smaller ones at the site, as is evident on the 1874 atlas image of this property. Documents found in the Engineering division of City Hall also confirm a construction date of c.1880. West Newton Village has no other extant example of this architectural style in a commercial structure. Though approximately 60 buildings in Newton are designed in the Gothic Revival Style, including churches, related religious buildings, and homes, no other extant commercial structures in Newton's villages are designed in this style.



## **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 in part with accessibility improvements and changes over time to the first story. The building has also retained the style and appearance of its most visible period of historical significance. This property continues to contribute to the West Newton National Register-listed historic district. In accordance with the newly drafted local landmark ordinance:

- this historic property stands alone as an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship. The building is synonymous with the architectural context of the historic district, even though it was constructed thirty years earlier

than many of the brick building and edifices in the district.

- the property significantly contributes 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 c.1880 Victorian Gothic architecture for the City of Newton, Commonwealth of Massachusetts or the United States of America; or
- documented historical events or activities that occurred at this property 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.

### **11. Landmark Designation Criteria**

The Robinson Block building meets criteria for landmark designation as set forth in Section 22-64 of Newton's Ordinance. The property is:

- A contributing resource to the West Newton Historic District, which is listed on the National Register of Historic Places
- Associated with the historic development of West Newton as a village
- Historically and architecturally significant for its intact representation of the high Victorian Gothic Style on a site that is in continued commercial use since c.1870 and is a reminder of how the neighborhood evolved over time
- Compatible with future preservation and use because the historic location and setting has been retained
- Representative of a distinct period in architectural design retaining its decorative and paneled brick fabric and features

### **12. Recommendations**

a. *Preservation Recommendations* The property has been maintained with repairs that are appropriate and which use compatible materials where necessary. The building has also retained the style and appearance of its most visible period of historic significance.

b. *Important Features* The defining features of this building are the general size and massing of the structure, its role as a prominent visual anchor in the West Newton Village, and the original high Victorian-Style architectural detail found on

the second and third stories and the east portion of the first. Features not to be included in the designation would be the first story of the building and the rear additions.

### **13. Standards for Design Review**

a. *General Standards* All projects affecting the property should be evaluated by considering the effect that proposed changes would have on the defined important features of the building. The Secretary of Interior's Standards for Rehabilitation should provide a baseline for review of changes to the landmark property.

b. *Specific Standards* Specific design standards have been addressed in the existing maintenance of the property regarding height, proportion of windows and doors, scale and architectural detail. The same principles should be applied in developing a design for changes and in reviewing proposed changes, such that the key features retain their prominence and continue to stand out as excellent examples of the nineteenth century vernacular and that the structure itself retains its identity as a nineteenth century vernacular style residence with Colonial Revival and Queen Anne influences. Thus, the following specific design standards refer to potential changes to the existing structure:

#### *Exterior Walls*

- Brick sheathing should be repaired and painted when needed.
- Decorative elements should be preserved and only replaced by like materials and design when necessary.
- No new openings should be allowed on the second or third stories.
- No existing openings should be permanently filled in on the second or third stories.

#### *Windows*

- Surviving historic windows should be retained and repaired where possible. If replacement is necessary, the replacements should match as closely as possible the original window in materials, style, and design.

#### *Roof*

- No changes should be made to the pitch or style of the roof

#### **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.

ADDRESS S/B/L

#### **15. Report Appendices**

- Appendix A: MACRIS NR Nomination, West Newton Village Historic District. Candace Jenkins, Susan Abele 1/1987. Revised 5/1988.
- Appendix B: Historic photo, Richardson Block (undated, c.1890)
- Appendix C: Bird's Eye Map of West Newton Village, 1890
- Appendix D: Exterior photos of 989-1003 Watertown Street
- Appendix E: Historic Atlas, survey images and bldg. permits showing growth of building over time

# Appendix A

## Massachusetts Cultural Resource Information System

### Scanned Record Cover Page

<b>Inventory No:</b>	NWT.AM
<b>Historic Name:</b>	West Newton Village Center Historic District
<b>Common Name:</b>	
<b>Address:</b>	
<b>City/Town:</b>	Newton
<b>Village/Neighborhood:</b>	West Newton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Commercial District; Other Institutional
<b>Significance:</b>	Architecture; Commerce; Politics Government
<b>Area(s):</b>	
<b>Designation(s):</b>	Nat'l Register District (02/16/1990); Nat'l Register MRA (02/16/1990)
<b>Building Materials(s):</b>	



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](http://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](http://www.sec.state.ma.us/mhc)

This file was accessed on: Friday, October 30, 2020 at 8:52: PM

FORM A - AREA

Area Letter Form numbers in this Area

WN-J	see description
------	-----------------

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)



~~019/316 500/4690 710~~  
 019/316 720/4690 900  
 019/316 740/4690 710  
 E19/316 530/4690 600

USGS QUADRANGLE NEWTON  
 SCALE 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 1854 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.

NWT.AM

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 in 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.

NWT.AM

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

**FORM A - AREA**

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116

*NRWRIA  
WRDIS*

*See NR file for Dist. Data  
Sheet*

Area Letter          Form numbers in this Area

<i>IVN-J AW</i>	<i>IVN-0115, IVN-0131 IVN-0132</i>
---------------------	--

Town Newton (West Newton)

Name of Area (if any)         

West Newton Village Center H.D

Present Use commercial; institutional

General Date or Period         

late 19th century to present

General Condition good

Acreage         

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date January 1987



*1274-1294 WASHINGTON ST.*

UTM REFERENCE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

USGS QUADRANGLE  
SCALE

\_\_\_\_\_

\_\_\_\_\_

*F 75*

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)****ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.**

West Newton Village Center 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 Mass. Pike 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 commercial and institutional buildings dating mainly from the 1920s which often retain their original storefronts.

Individual buildings are briefly described below beginning on the north side of Washington Street at Lucas Court, and thence proceeding in a loop around the village.

(CONT.)

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

see continuation forms

**BIBLIOGRAPHY and/or REFERENCES**

Building Department Records, City Atlases, Sanborn Atlas  
Newton's 19th Century Architecture: West Newton



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

NWT. AM

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

p. 1

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

Architectural Significance (cont)

1391-99 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.

1385-87 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 autobody 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.

1345-55 Washington Street was designed in 1940 by Krokyn & 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 & Ass. 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 Courthouse also designed in 1931 by James Ritchie & Ass. It is a similarly designed Classical Revival style companion piece.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

NWT-AM p2

Community: Newton (West Newton)	Form No: WNI-J
Property Name: West Newton Village Center	

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

Architectural Significance (cont)

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-Robinsons Block, is a three story brick High Victorian Gothic style structure, previously surveyed as #3113, and dating from 1878.

963 Watertown Street is a one story Classical Revival style block dating from c1930, but with new storefronts.

978 Watertown Street and abutting properties, are one story concrete block garages standing behind the commercial blocks on Washington Street. They probably date from the 1930s.

1273-79 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.

1265-69 Washington Street is a one story block with a wood frame parapet whose storefronts have recently been rehabilitated; it appears to have been constructed by 1912.

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 and is still used as a gas station.

1 Chestnut Street is the eastwardmost 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 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 Library, now the 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. The most prominent feature is the projecting entry which is Tudor arched and surmounted by a half-timbered gable.

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.

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: VN-J
Property Name: West Newton Village Center	

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

Architectural Significance (cont)

1286-1294 Washington Street is a well detailed cast stone faced block designed by Krokyn & Brown in 1927. It is distinguished by rope moldings around storefronts with handsome marbled 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 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.



