

***NEWTON LOCAL LANDMARK REPORT***

***Women's Club of Newton Highlands***

***72 Columbus Street  
(NWT.3374)***

**Prepared for:  
Newton Historical Commission  
December 2021**

**Women's Club of Newton Highlands**      **72 Columbus Street (NWT.3374)**

1. *Name of Property*

- a. *Historic Name:*      Women's Club of Newton Highlands
- b. *Common Name:*      Women's Club of Newton Highlands

2. *Location*

- a. *Street Address:*      72 Columbus Street
- b. *Zip Code:*              02461
- c. *Assessor's #:*         52008 0002

3. *Classification*

- a. *Ownership of Property:*      Private
- b. *Type of Property:*              Commercial (Charitable function hall)
- c. *National Register Status:*      Listed as a contributing resource to Newton Highlands National Register Historic District

4. *Function or Use*

- a.      *Historic Functions:*      Social Club
- b.      *Current Functions:*      Social Club

5. *Zoning*

The Zoning District is BU1, which requires a minimum square foot lot of 10,000 sf making this lot nonconforming

6. *Description*

*Neighborhood Description:* The property is in the Newton Highlands National Register Historic District in a densely developed neighborhood containing a mix of late 19<sup>th</sup> and early 20<sup>th</sup> century historic commuter homes and small businesses. This property forms one of the northern-border properties of the National Register-listed district.

## 7. Architectural Description:

### (1) Materials:

*Foundation:* Concrete

*Walls:* Stucco

*Roof:* Asphalt shingle

*Windows:* Replacement 6/6 double-hung sash with brick windowsills

*Ornamentation:* Raised parapet end-walls with chimneys; enclosed, columnar front foyer topped by gabled stucco element with inset arched fanlight; brick windowsills.

*Vegetation:* Lawn

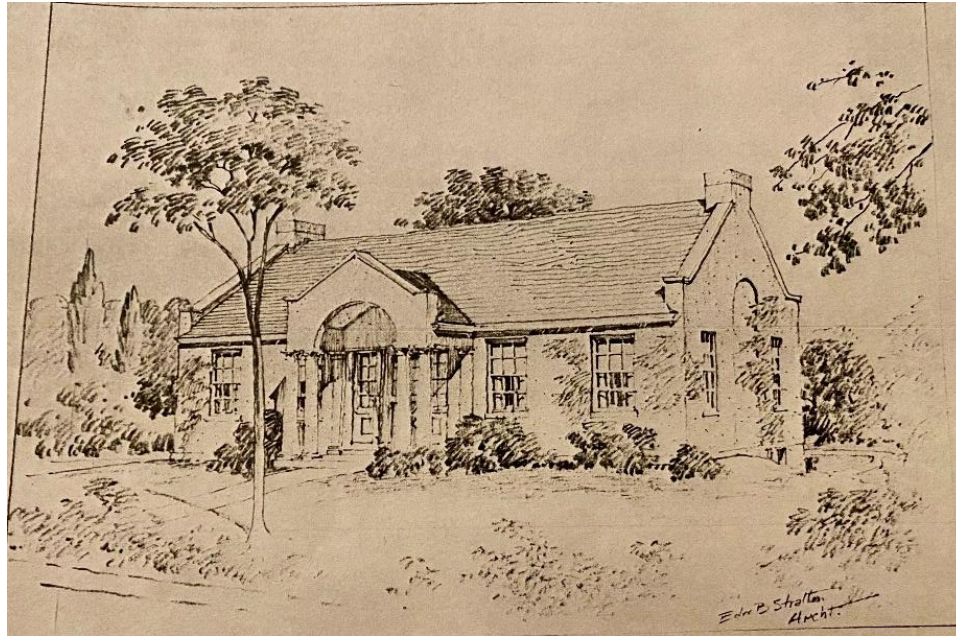
### (2) Verbal Description:

*Historical appearance:* 72 Columbus Street is an example of an early 20<sup>th</sup>-century building designed in the Colonial Revival and Spanish Eclectic Styles, which exhibits the major architectural tenets of a popular style adapted to diminutive form. The 1.5 story structure has a gabled roof with raised parapet features at either end. A concrete foundation supports the building, and the roof is sheathed in asphalt shingle.

In keeping with the period detailing of the structure, the building is sheathed in stucco, with brick windowsills. Two interior end-chimneys extend from either side of the roof.

The façade is, not surprisingly, the most decorative of the four elevations and has five symmetrical bays with a central entrance. An enclosed front foyer encases the front entrance, which has columns supporting a gabled roof. A single concrete stair leads down to the front yard. Classical sidelights and an oversized fanlight frame the front entrance, which is topped by a decorative, oversized stucco pediment supported by Tuscan columns.

Three flat-roofed ells were constructed onto the rear of building. The largest ell covers most of the rear façade and stands on concrete pilings. This ell also is sheathed in stucco. A second small ell at the northeast corner of the building serves as an enclosed rear entrance and is of vertical wood siding with a small window and a door. The third ell extends off the largest ell near the southwest corner of the building and is sided in vertical board with some windows.



1927 sketch done by Edward Stratton that was published in the Boston Globe, March 1927

*Current appearance:* With the exception of the three small rear ells, no changes appear to have been made to the footprint of the structure since its construction. Minor changes such as the replacement windows are evident, and a wheelchair ramp now leads to the front entrance. The original architectural plans do not show the front entrance as enclosed, however no building permits exist so it is possible the plans changed during construction, or this was an early alteration. The club house has retained its stucco appearance, detailing, chimneys and roof form, and is considered architecturally intact.

A central path leads to a concrete stair and the front entrance.

## 7. History of Property

### a. Deed History:

**Date:** 1927  
**From:** Seward W. Jones  
**To:** The Workshop of the Women's Club of Newton Highlands, Inc.  
**Book/Page:** 5066/103

**Date:** 1918  
**From:** John Linn  
**To:** Seward W. Jones  
**Book/Page:** 4225/548

**Date:** 1917  
**From:** Philip B. Long



**To:** John Linn  
**Book/Page:** 4112/499

b. *Building Permit History:*

1927: Building permit issued for construction of building to be used as a women's club. Designed by E.B. Stratton, constructed by A.W. Ellis of Wollaston.

1945: Building permit issued to "enlarge present rear porch to fill the corner as shown by dotted lines. Door and steps to remain as now are." This permit was for work to the rear NE corner of the building.

1946: Building permit issued to "take out interior partition to enlarge kitchen and move two inside doors."

1984: Building permit issued to replace roof over back porch and replace exterior back door.

2003: Building permit issued to replace 10 windows.

2011: Building permit issued to construct an accessible concrete ramp at the front of the building and convert two bathrooms to accessible use.

2021: Building permit issued to bring two porches up to code and repair basement ceiling

8. *Significance of Property*

a. *Period of Significance* The period of significance for 72 Columbus Street is 1927 to 1971. This period encompasses both its construction and single dedicated use as a women's club. This property has no outbuildings. This property is also known as the Workshop of Women's Club of Newton and is included on the MACRIS list for historic properties in the state.

b. *Historical Significance* Though initially developed as a commuter suburb in the late 19<sup>th</sup> century, the Newton Highlands National Register Historic District includes intact, contributing examples of the late suburban period (1920s to early 30s) as well. Historically, this structure is important for its contribution as a women's club to this neighborhood during its second round of steady growth in the 1920s. The National Register nomination cites the significance of this building under the categories of Architecture and Community Planning. This property has served as an important visual and historical community resource in the well-established residential neighborhood of Newton Highlands Village. Its continued use as a social meeting place illustrates a continuing contribution to the surrounding neighborhood and community.

The Women's Club was designed by Edward B. Stratton, a prominent and prolific architect whose work can be found throughout eastern Massachusetts. Stratton was born in Chelsea, MA in 1870. He studied architecture at M.I.T and in Paris and practiced in Boston for over 50 years beginning in 1900. Stratton is known to have designed 46 other surveyed structures in Massachusetts, 27 of which are listed on the State Register in Ashland, Barnstable, Boston, Brookline, Cambridge, Newton, and Wellesley. Thirteen surveyed historic resources designed by Stratton are in Newton, and of these, three are listed on the State Register. A fourth, a home Stratton designed for him and his family, is located at 25 Kenmore Street and is individually listed on the National Register of Historic Places.

In the Boston area, Stratton designed commercial buildings such as the Hotel Puritan, Hotel Somerset, and the Hotel Lenox, but also numerous residences. In addition to his own home, Stratton's other Newton commissions include #9 The Ledges Road (1915), which is in the Gray Cliff National Register Expanded Historic District. Stratton's other Newton commissions include the West Newton Library at 25 Chestnut Street (1925), now the Newton Police Annex and a contributing resource to the West Newton National Register Historic District; commercial buildings such as the Vitalait Laboratory at 555 Commonwealth Avenue (1914), which is another Spanish Eclectic structure at the corner of Commonwealth Avenue and Irving Street; the Cozens Block at 991-999 Boylston Street; and 630-634 Commonwealth Avenue (1921, NC-B) at the corner of Commonwealth Avenue and Centre Street, which exhibits similar parapet detail to that found at 72 Columbus Street.