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	

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

HISTORICAL SIGNIFICANCE (page 1 of 4)

The building of a second meeting house in 1764 and the separation of the town of Newton 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 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, and continued to develop, 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 (1874). However today, West Newton's architecture is predominantly twentieth century and the commercial focus has changed from local supply and service oriented business to a community-wide business center.

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 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 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 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

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	

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

HISTORICAL SIGNIFICANCE ( page 2 of 4)

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 at that time was done according to a standard plan, #1192, for post offices

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 . From 1873, when Newton became a city, there had been discussion about the need for a new City Hall, but cautious Newtonites made do. The old town hall was refurbished in 1874 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 (\*WN-0132) and Court House (\*WN-0131) 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.

James H. Ritchie also designed the Newton Trust Company office at **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 (WN-0115), designed by Edward B. Stratton and built in 1925.

WN-0115

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	

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

HISTORICAL SIGNIFICANCE (page 3 of 4)

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 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 (#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 1267 and 1279 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 **1265-1269 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 present 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 (#-0103), 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 is possible that it was built in 1926 by the G & S Paper Company of Newton.



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton (West Newton)	Form No: WNI-J
Property Name: West Newton Village Center	

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

HISTORICAL SIGNIFICANCE (page 4 of 4)

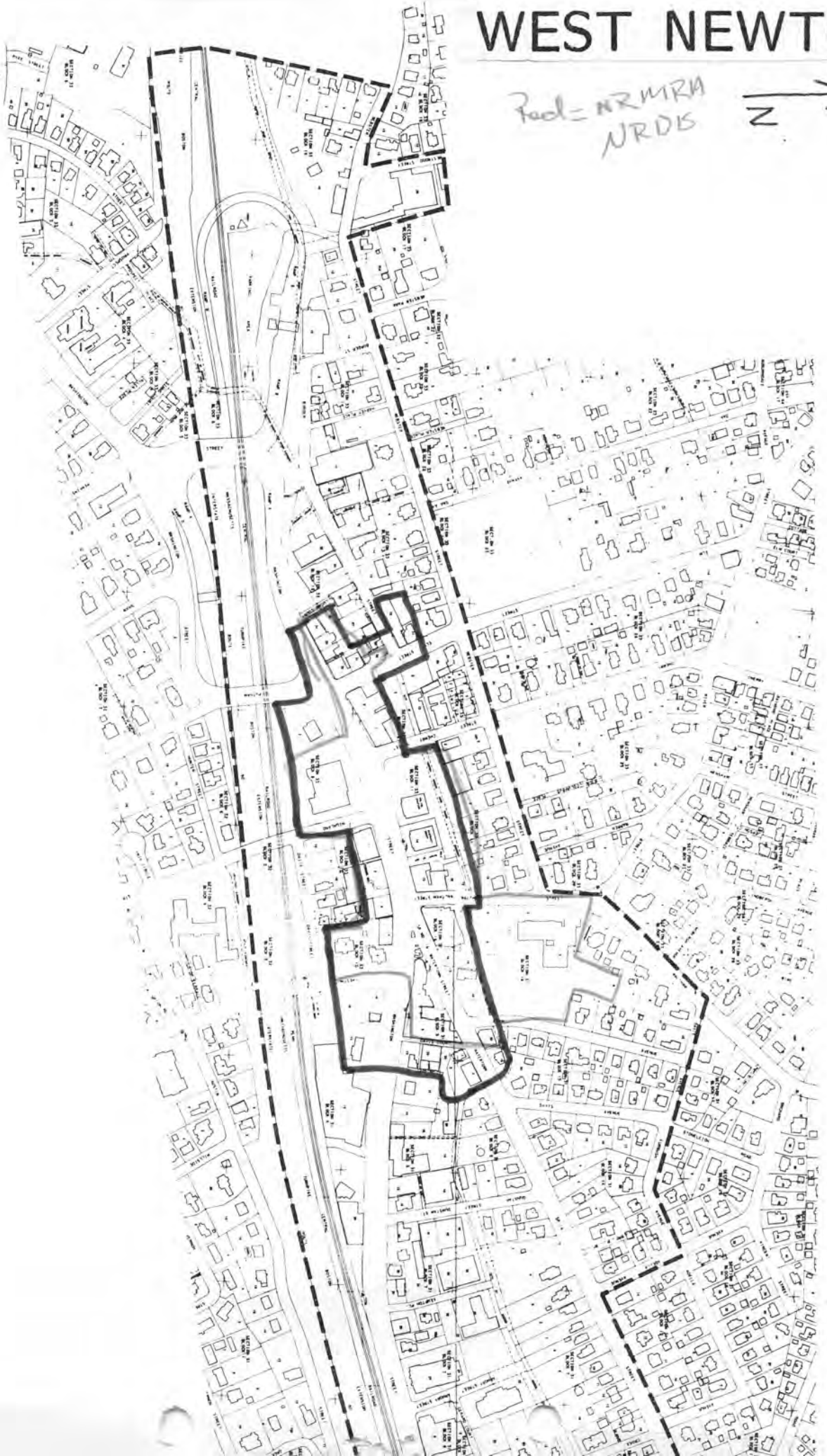
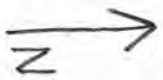
The Atlantic Refining Co was granted a permit in 1930 to build a gas station at **1235 Washington Street**. It is one of two small original station buildings dating from the 30s. The other was built in 1938 for the Shell Union Oil Company at **107-11 Elm Street**. Other gas station sites in the West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

The effect of the construction of Massachusetts Turnpike Extension was less severe than in Newton Corner, Newtonville, and 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 the interchange for the Mass. Pike, 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 by the Pike, but the actual center on Washington Street remains in tact.

NWT.AM

# WEST NEWTON

Red = NR/MRA  
NRDS





1321 WASHINGTON ST. (POLICE STATION)



1357-69 WASHINGTON ST



WEST NEWTON P.O.