555 Commonwealth Avenue Newton, MA designed by Edward Stratton

Historically, women's clubs were very popular in Newton's villages. Between the late 19<sup>th</sup> and the early 20<sup>th</sup> century, over 60 women's clubs have been documented in

Newton. Two of them, in Newton Highlands and Newton Centre, were able to construct their own club houses. Unlike 72 Columbus Street, the women's club house for Newton Centre is no longer in use for the social function as it was sold in 1973. The Highlands club combined many smaller ones and formed in 1916 to support charitable, social and intellectual causes. According to early documents, the purpose of the club was "The promotion of literacy and educational interests of the community, the development and furtherance of benevolent work, and the establishment and maintenance of a place of meeting."

The group began a building fund in 1920 and acquired a lot of land in 1927 on Columbus Street in part through the generosity of Seward W. Jones, who lived at 49 Columbus Street and was father to one of the club's founders, Mabel E. Jones McKay, who lived with her family at 46 Woodcliff Road in the Highlands. Originally the women's club was interested in constructing a larger building, however, ran into a time dilemma in late 1926 when their art committee needed a space, and Jones offered the group the lot. In a letter dated October 23, 1926, Jones wrote to Mrs. Edwin F. Gibbs, then president of the club, and said "It is my hope that this can be made the center of the Club's educational, philanthropic and all worth-while activities of a humanitarian nature." The building at 72 Columbus Street was designed with the intention for it to be the center of the club, and to host committee activities, rehearsals, board meetings, classes and small lectures. Edward B. Stratton prepared plans for the Club Workshop, and the permits were pulled in 1927 and construction begin in March of that year. The property is still owned and operated by the Workshop, Inc., consisting of members of the Newton Highlands Women's Club.



1929 City Atlas with 72 Columbus Street circled

- c. *Architectural Significance* The building is architecturally significant as an unusual example of the Colonial Revival and Spanish Eclectic styles. The building has retained its original lot configuration and most of its defining architectural details, with the exception of ten windows that were replaced in 2003. The front entrance was not originally designed to have been enclosed, and it is unclear if it was part of the original construction; however, if altered post construction, the change has acquired historic significance in its own right. Rear additions have been added to the building over time.

9. *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.

10. *Landmark Designation Criteria*

The Women's Club of Newton Highlands at 72 Columbus Street meets criteria for landmark designation as set forth in Section 22-64 of Newton's Ordinance. The property is:

- Meaningfully associated with the development of women’s clubs and its members which significantly contributed to the cultural, historic, architectural or archeological aspect in the City of Newton, Commonwealth of Massachusetts or the United States of America.
- Documented historical 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.
- A contributing resource to the Newton Highlands Historic District, which is listed on the National Register of Historic Places.
- Associated with the historic development of Newton Highlands as a village.
- Architecturally significant and intact example of a blend of Spanish Eclectic and Colonial Revival style designed by a prominent architect, which retains notable features.
- Compatible with future preservation and use because the historic location and setting has been retained.

#### 11. 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 Newton Highlands National Register-listed historic district. In accordance with the newly drafted local landmark ordinance:

- this property is historically significant as it is the only remaining women’s clubhouse still in its intended use in the city and is directly associated with the development and activities of women’s clubs and its members which contributed to the cultural and social history in the City of Newton, Commonwealth of Massachusetts or the United States of America;
- this historic property stands as an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detailing, materials or craftsmanship;
- the property is associated with architect Edward B. Stratton who contributed to the commercial development of Newton’s villages and is a notable example and a signature building for Stratton, and at a minimum, 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.
  - Preservation Recommendations* The property has been maintained with repairs that were appropriate and which used compatible materials. The building has also retained the style and appearance of its period of historic significance.
  - Important Features* The defining features of this Colonial Revival and Spanish Eclectic style building are the general size and massing of the structure and its raised

parapets, front enclosed entrance, oversized fanlight and pediment, columns, chimneys, stucco sheathing and brick windowsills.

## 12. *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 general design, arrangement, texture, material and color of the features involved and the relationship of such features to the surrounding area. In the case of additions, the appropriateness of size, shape and location of the additions is of critical concern. 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 important features retain their prominence and continue to stand out as prominent examples of the twentieth century Colonial and Spanish style building. Thus, the following specific design standards refer to potential changes to the existing structure:

### *Exterior Walls*

- Decorative elements should be preserved and only replaced by like materials and design when absolutely necessary.
- No new openings should be allowed on the front façade or those sides visible from Columbus Street.
- No existing openings should be filled in on the front façade or those sides visible from Columbus Street.

### *Windows*

- Surviving historic windows should be retained and repaired if possible. Where replacement windows are already evident, their in-kind replacement would be allowed.

### *Entrances/Doors*

- The front entrance and door design and arrangement should be retained.
- Replacement doors should be fabricated to match the style and materials of the originals and the construction period of the structure.

*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 under the Landmark Ordinance.

ADDRESS

ROSES LORRAINE ELENA	63 COLUMBUS ST	NEWTON, MA 02461
E & J WALK RLTY LLC	98 BRIDLE TRAIL RD	NEEDHAM, MA 02492
JACOBS CLAUDIA J	69 COLUMBUS ST	NEWTON, MA 02461
WORKSHOP OF WOMANS CLUB OF NEWTON	72 COLUMBUS ST	NEWTON, MA 02461
EPGREENSPAN LLC	13 HOLLY AVE	CAMBRIDGE, MA 02138
HAMILTON LINEWT ASSOCIATES LLC	39 BRIGHTON AVE	ALLSTON, MA 02134
MALLIOS DIMITRIOS	831 BEACON ST #113	NEWTON, MA 02459

Attachments:

- A) Photographs, 72 Columbus Street
- B) October 23, 1926, letter from Seward W. Jones to Mrs. Edwin F. Gibbs
- C) Permits on file with the Inspectional Services Department
- D) Original plans (1927). Edward B. Stratton
- E) 1975 Floorplan of building, hand-drawn
- F) MACRIS Form B for 72 Columbus Street
- G) MACRIS Form A for Newton Highlands Historic District Extension





Photograph of the front of the building



Photograph of the front entry of the building





Photograph of the right side of the building



Photograph of the right side of the building





Photograph of the left side of the building



Photograph of a portion of the rear of the building



Photograph of a portion of the rear of the building



DEPOSITS SUBJECT TO CHECK  
SAVINGS DEPARTMENT  
SAFE DEPOSIT VAULTS  
TRUST DEPARTMENT

# NEWTON TRUST COMPANY

SIX BANKING OFFICES:  
NEWTON NEWTON CENTRE  
NEWTONVILLE AUBURNDALE  
NEWTON HIGHLANDS  
WABAN  
MASSACHUSETTS

Capital and Surplus Over \$1,200,000.00  
Resources Over \$<sup>17,500,000</sup>18,500,000.00

FROM THE OFFICE OF  
SEWARD W. JONES, *President*

October 23rd, 1926.

Mrs. Edwin F. Gibbs, President,  
Woman's Club of Newton Highlands,  
Lake Avenue,  
Newton Highlands, Massachusetts.

My dear Mrs. Gibbs:

I wish to confirm the offer which has already  
been informally conveyed to you.

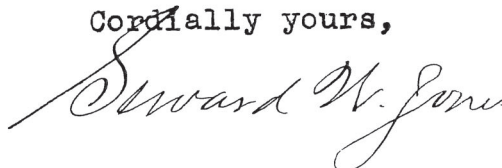
In order to assist the Art Committee in carry-  
ing on the excellent work formerly conducted  
in the Barn Studio, I will give my lot of  
land on the east side of Columbus Street if  
a suitable studio is erected thereon.

It is my hope that this can be made the center  
of the Club's educational, philanthropic and  
all worth-while activities of a humanitarian  
nature.

Details as to the conveyance of title or terms  
of leasehold, under restrictions for the gen-  
eral uses as outlined can be arranged with  
your authorized representatives.

An offer of purchase having been recently  
made to me for this lot, I shall appreciate  
the Club's decision by November first.

Cordially yours,

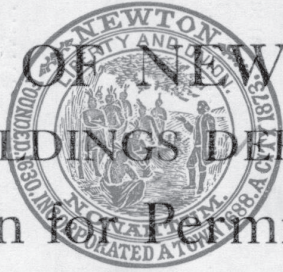


SWJ/B



Plans in duplicate must be submitted to and approved by this Department before a permit for erection will be granted. NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED.