# Appendix B

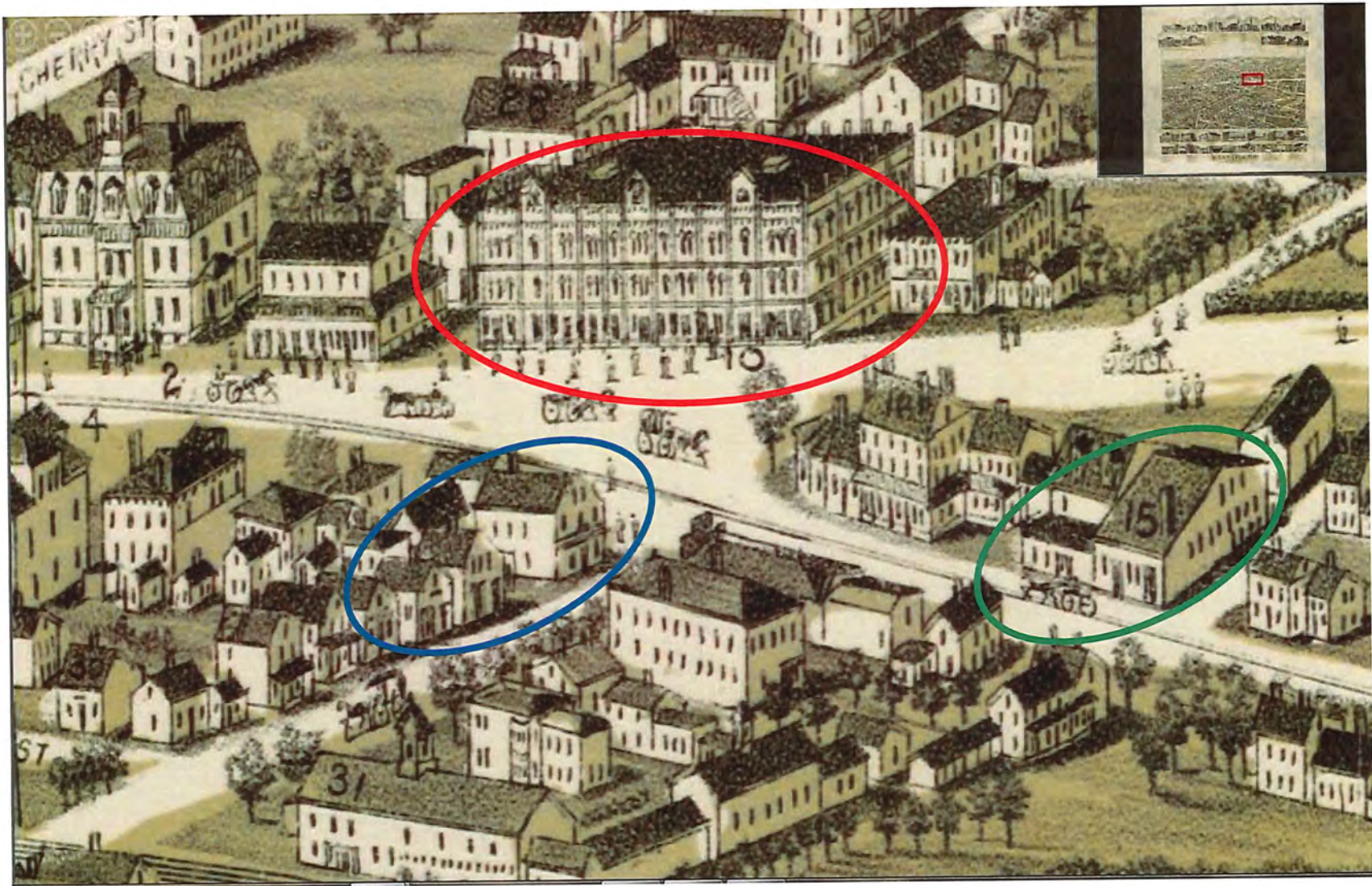


HISTORIC  
Newton

Newton, Massachusetts, 1890



# Appendix C



1890 West Newton Village.

Blue = 1 Chestnut Street. Red = CVS building. Green = Brezniak-Rodman Funeral Home



# Appendix D







**ROUSSON**  
FAMILY DENTISTRY

PRIME RETAIL SPACE





BOUSSON  
RENTALS & COMMERCIAL

Tim Doyle  
617-970-7232  
www.csrhitters.net

PRIME REAL ESTATE  
FOR LEASE  
Tim Doyle  
617-970-7232  
www.csrhitters.net

PARKING  
ONLY







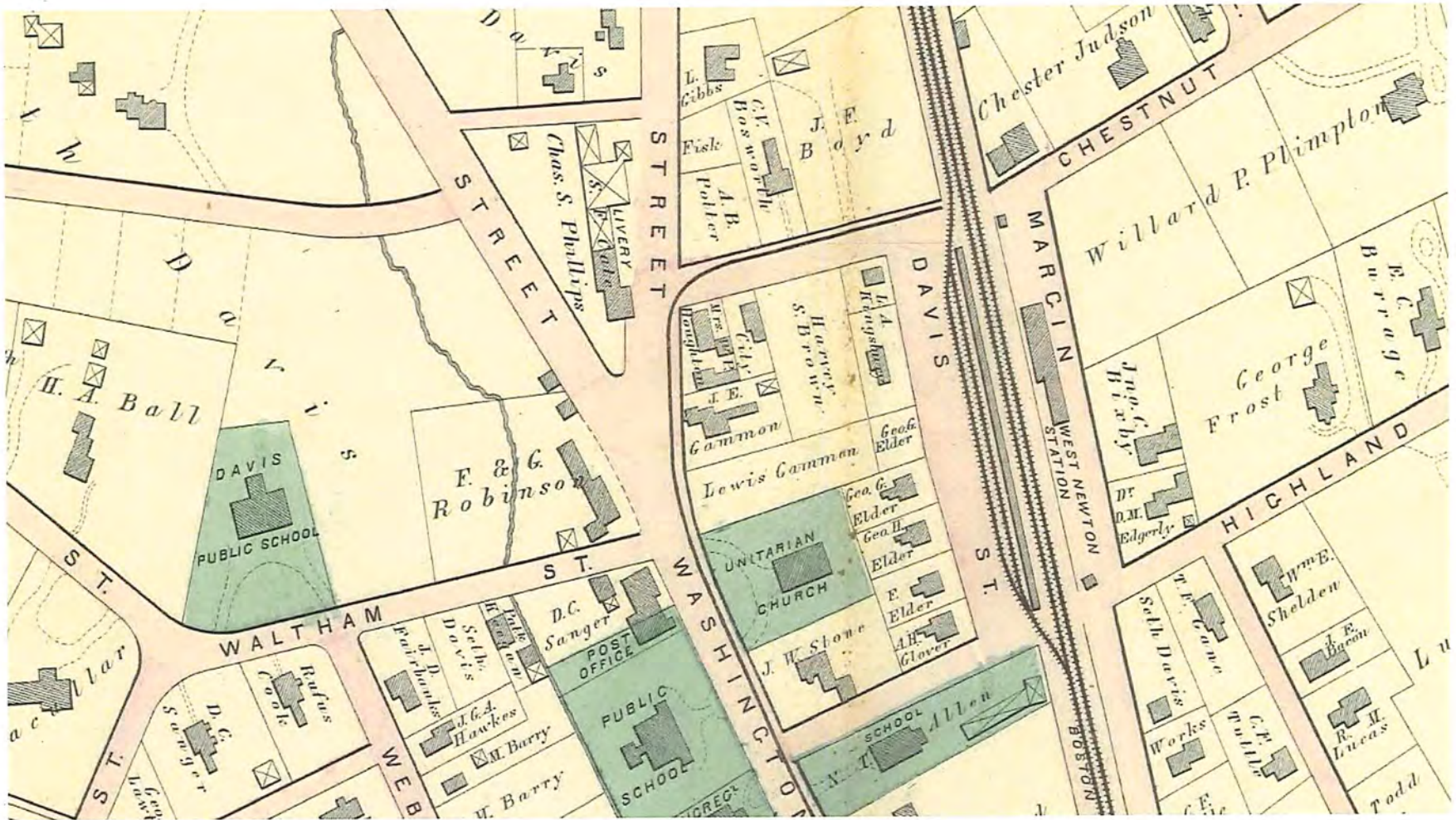






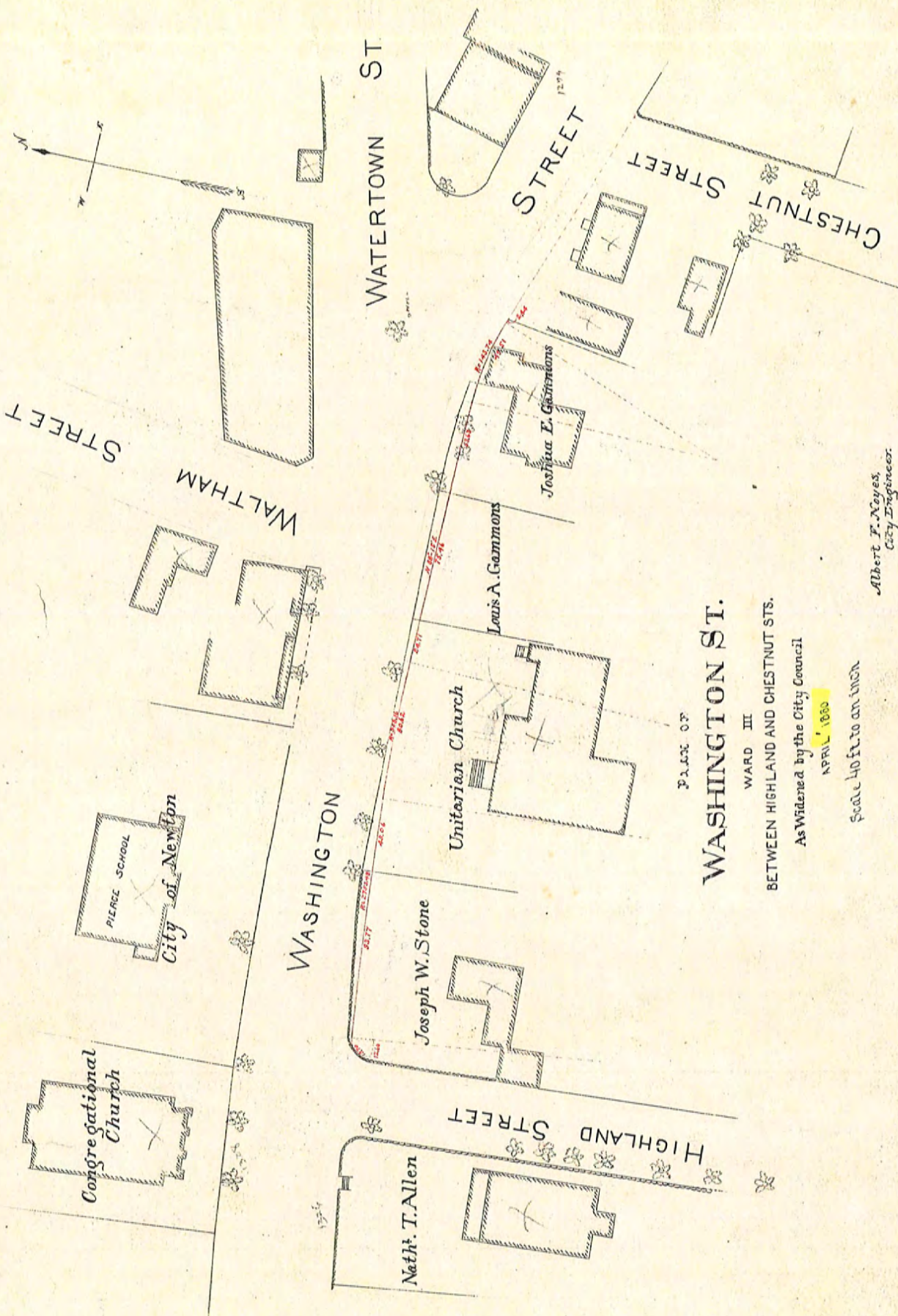


# Appendix E



1874



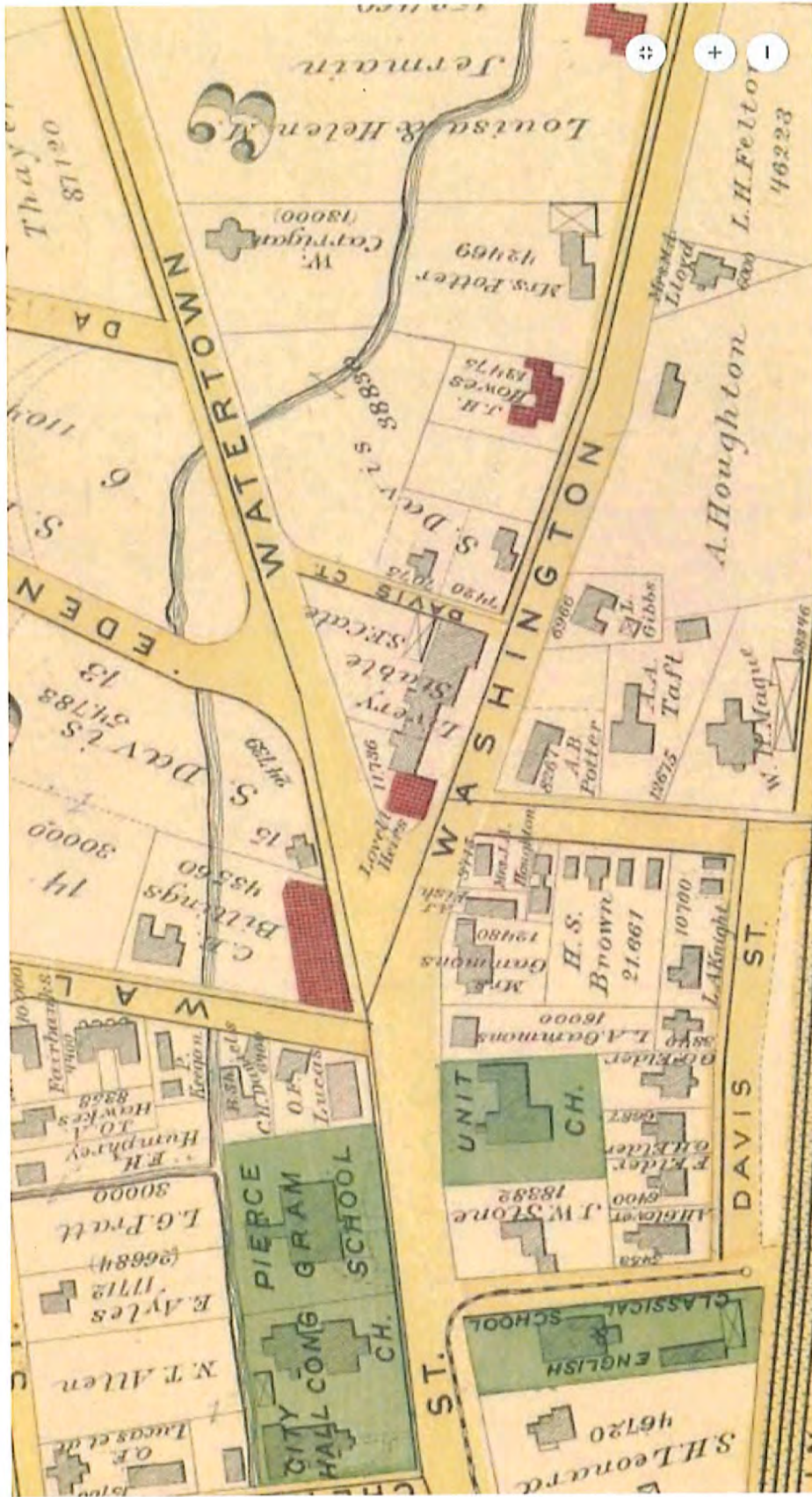


PALM OF  
**WASHINGTON ST.**  
 WARD III  
 BETWEEN HIGHLAND AND CHESTNUT STS.  
 As Widened by the City Council  
 APRIL, 1880