SCANNED



CITY OF NEWTON PUBLIC BUILDINGS DEPARTMENT Application for Permit to Build

Ser. No. 154

(OTHER THAN FRAME)

No. 314

Newton, Mass., 3-17 1927

To the PUBLIC BUILDINGS COMMISSIONER:-

The undersigned hereby applies for a permit to build, according to the following specifications:

- 1. Street and No.? 72 Columbus St Ward? 5
2. What is the nearest street?
3. Material of external walls? T. Cotta Purpose of building? Womens Club
4. If for garage, when was house erected?
5. Garage-No. Cars? License Issued?
6. Name of Owner? Womens Club Address? West Highland
7. Name of Architect? E. B. Stratton Address? 25 Arch St Boston
8. Name of Builder? A. W. Ellis Address? 842 Centre Ave Wollaston
9. If a dwelling, for how many families? Number of Stores?
10. Size of lot, No. of feet front? 80 No. of feet rear? 80 No. of feet deep? 100
11. Size of building, No. of feet front? 43-8 No. of feet rear? 43-8 No. of feet deep? 37-2
12. Height of building? 21 Distance from street line? 47
13. Distance of the proposed structure from the adjoining lot lines? 23
14. Distance from adjoining buildings, front, side, rear, feet?
15. Size of girder? 8 x 10 Material of girder? H. Pine
16. Size of columns in cellar? 4 Material of columns? Iron
17. Thickness of walls, 1st floor? 8
18. Thickness of walls, 2nd floor?
19. Thickness of walls, 3rd floor?
20. Size of rafters? 2 x 8 Distance on centres? 16
21. Size of floor timbers, 1st floor? 2 x 10 Distance on centres? 12
22. Size of floor timbers, 2nd floor?
23. Size of floor timbers, 3rd floor?
24. Foundation on Filled Land? Solid land
25. Foundation, material of? Con.; height of? 7-9; thickness of? 1-2; Mortar?
26. Will the roof be flat, pitch, gambrel, or hip? Pitched Material of roofing? Asphalt shing
27. Heating, steam? Hot water? Furnace? Combination?
28. Estimated cost? 6,000

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

Approved, March 21 1927

Signature Ashley W. Ellis Address, Ashley W. Ellis

cut from Dept. Pub. Safety gas plate no orange see letter to Arch copy to builder

ALL MEASUREMENTS TAKEN FROM OVERHANGS.



APPLICATION FOR PERMIT TO

BUILD

Other than Frame

St. & No. 72. Columbus. *Wd.* Wd. ... 5.

Permit No. ... 514. Ser. No. ... 154.

Owner, ... Women's Club.

Architect, ... F. B. Stratton.

Builder, ... A. W. Ellis.

PERMIT GRANTED

March 21, ... 1927

GARAGE

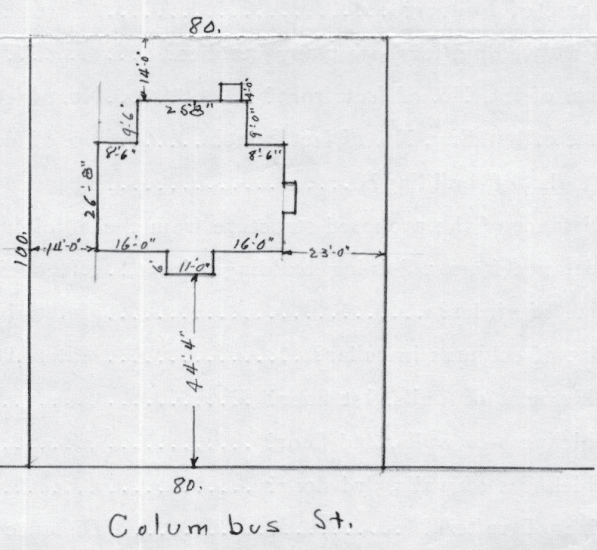
We hereby assent to the erection of a... car garage at

No. .... St.

Signature

Address

Form with dotted lines for signature and address.

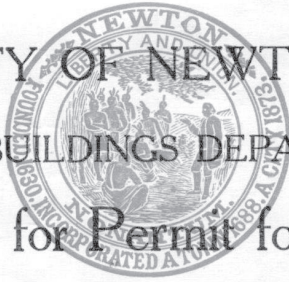


Bus. Dist.

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187 Acts of 1926.

*Ashlee W. Ellis*





CITY OF NEWTON

PUBLIC BUILDINGS DEPARTMENT

Application for Permit for Alteration

Ser. No. 90

No. 230

To the PUBLIC BUILDINGS COMMISSIONER:— Newton, Mass., APRIL 7, 1945

The undersigned applies for a permit to alter the following described building:

- 1. Street and No. 72 COLUMBUS ST. NEWTON HIGHLANDS Ward 5
2. Name of Owner WOMAN'S CLUB OF NEWTON HIGHLANDS Address 72 COLUMBUS ST.
3. Name of Architect FRANK J. EVANS Address 35 WASHINGTON AVE
4. Name of Builder Address WELLESLEY - MASS
5. For what was building last occupied CLUB ROOM No. of families?
6. How is building to be occupied now? SAME No. of families?

DESCRIPTION OF PROPOSED ALTERATIONS

ENLARGE PRESENT REAR PORCH TO FILL THE CORNER AS SHOWN BY DOTTED LINES. DOOR AND STEPS TO REMAIN AS NOW ARE.

- 7. Size of extension, No. of feet front; No. of feet rear 5'10"; No. of feet deep 8'6"
8. Height of extension PRESENT PORCH ROOF; Distance from street line
9. Distance of the extension from the adjoining lot lines SAME AS AT PRESENT
10. Distance from adjoining buildings, front; side; side; rear
11. Size of girder; Material of girder
12. Size of columns in cellar; Material of columns

IF OF FRAME

- 13. Size of sills; Size of posts; Size of girts

OTHER THAN FRAME

- 15. Thickness of walls? 1st floor; 2nd floor; 3rd floor; 4th floor; 5th floor; 6th floor

IN GENERAL

- 15. Size of rafters 2x6; Distance on centres 20 in
16. Size of floor timbers, 1st floor 2x8; Distance on centres 16 in
17. Size of floor timbers, 2nd floor; Distance on centres
18. Size of floor timbers, 3rd floor; Distance on centres
19. Foundation on Filled land
20. Foundation, material of; height of; thickness of; Mortar
21. Will the roof be flat, pitch, gambrel or hip; Material of roofing
22. Heating, kind of None
23. Estimated cost \$125

Plans in duplicate must be submitted to and approved by this department

Bldg. Code, Sec. 354-D-Minor Alt. before a permit for erection will be granted.

Arthur Campbell

NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED

ALL MEASUREMENTS TAKEN FROM OVERHANGS

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

APR 11 1945

Approved 1945

H.O.F.

Signature Frank J. Evans

Address 35 Washington Ave Wellesley Hills 82 Mass



APPLICATION FOR PERMIT FOR ALTERATIONS

St. & No. 72 Columbus St.

Permit No. 230 Ser. No. 90

Owner, Woman's Club of Newton Highlands

Architect, .....

Builder, Frank J. Evans

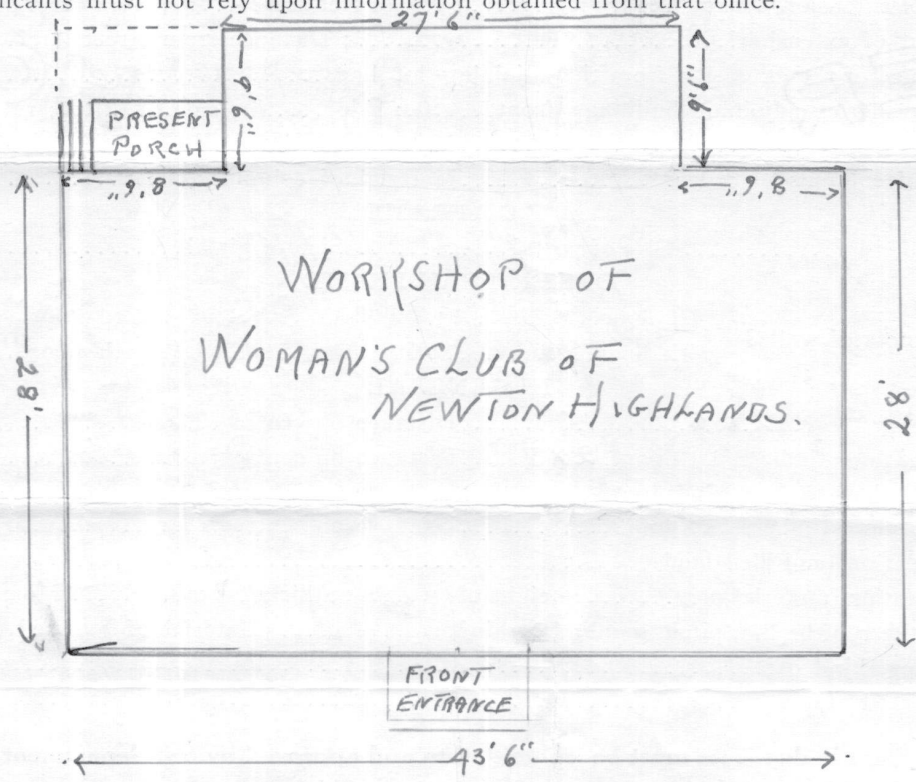
PERMIT GRANTED

April 11, 1945 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.