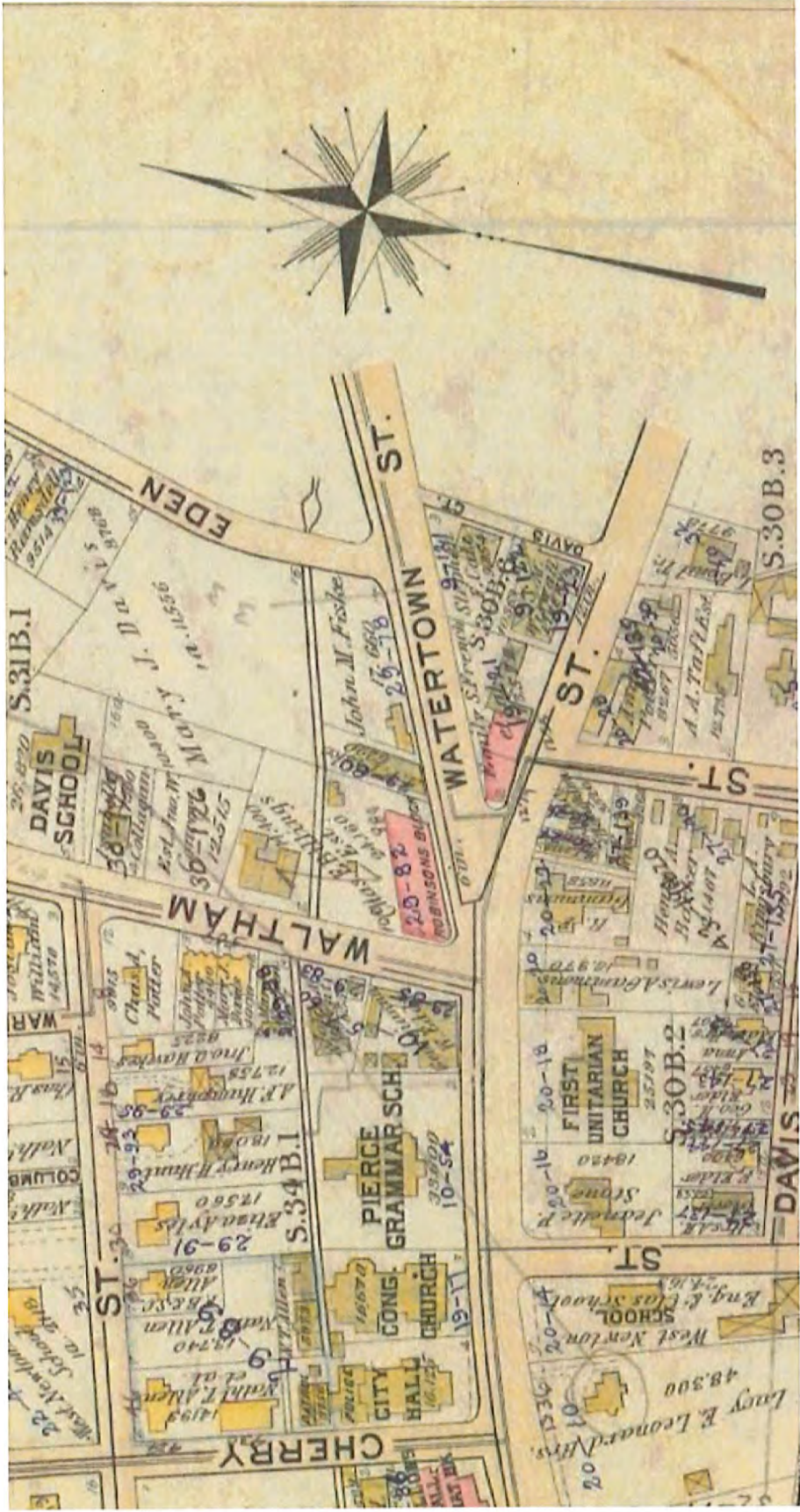
Scale 40 ft. to an inch

Albert F. Hayes  
 City Engineer.





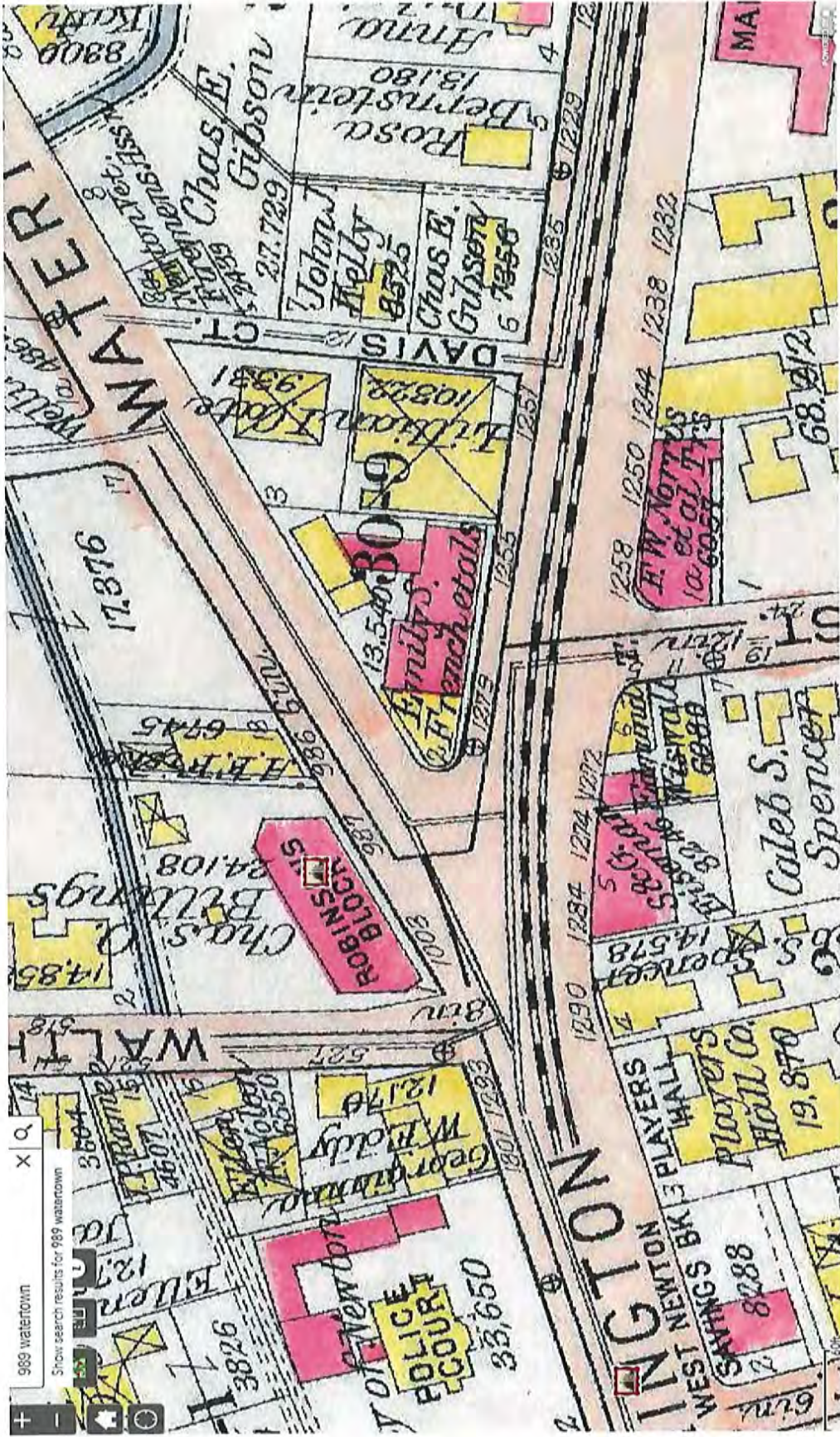












989 Watertown  
Show search results for 989 Watertown

APPLICATION FOR PERMIT FOR  
ALTERATIONS

St. & No. .... 999, Watertown .....

Permit No. .... 199, .... Ser. No. .... 70 .....

Owner, ... M. J. Barron .....

Architect, S. F. Moffie .....

Builder, ... L. E. Rudnick .....

PERMIT GRANTED

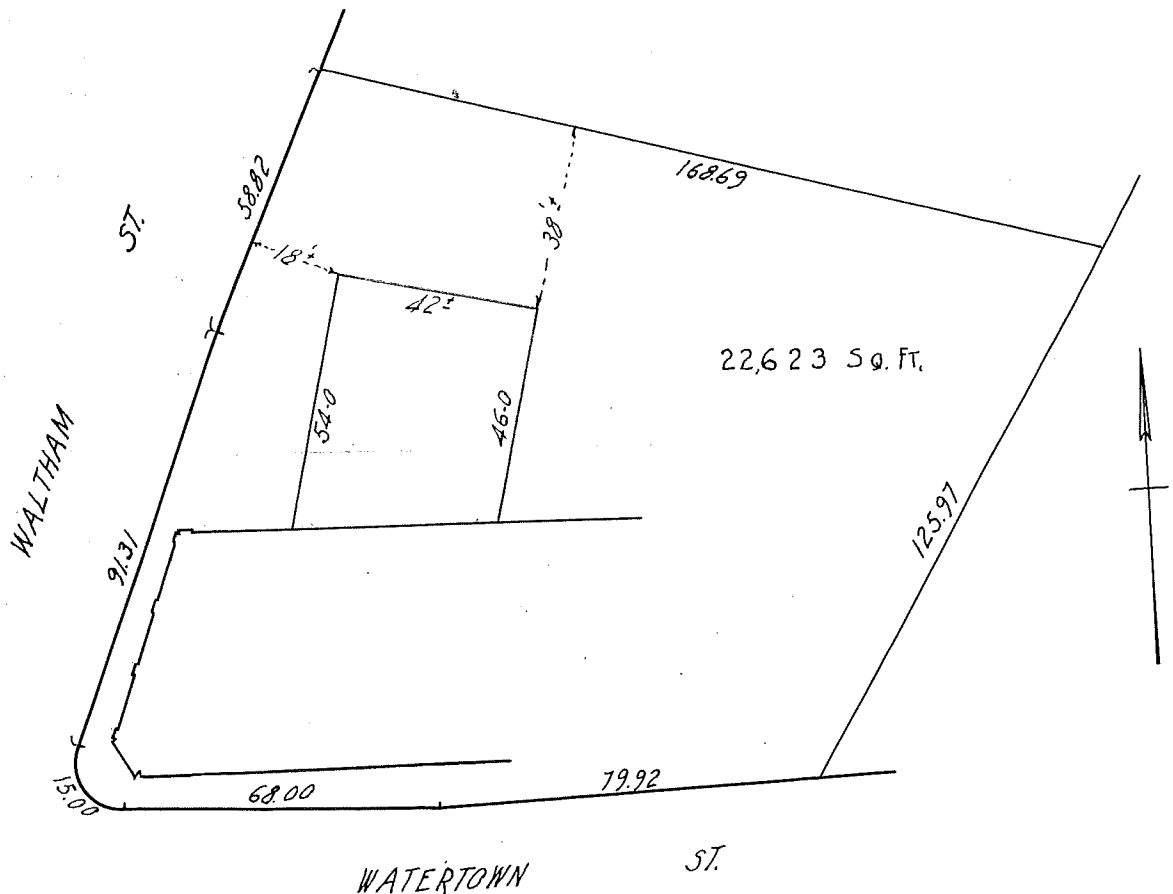
February 25, 1939

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

PLOT PLAN

The Applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all adjoining lots, all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

Data obtained from the office of the City Engineer may not be correct except as to street lines. Applicants must not rely upon information obtained from that office.



I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with



APPLICATION FOR PERMIT FOR  
ALTERATIONS

989 Watertown St.

1615 Ser. No. 743

A. Barron

A. W. Kreider

H. H. Hawkins & Sons Co.

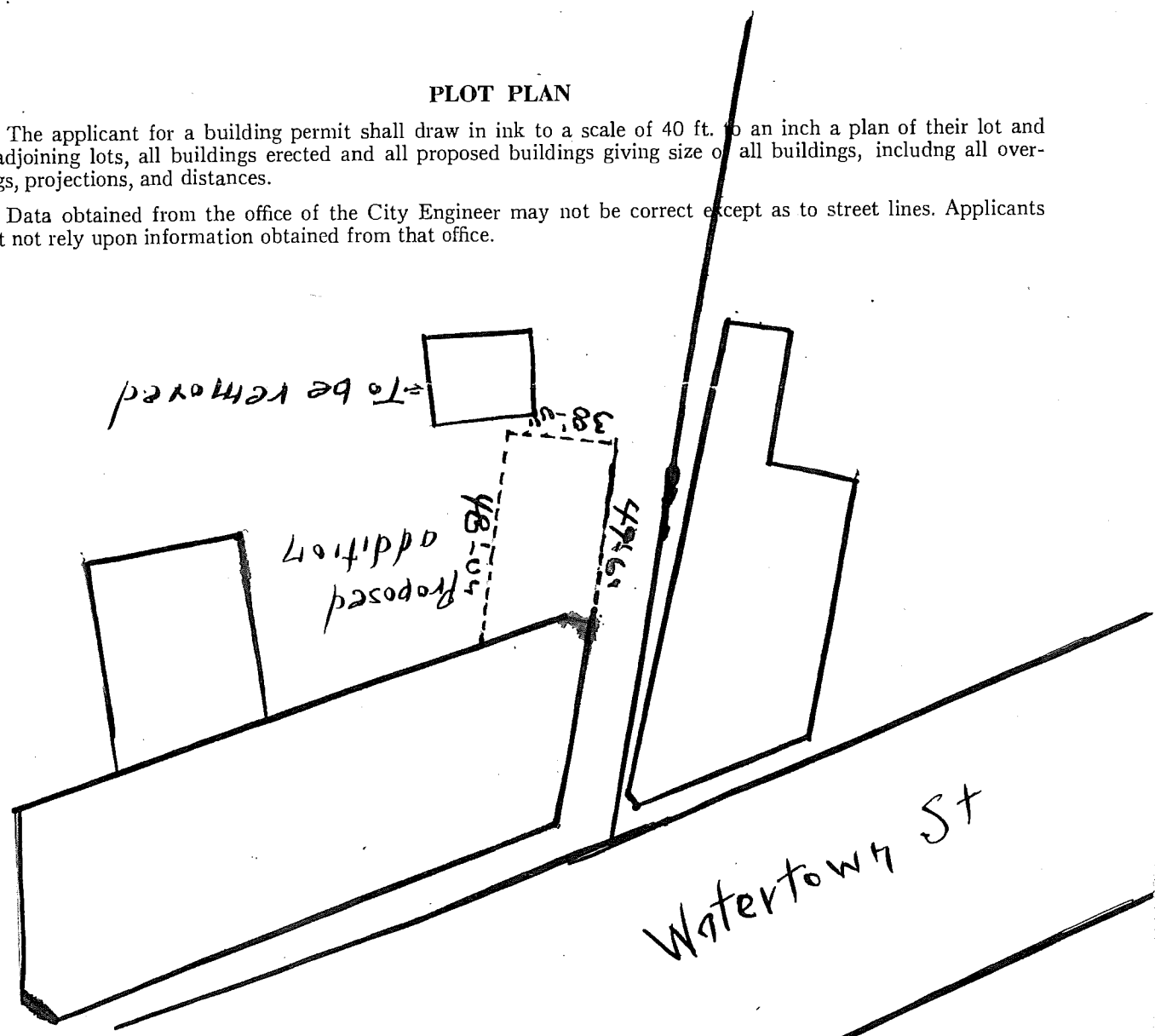
PERMIT GRANTED

Oct. 20, 1919 194

PLOT PLAN

The applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all adjoining lots, all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

Data obtained from the office of the City Engineer may not be correct except as to street lines. Applicants must not rely upon information obtained from that office.