SCALE 1" = 10 FT.

DRAWN BY P. D. McRAY

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.

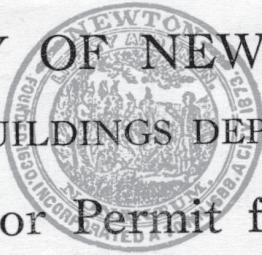
House No. ....  
By .....

Signature, ✓ .....  
Address, ✓ .....

*Mr. Evans sign*

*(over)*





# CITY OF NEWTON

## PUBLIC BUILDINGS DEPARTMENT

### Application for Permit for Alteration

Ser. No. 734

No. 1181

To the

Newton, Mass., Sept 17, 1946

PUBLIC BUILDINGS COMMISSIONER:—

The undersigned applies for a permit to alter the following described building:

1. Street and No.? 72 Columbus st Ward? 5
2. Name of Owner? J. H. Womens Club Address? 72 Columbus st 9H
3. Name of Architect? \_\_\_\_\_ Address? \_\_\_\_\_
4. Name of Builder? W. G. Archibald Address? 21 Endicott st 11H
5. For what was building last occupied? Club No. of families? \_\_\_\_\_
6. How is building to be occupied now? \_\_\_\_\_ No. of families? \_\_\_\_\_

#### DESCRIPTION OF PROPOSED ALTERATIONS

Taking out Partitions, enlarging kitchen and moving two inside doors

7. Size of extension, No. of feet front? \_\_\_\_\_; No. of feet rear? \_\_\_\_\_; No. of feet deep? \_\_\_\_\_
8. Height of extension? \_\_\_\_\_; Distance from street line? \_\_\_\_\_
9. Distance of the extension from the adjoining lot lines? \_\_\_\_\_
10. Distance from adjoining buildings, front \_\_\_\_\_ ft.; side \_\_\_\_\_ ft.; side \_\_\_\_\_ ft.; rear \_\_\_\_\_ feet
11. Size of girder? \_\_\_\_\_ Material of girder? \_\_\_\_\_
12. Size of columns in cellar? \_\_\_\_\_ Material of columns? \_\_\_\_\_

#### IF OF FRAME

13. Size of sills? \_\_\_\_\_ Size of posts? \_\_\_\_\_ Size of girts? \_\_\_\_\_

#### OTHER THAN FRAME

14. Thickness of walls? 1st floor \_\_\_\_\_; 2nd floor \_\_\_\_\_; 3rd floor \_\_\_\_\_  
4th floor \_\_\_\_\_; 5th floor \_\_\_\_\_; 6th floor \_\_\_\_\_

#### IN GENERAL

15. Size of rafters? \_\_\_\_\_ Distance on centres? \_\_\_\_\_
16. Size of floor timbers, 1st floor? \_\_\_\_\_ Distance on centres? \_\_\_\_\_
17. Size of floor timbers, 2nd floor? \_\_\_\_\_ Distance on centres? \_\_\_\_\_
18. Size of floor timbers, 3rd floor? \_\_\_\_\_ Distance on centres? \_\_\_\_\_
19. Foundation on Filled land? \_\_\_\_\_
20. Foundation, material of? \_\_\_\_\_; height of? \_\_\_\_\_; thickness of? \_\_\_\_\_; Mortar? \_\_\_\_\_
21. Will the roof be flat, pitch, gambrel or hip? \_\_\_\_\_ Material of roofing? \_\_\_\_\_
22. Heating, kind of? \_\_\_\_\_
23. Estimated cost? app. 150<sup>00</sup>

Plans in duplicate must be submitted to and approved by this department before a permit for erection will be granted.

**NO WORK TO BE STARTED UNTIL PERMIT CARD IS DISPLAYED  
ALL MEASUREMENTS TAKEN FROM OVERHANGS**

The above is subscribed to and executed by me under the penalties of perjury in accordance with Chapter 187, Acts of 1926.

Approved September 17, 1946

H. O. F.

Signature W. G. Archibald

Address 21 Endicott St 9H



# City of Newton, Massachusetts

S# 152  
P# 847  
Dist. # 2

## APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

**IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.**

I. LOCATION OF BUILDING	AT (LOCATION) <u>72 Columbus St.</u> (STREET) ZONING DISTRICT <u>BA</u>
	BETWEEN <u>Lincoln</u> (CROSS STREET) AND <u>Forest</u> (CROSS STREET)
	SUBDIVISION <u>52-8-2</u> LOT _____ BLOCK _____ LOT SIZE <u>8000</u>

### II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

<b>A. TYPE OF IMPROVEMENT</b> 1 <input type="checkbox"/> New building 2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13) 3 <input type="checkbox"/> Alteration (See 2 above) 4 <input checked="" type="checkbox"/> Repair, replacement 5 <input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13) 6 <input type="checkbox"/> Moving (relocation) 7 <input type="checkbox"/> Foundation only		<b>D. PROPOSED USE - For "Wrecking" most recent use</b> <table border="0"> <tr> <td><b>Residential</b></td> <td><b>Nonresidential</b></td> </tr> <tr> <td>12 <input type="checkbox"/> One family</td> <td>18 <input type="checkbox"/> Amusement, recreational</td> </tr> <tr> <td>13 <input type="checkbox"/> Two or more family - Enter number of units -----&gt;</td> <td>19 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units -----&gt;</td> <td>20 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>15 <input type="checkbox"/> Garage</td> <td>21 <input type="checkbox"/> Parking garage</td> </tr> <tr> <td>16 <input type="checkbox"/> Carport</td> <td>22 <input type="checkbox"/> Service station, repair garage</td> </tr> <tr> <td>17 <input type="checkbox"/> Other - Specify _____</td> <td>23 <input type="checkbox"/> Hospital, institutional</td> </tr> <tr> <td></td> <td>24 <input type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td></td> <td>25 <input type="checkbox"/> Public utility</td> </tr> <tr> <td></td> <td>26 <input checked="" type="checkbox"/> School, library, other educational</td> </tr> <tr> <td></td> <td>27 <input type="checkbox"/> Stores, mercantile</td> </tr> <tr> <td></td> <td>28 <input type="checkbox"/> Tanks, towers</td> </tr> <tr> <td></td> <td>29 <input type="checkbox"/> Other - Specify _____</td> </tr> </table>		<b>Residential</b>	<b>Nonresidential</b>	12 <input type="checkbox"/> One family	18 <input type="checkbox"/> Amusement, recreational	13 <input type="checkbox"/> Two or more family - Enter number of units ----->	19 <input type="checkbox"/> Church, other religious	14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units ----->	20 <input type="checkbox"/> Industrial	15 <input type="checkbox"/> Garage	21 <input type="checkbox"/> Parking garage	16 <input type="checkbox"/> Carport	22 <input type="checkbox"/> Service station, repair garage	17 <input type="checkbox"/> Other - Specify _____	23 <input type="checkbox"/> Hospital, institutional		24 <input type="checkbox"/> Office, bank, professional		25 <input type="checkbox"/> Public utility		26 <input checked="" type="checkbox"/> School, library, other educational		27 <input type="checkbox"/> Stores, mercantile		28 <input type="checkbox"/> Tanks, towers		29 <input type="checkbox"/> Other - Specify _____
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	27 <input type="checkbox"/> Stores, mercantile																												
	28 <input type="checkbox"/> Tanks, towers																												
	29 <input type="checkbox"/> Other - Specify _____																												
<b>B. OWNERSHIP</b> 8 <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9 <input type="checkbox"/> Public (Federal, State, or local government)																													

<b>C. COST</b> 10. Cost of improvement..... \$ <u>900 -</u> <i>To be installed but not included in the above cost</i> a. Electrical..... b. Plumbing..... c. Heating, air conditioning..... d. Other (elevator, etc.)..... 11. TOTAL COST OF IMPROVEMENT \$ <u>900 -</u>		(Omit cents) <b>Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.</b> <u>Replace roof over back porch of Newton Highlands Workshop Inc. - Replace back door (exterior)</u>	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

### III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

<b>E. PRINCIPAL TYPE OF FRAME</b> 30 <input type="checkbox"/> Masonry (wall bearing) 31 <input type="checkbox"/> Wood frame 32 <input type="checkbox"/> Structural steel 33 <input type="checkbox"/> Reinforced concrete 34 <input type="checkbox"/> Other - Specify _____		<b>G. TYPE OF SEWAGE DISPOSAL</b> 40 <input type="checkbox"/> Public or private company 41 <input type="checkbox"/> Private (septic tank, etc.)		<b>J. DIMENSIONS</b> 48. Number of stories..... 49. Total square feet of floor area, all floors, based on exterior dimensions..... 50. Total land area, sq. ft. ....	
<b>F. PRINCIPAL TYPE OF HEATING FUEL</b> 35 <input type="checkbox"/> Gas 36 <input type="checkbox"/> Oil 37 <input type="checkbox"/> Electricity 38 <input type="checkbox"/> Coal 39 <input type="checkbox"/> Other - Specify _____		<b>H. TYPE OF WATER SUPPLY</b> 42 <input type="checkbox"/> Public or private company 43 <input type="checkbox"/> Private (well, cistern)		<b>K. NUMBER OF OFF-STREET PARKING SPACES</b> 51. Enclosed..... 52. Outdoors.....	
<b>I. TYPE OF MECHANICAL</b> Will there be central air conditioning? 44 <input type="checkbox"/> Yes      45 <input type="checkbox"/> No  Will there be an elevator? 46 <input type="checkbox"/> Yes      47 <input type="checkbox"/> No		<b>L. RESIDENTIAL BUILDINGS ONLY</b> 53. Number of bedrooms.....  54. Number of bathrooms } Full..... } Partial.....			