I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

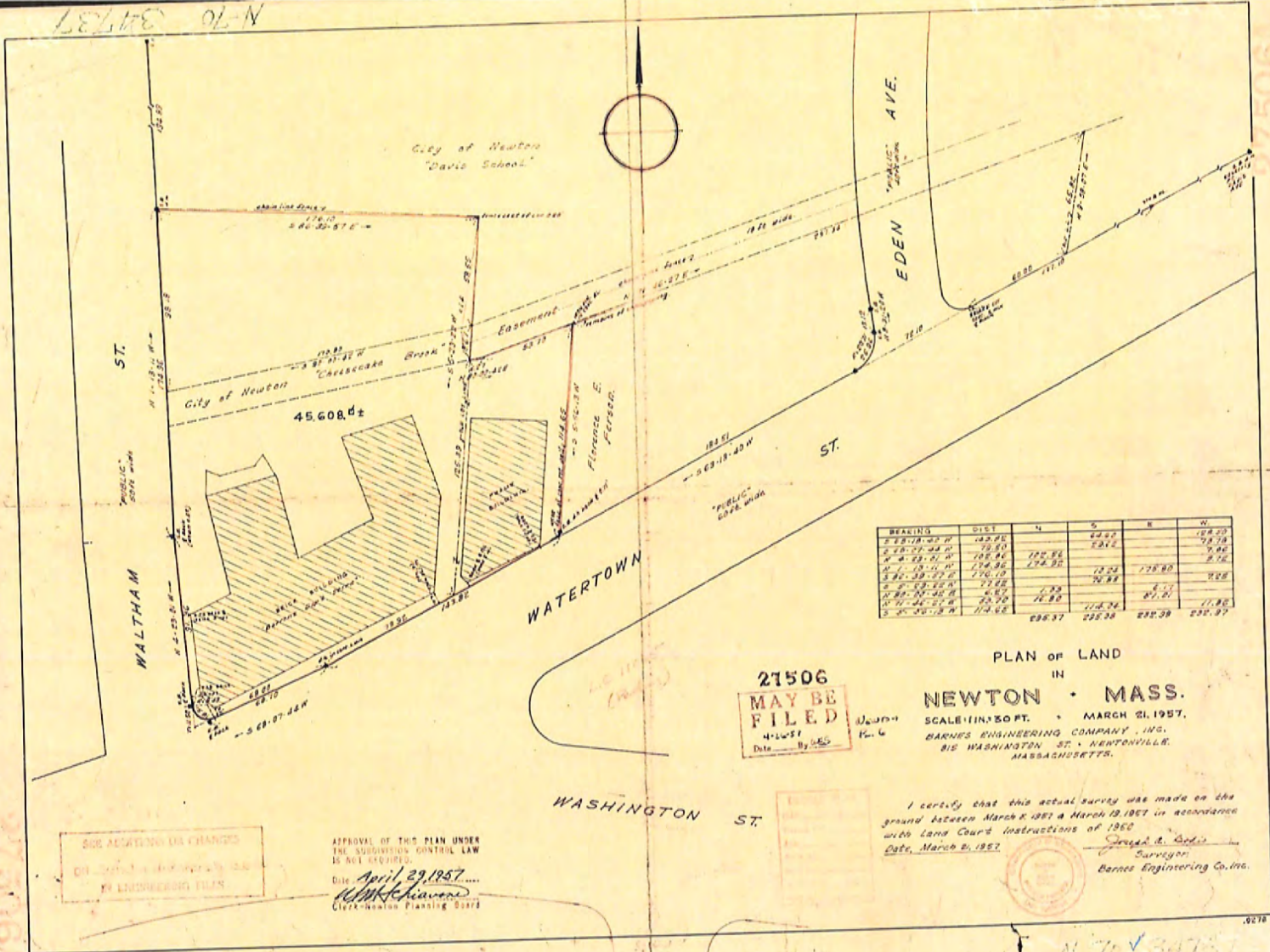
House No.....

Signature, .....

By.....

Address, .....

N-70 34787



BEARING	DIST	N	S	E	W
S 18° 18' 00" W	142.95		23.11		139.84
N 4° 23' 00" W	73.80		13.17		70.63
N 4° 23' 00" W	105.80		18.88		103.92
N 1° 18' 00" W	174.85		30.82		171.03
S 88° 33' 30" E	174.19	12.24		172.80	
S 8° 00' 00" E	11.68		2.03		11.48
N 88° 30' 30" W	8.87		1.59		8.71
N 70° 45' 30" W	23.74		4.80		22.94
S 8° 45' 00" W	113.62		20.24		111.38
		236.37	225.38	237.39	237.97

PLAN OF LAND

IN NEWTON - MASS.

SCALE 1/4" = 30 FT. MARCH 21, 1957.  
BARNES ENGINEERING COMPANY, INC.  
815 WASHINGTON ST. - NEWTONVILLE, MASSACHUSETTS.

27506  
MAY BE FILED  
4-1-57  
Date By: [Signature]

I certify that this actual survey was made on the ground between March 8, 1957 & March 19, 1957 in accordance with Land Court instructions of 1950.  
Date, March 21, 1957.  
[Signature]  
Surveyor  
Barnes Engineering Co., Inc.

APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.  
Date April 29, 1957  
[Signature]  
Clerk-Newton Planning Board

NO ADDITIONS OR CHANGES TO THIS PLAN TO BE MADE WITHOUT THE APPROVAL OF THE ENGINEERING FIRM

WASHINGTON ST.

N 70 34787

2/1/72

APPLICATION FOR PERMIT FOR ALTERATIONS

Per. No. 763 Ser. No. 81

St. & No. 999 Watertown St.

Owner, Invesco West Newton

Architect, Earl R. Flansburgh & Assoc.