NO. STREET



CITY OF NEWTON  
MASSACHUSETTS

Permit No.: 1100275

District No.: 3

Date Issued: 10-11-11

APPLICATION FOR PLAN EXAMINATION  
AND BUILDING PERMIT

Inspector: CASE

Date Received: \_\_\_\_\_

IMPORTANT: Applicants must complete all items on this page

LOCATION  
OF  
BUILDING

LOCATION 72 Columbus St ZONING DISTRICT: BU-1  
BETWEEN Hillside AND Lincoln  
SECTION: 52 BLOCK: 008 LOT: 0002 MAP NO.: 118NW YEAR HOUSE BUILT: 1920

TYPE AND USE OF BUILDING

HISTORIC DISTRICT

TYPE OF IMPROVEMENT

- New building
- Addition
- Alteration
- Repair, replacement
- Demolition
- Moving (relocation)
- Foundation only

PROPOSED USE

- Residential
- One family
  - Two or more family
  - No. of units: \_\_\_\_\_
  - Transient hotel, motel, or dormitory
  - No. of units: \_\_\_\_\_
  - Garage
  - Carport
  - Other: \_\_\_\_\_

Non-Residential

- Amusement, recreational
- Church, other religious
- Industrial
- Commercial
- Hospital, institutional
- Public Utility
- Tanks, towers
- Other: \_\_\_\_\_

DESCRIPTION OF WORK TO BE PERFORMED: Convert existing Bathroom  
into ADA Handicap Accessible Unisex Bathroom.  
Install new exterior concrete ramp per AAB Guidelines

IDENTIFICATION (Please Type or Print Clearly)

OWNER Name: WOMENS CLUB Phone: 617-964-2054  
Address: 72 Columbus St

CONTRACTOR Name: OPERATION INDEPENDENCE Phone: 617-201-2685  
Address: 325 School St, Watertown, MA

Supervisor's Construction License: 67965 Exp. Date: 6-26-2012  
Home Improvement License: 123619 Exp. Date: 3-18-2013

ARCHITECT/ENGINEER Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Reg. No.: \_\_\_\_\_

FEE SCHEDULE: BUILDING PERMIT: \$ 18.60 PER \$ 1000.00 OF THE TOTAL ESTIMATED COST  
SIGN PERMIT: \$ 10.20 PER \$ 100.00 OF THE TOTAL ESTIMATED COST

Total cost of the job: \$ 6,000 x .0186 = FEE: \$ 111.60

Check No.: 3418 Receipt No.: 08000000337

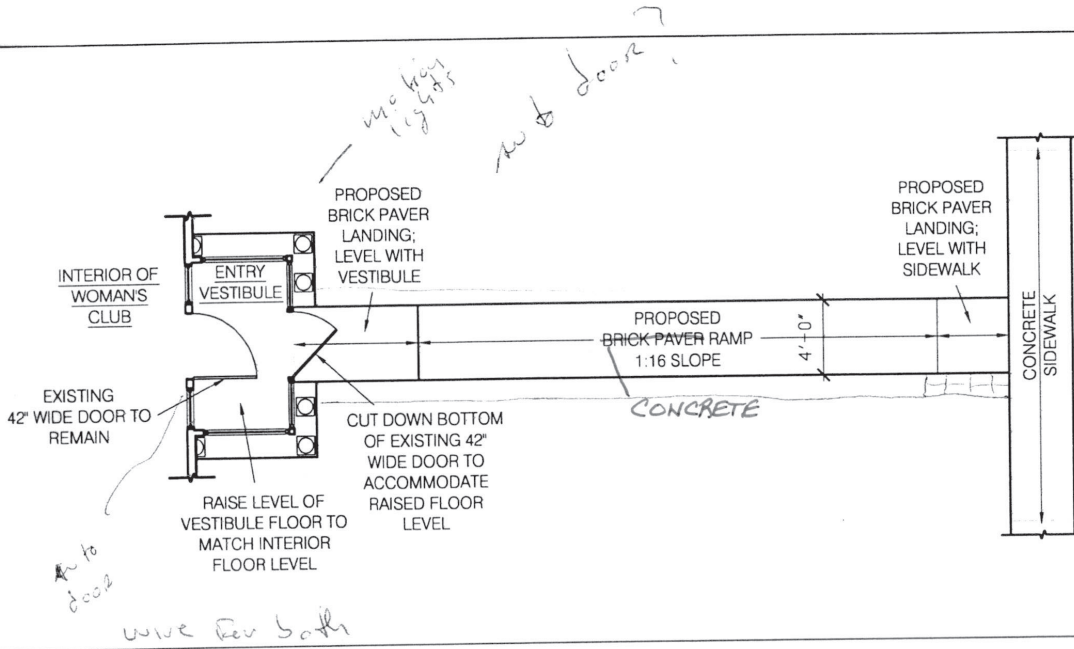
silver dog, ltd.  
design & build

9 Summit Avenue #1A

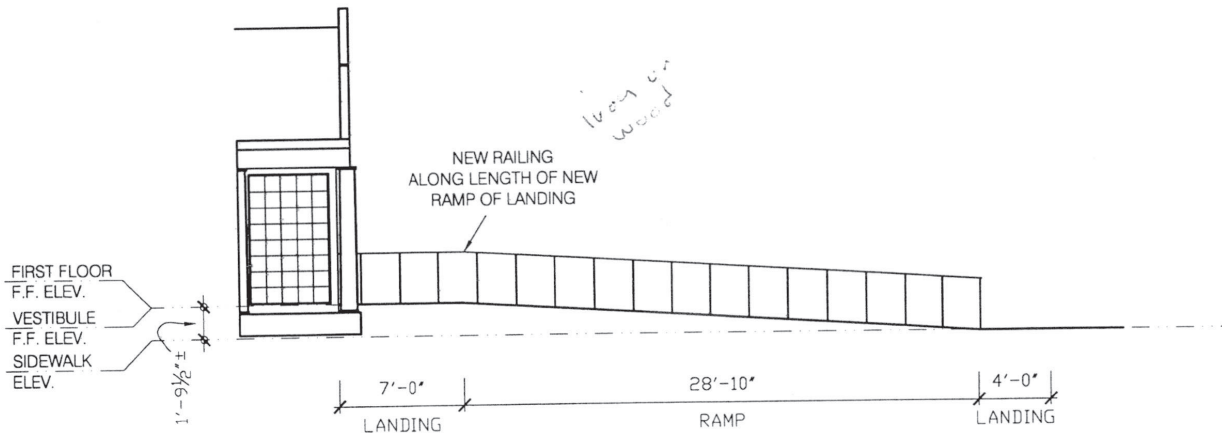
Brookline, MA 02446

P: 617.429.2730

F: 617.383.5903



*raise Rev both*



*iron on wood*

Project:  
Workshop of Women's Club

72 Columbus Street  
Newton, MA 02461

Drawing:

Proposed Entry

Scale: 1/8" = 1'-0"

Date: 01.31.11

Note:

Sheet: A-3



CITY OF NEWTON  
MASSACHUSETTS

Permit No.: 11120098

District No.: 3

RECEIVED  
INSPECTIONAL SERVICES  
NEWTON, MA

Date Issued: 12/6/11

Inspector: CASE

DEC -6 AM 8:22

APPLICATION FOR PLAN EXAMINATION  
AND BUILDING PERMIT

Date Received: 12/6/11

IMPORTANT: Applicants must complete all items on this page

LOCATION  
OF  
BUILDING

LOCATION 72 Columbus St ZONING DISTRICT: BU-1  
BETWEEN Lincoln AND FOREST  
SECTION: 52 BLOCK: 008 LOT: 0002 MAP NO.: 118NW YEAR HOUSE BUILT: 1920

TYPE AND USE OF BUILDING

HISTORIC DISTRICT

TYPE OF IMPROVEMENT

- New building
- Addition
- Alteration
- Repair, replacement
- Demolition
- Moving (relocation)
- Foundation only

PROPOSED USE

Residential

- One family
- Two or more family
- No. of units: \_\_\_\_\_
- Transient hotel, motel, or dormitory
- No. of units: \_\_\_\_\_
- Garage
- Carport
- Other: \_\_\_\_\_

Non-Residential

- Amusement, recreational
- Church, other religious
- Industrial
- Commercial
- Hospital, institutional
- Public Utility
- Tanks, towers
- Other: PLACE OF ASSEMBLY

DESCRIPTION OF WORK TO BE PERFORMED: CONVERT 2 EXISTING BATHROOMS INTO 2 HANDICAP ACCESSIBLE BATHROOMS. ONE MEN'S BATHROOM AND ONE WOMEN'S BATHROOM. ALL WORK TO CONFORM TO 521 CMR.

IDENTIFICATION (Please Type or Print Clearly)

OWNER Name: Women's Club of Newton Phone: 617-964-2054

Address: 72 Columbus St, Newton, MA

CONTRACTOR Name: OPERATION INDEPENDENCE Phone: 617 923 4545

Address: 325 School St, Watertown, MA 02472

Supervisor's Construction License: 67965 Exp. Date: 6-26-2012 ID: 207788

Home Improvement License: 123619 Exp. Date: 3-18-2013

ARCHITECT/ENGINEER Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Reg. No.: \_\_\_\_\_

FEE SCHEDULE: BUILDING PERMIT: \$ 18.60 PER \$ 1000.00 OF THE TOTAL ESTIMATED COST  
SIGN PERMIT: \$ 10.20 PER \$ 100.00 OF THE TOTAL ESTIMATED COST

Total cost of the job: \$ 15,000 x .0186 = FEE: \$ 279-

Check No.: 3473 Receipt No.: 03000003894

CITY OF NEWTON  
MASSACHUSETTS

Permit No.: 625-04

District No.: 3

Date Issued: 10/3/03

Inspector: GIFFORD

APPLICATION FOR PLAN EXAMINATION  
AND BUILDING PERMIT

Date Received: \_\_\_\_\_

IMPORTANT: Applicants must complete all items on this page

LOCATION  
OF  
BUILDING

LOCATION 72 Columbus St ZONING DISTRICT: BU-1  
BETWEEN \_\_\_\_\_ AND \_\_\_\_\_  
SECTION: 52 BLOCK: 8 LOT: 2 MAP NO.: 118NW YEAR HOUSE BUILT: 0

TYPE AND USE OF BUILDING

HISTORIC DISTRICT

TYPE OF IMPROVEMENT

- New building
- Addition
- Alteration
- Repair, replacement
- Demolition
- Moving (relocation)
- Foundation only

PROPOSED USE

Residential

- One family
- Two or more family
- No. of units: \_\_\_\_\_
- Transient hotel, motel, or dormitory
- No. of units: \_\_\_\_\_
- Garage
- Carport
- Other: \_\_\_\_\_

Non-Residential

- Amusement, recreational
- Church, other religious
- Industrial
- Commercial
- Hospital, institutional
- Public Utility
- Tanks, towers
- Other: \_\_\_\_\_

DESCRIPTION OF WORK TO BE PERFORMED:

REPLACEMENT WINDOWS (10)

IDENTIFICATION (Please Type or Print Clearly)

OWNER Name: Mildred McMullin Phone: 617-527-5400

Address: 169 Dickerman Rd, Newton 02461

CONTRACTOR Name: Northern Exposure Phone: 603-934-3327

Address: 65 Prescott Rd. SANBORNTON NH 03269

Supervisor's Construction License: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

\* Home Improvement License: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

ARCHITECT/ENGINEER Name: [Signature] Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Reg. No.: \_\_\_\_\_

FEE SCHEDULE: BUILDING PERMIT: \$ 18.60 PER \$ 1000.00 OF THE TOTAL ESTIMATED COST

SIGN PERMIT: \$ 10.20 PER \$ 100.00 OF THE TOTAL ESTIMATED COST

Total cost of the job: \$ 4,120.00 x .0186 = FEE: \$ 76.63

Check No.: 265 Receipt No.: 73401



Inspector Intake Initials & Date Stamp  
 RECEIVED  
 INSPECTIONAL SERVICES  
 NEWTON, MA  
 21 JUL 27 AM 10:18

City of Newton, Massachusetts  
 Inspectional Services Department  
 1000 Commonwealth Avenue  
 Newton, Massachusetts 02459

Permit No.: 21070913  
 Date Issued: 7-27-21  
 Date Received: 7-27-21

**APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT**

**IMPORTANT: APPLICANTS MUST COMPLETE ALL ITEMS ON THIS PAGE**

**LOCATION INFORMATION** Inspector: PN Zoning District: B07  
 Location: 72 Columbus Street Newton MA 02461 Year Built: 1920  
 Section: 52 Block: 08 Lot: 02 Condominium:  Yes  No  
 Historic Preservation:  Yes NSR  No Conservation:  Yes  No

TYPE AND USE OF BUILDING		
Type of Improvement <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Repair, Replacement <input type="checkbox"/> Signage <input type="checkbox"/> Temporary Tent <input type="checkbox"/> Other: _____	Proposed Use: Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> 3 or more Family No. of Units: _____ <input type="checkbox"/> Garage <input type="checkbox"/> Other: _____	Proposed Use: Non-Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Hospital, Institutional <input type="checkbox"/> Church, other Religious <input type="checkbox"/> Public <input type="checkbox"/> Wireless Communication <input type="checkbox"/> Other: _____

Description of work to be performed: two porches brought up to code. front railing repaired, install railing left side of cellarway, replace locks, replace ceiling and wall openings in basement (fire blocking), Removal and cap of old pipes.  
Dumpster needed for the Clean out of all the junk in the basement left from the previous tenant

City Council; Special Permit #: \_\_\_\_\_ Zoning Board of Appeals; Variance; Petition #: \_\_\_\_\_

**IDENTIFICATION (PLEASE TYPE OR PRINT CLEARLY)**

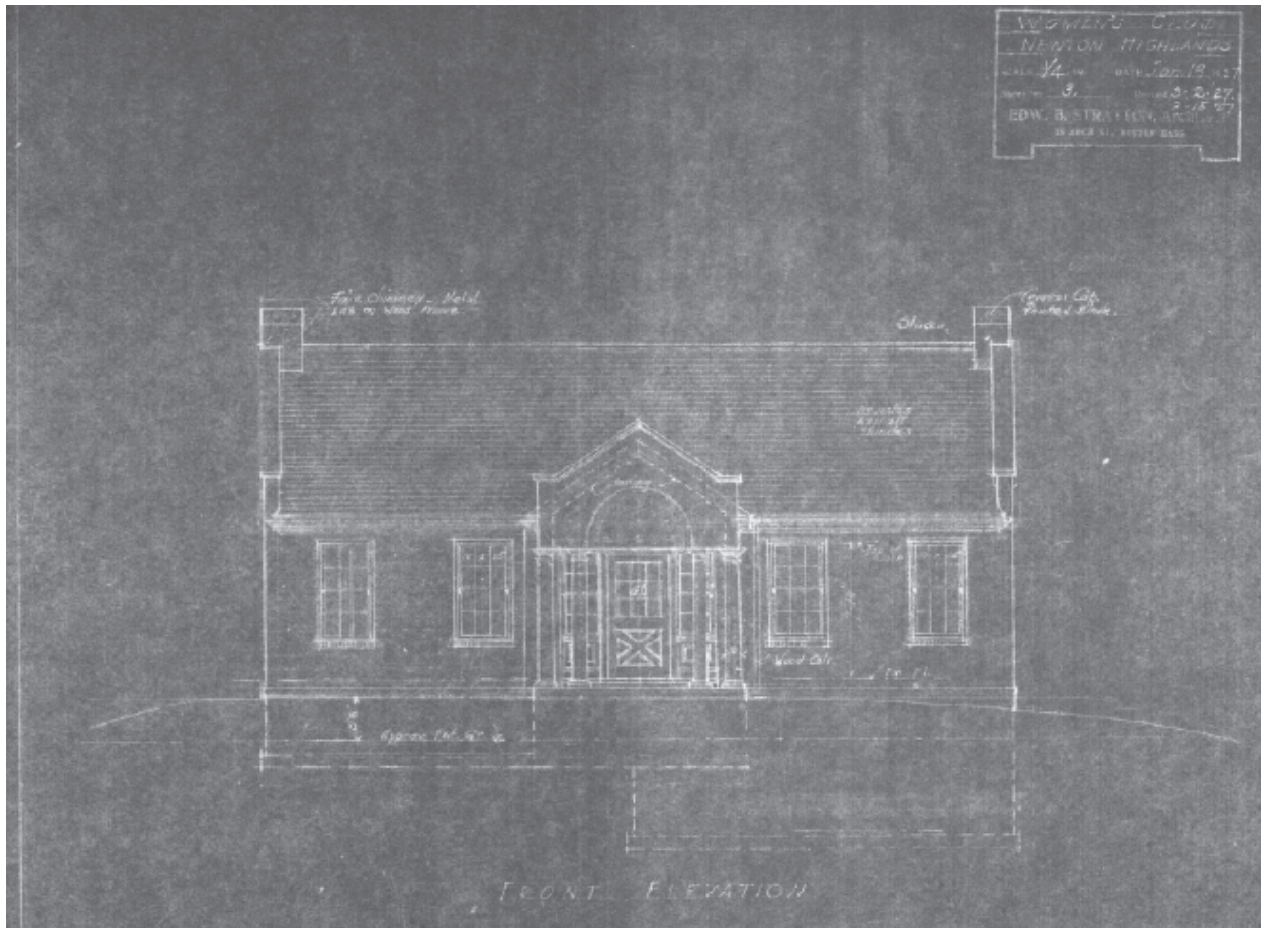
**Property Owner:** Name: Womens Club of Newton Phone: 617-637-7818  
 Address: 72 Columbus Street Newton MA 02461