Builder, Invesco-West Newton

PERMIT GRANTED

April 7, 1969

194

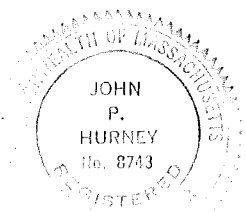
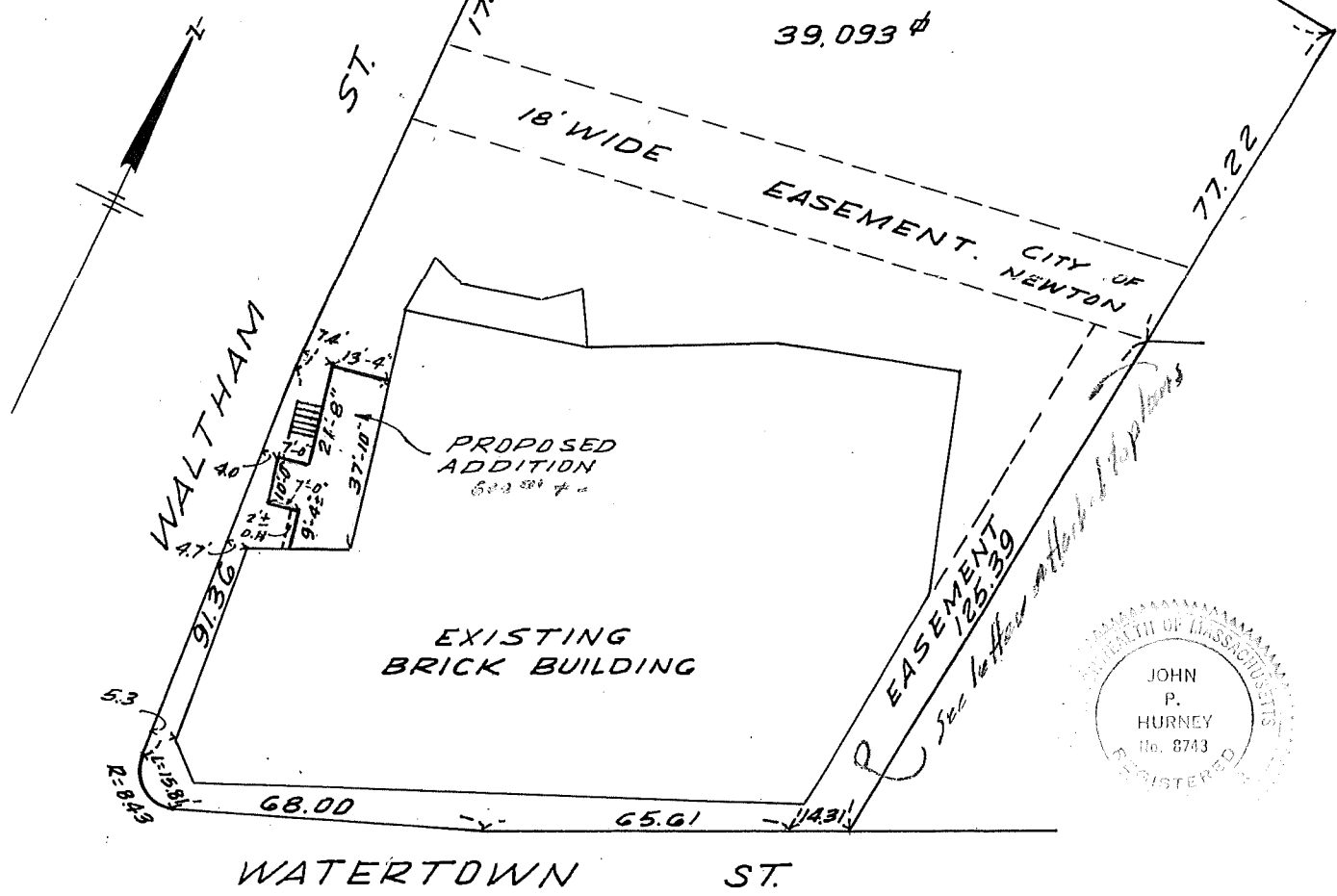
PLOT PLAN

The Applicant for a building permit shall draw in ink to a scale of 40 ft. to an inch a plan of their lot and all buildings erected and all proposed buildings giving size of all buildings, including all overhangs, projections, and distances.

Data obtained from the office of the City Engineer may not be correct except as to street lines and grades. Applicants must not rely upon information obtained from that office.

The applicant for a building permit shall obtain a permit for access to his plot over the existing sidewalk in accordance with Section 19.20 (b) of the revised ordinances.

Business "A" District



Other means of providing lateral support either in embankment or excavation, such as walls, cribbing, riprap or other, may be employed only with, and subject to, the approval of the city engineer. The requirements of this paragraph shall apply to the providing of lateral support on or adjacent to all public streets and other public streets and other public property.

I hereby certify that the dimensions and other information on this plot plan are correct. The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

House No.

Signature John P. Hurney #8743

VIII. ZONING PLAN EXAMINERS NOTES

DISTRICT

USE

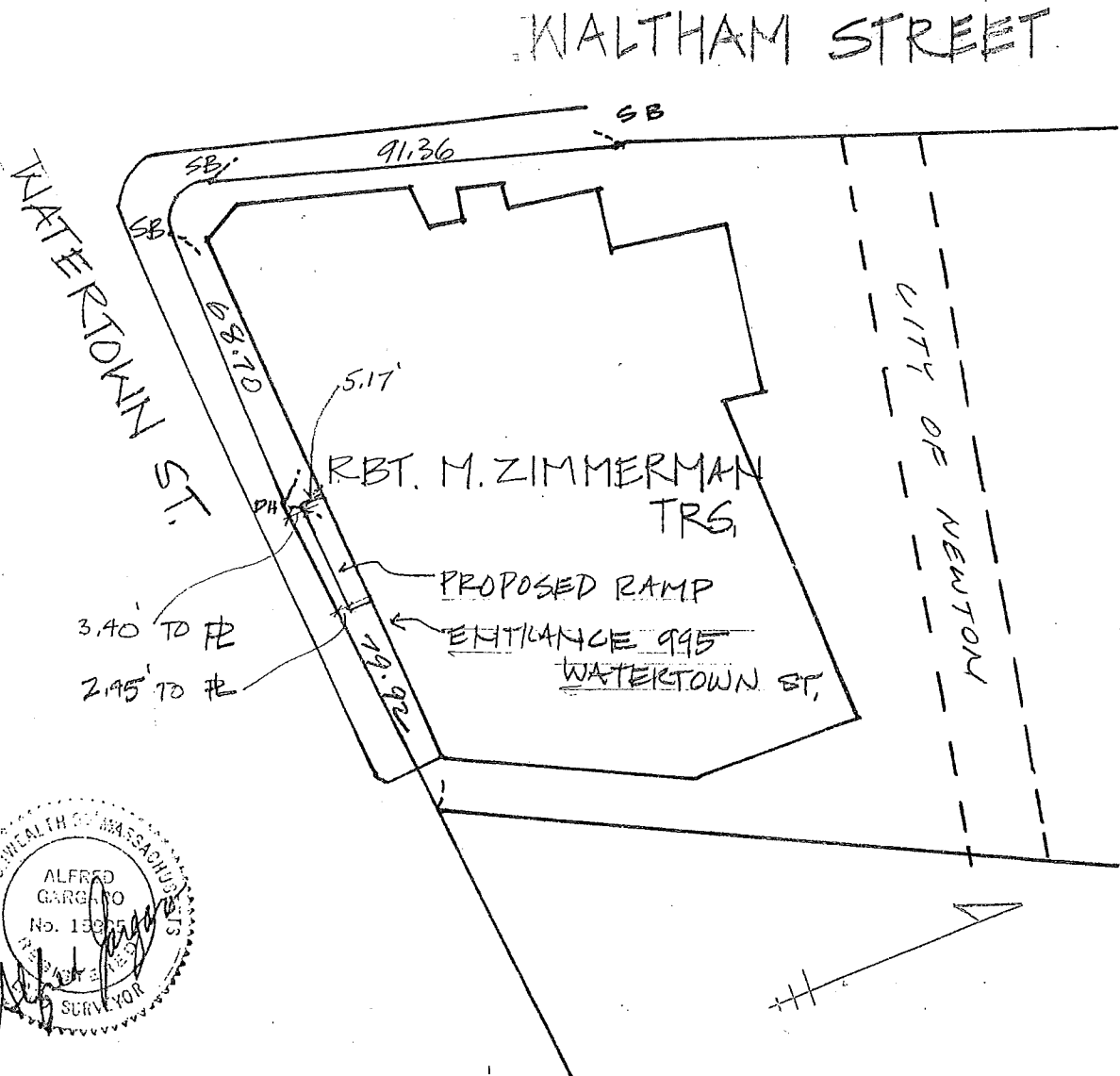
FRONT YARD

SIDE YARD

SIDE YARD

REAR YARD

NOTES



HANDICAPPED RAMP LOCATION  
995 WATERTOWN ST., WEST NEWTON

DATE: AUG. 28, 1980  
SCALE: 1" = 40'-0"