**Contractor:** Name: Teresa DeMaina Phone: 617.777.6310  
 Address: 1118 Commonwealth Ave Newton MA 02459  
 Supervisor's Construction License: CS-114583 Exp. Date: 8.14.2023  
 Home Improvement Registration: 198286 Exp. Date: 3.25.2022  
 Contractor ID #: 12853

**Architect/Engineer:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Reg. No.: \_\_\_\_\_

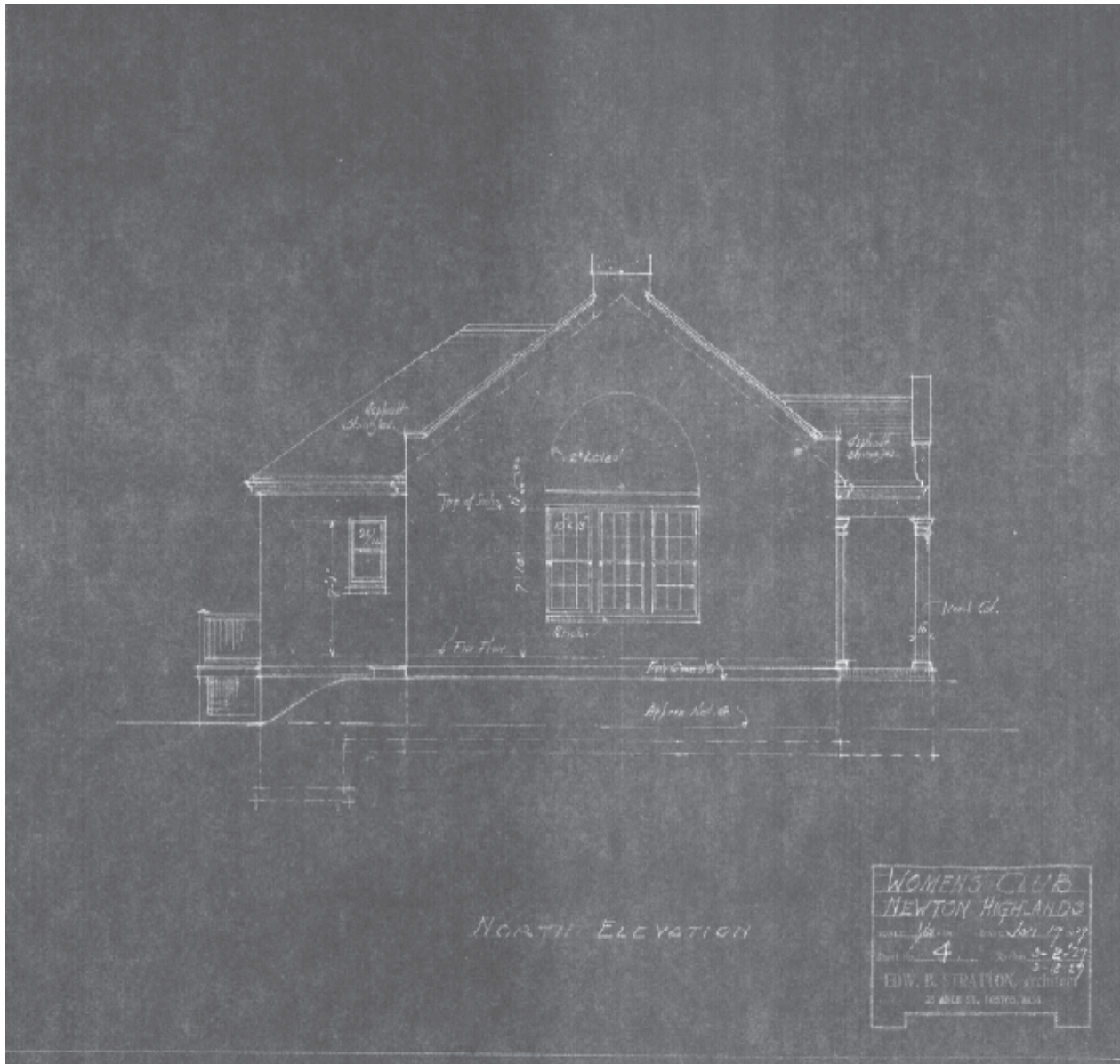
**SIGNATURES:** \*Note: Persons contracting with unregistered contractors do not have access to the guaranty fund.

[Signature] SIGNATURE OF AGENT/OWNER  
Teresa DeMaina SIGNATURE OF CONTRACTOR  
 Digitally signed by Teresa DeMaina  
 Date: 2021.07.25 12:16:53 -04'00'

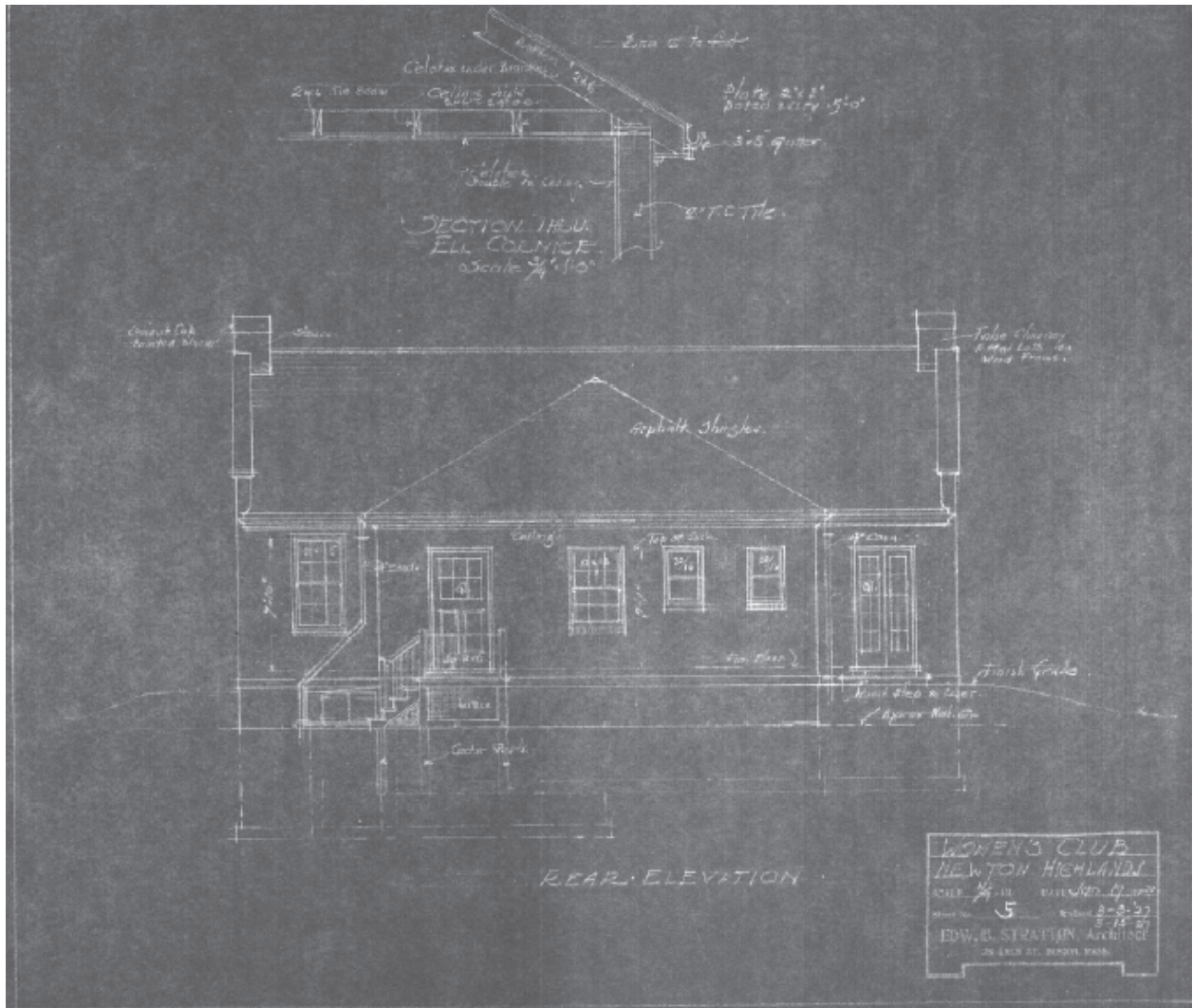


Front elevation. 72 Columbus Street (1927)





North elevation. 72 Columbus Street (1927)



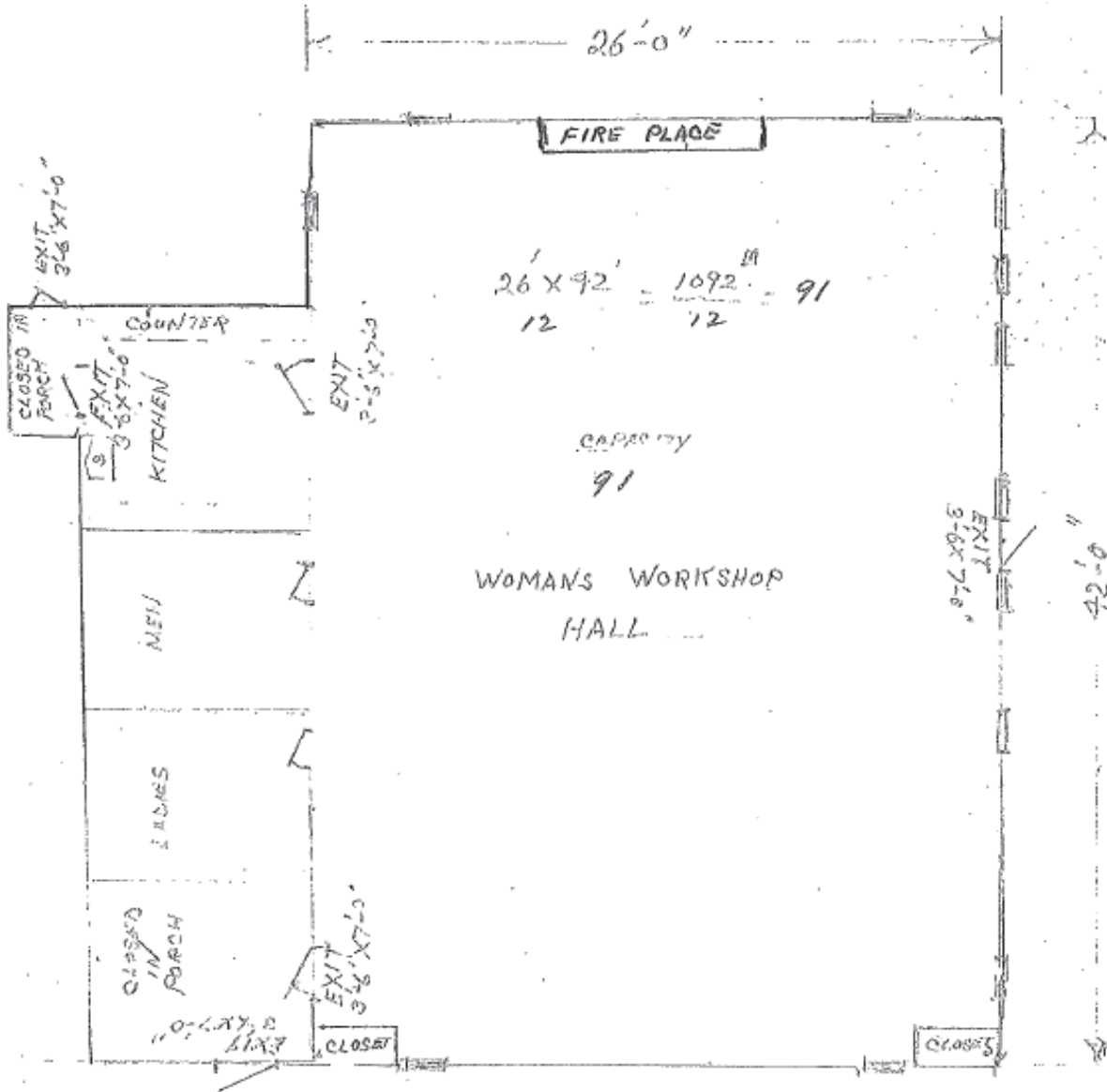
Rear elevation. 72 Columbus Street (1927)








N



72 Columbus Street, floorplan of building. 1975

## Massachusetts Cultural Resource Information System

### Scanned Record Cover Page

<b>Inventory No:</b>	NWT 3374	
<b>Historic Name:</b>	Newton Highlands Womens Club	
<b>Common Name:</b>	Workshop Inc.	
<b>Address:</b>	72 Columbus St	
<b>City/Town:</b>	Newton	
<b>Village/Neighborhood:</b>	Newton Highlands	
<b>Local No:</b>	NH-059	
<b>Year Constructed:</b>	1927	
<b>Architect(s):</b>	Stratton, Edward B.	
<b>Architectural Style(s):</b>	Colonial Revival; Spanish Eclectic	
<b>Use(s):</b>	Clubhouse	
<b>Significance:</b>	Architecture; Community Planning	
<b>Area(s):</b>	NWT Z: Newton Multiple Resource Area - 1908-1940 NWT AH: Newton Highlands Historic District	
<b>Designation(s):</b>	Natl Register MRA (02/16/1990); Nat'l Register District (02/16/1990)	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Brick; Stucco	

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://mhcrnacris.net/macrisdiscclaimer.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: Monday, December 9, 2019 at 1:20: PM



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

WEDS  
APR 1987

NWMT-3374

AREA

FORM NO.

11H, 2 11H-059



Newton (Newton Highlands)

72 Columbus Street

Workshop, Inc.

Present club workshop

Original same

1927

Building Permit

Eclectic

Edward B. Stratton

Exterior Wall Fabric stucco

Outbuildings none

Major Alterations (with dates) none

Condition good

Moved no Date n/a

Acreage 8,000 sq. ft.

Setting residential side street just

north of Newton Highlands Village

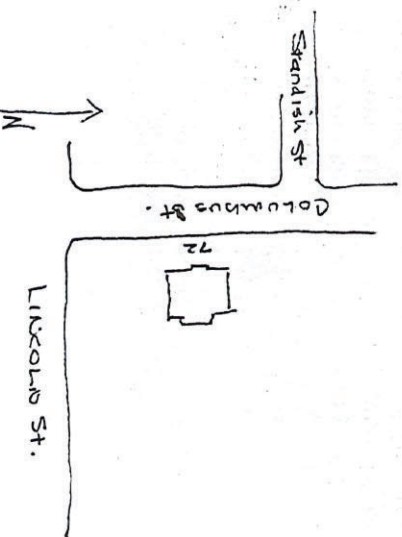
Center

Recorded by Candace Jenkins/Susan Abele

Organization Newton Historical Comm.

Date April, 1987

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE



NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

The Newton Highland Women's Club is a small scale building similar in massing and detail to the contemporary libraries erected in many of Newton's villages. It is a 1½ story building enclosed by a gable roof with raised parapets. Its symmetrical five bay facade is centered on the entry which is enframed by Classical sidelights and overscale fan rising above the roofline. Superimposed over these elements is a stylized pediment supported on paired Tuscan columns which look almost "Post-Modern". Flanking windows contain 6/6 sash and have brick sills. Otherwise the building is stucco clad.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Women's Clubs were active in every village in Newton and two, Newton Centre and Newton Highlands, were able to build individual club houses. The Newton Highlands Woman's Club, which combined a series of small study clubs, was formed in 1916. The group's purpose was charitable, social and intellectual and they were heavily involved in war work in first few years of their existence. In 1920 they started a building fund and several years later, through the generosity of Seward W. Jones, President of the Newton Trust and father of Mrs. McKay one of the club founders, acquired a lot of land on Columbus Street near the village center. Plans were drawn by architect Edward B. Stratton, who was responsible for a variety of commercial and residential structures in Newton, and permits for the Club Workshop, as it was called, were granted in 1927. The Workshop, Inc. is still run by the incorporators and a board of directors, all of whom are members of the Newton Highlands Woman's Club.

**BIBLIOGRAPHY and/or REFERENCES**

Building Department Records 72 Columbus Street  
Rowe, P. 471  
Marguerite Searway, President of Workshop, Inc.



FORM A - AREA

Area Letter Form numbers in this Area

NH-D	NH-059, NH184, NH185, NH186, NH187
------	------------------------------------

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET, BOSTON, MA 02116



Newton (Newton Highlands)

Area (if any) Newton Highlands

Historic District extension

Use commercial

Date or Period late 19th century

to mid-20th century

Condition good

Area 115,235 sq ft C 2.64A

Recorded by Candace Jenkins/Susan Abele

Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Indicate north. (Attach a separate sheet if space here is not sufficient).

Organization Newton Historical Comm.

Date 1/1987; rev. 4/1988



UTM REFERENCE A 19/318130 14687660  
B 19/318150 14687630  
C 19/318100 14687500  
D 19/317910 14687640  
 USGS QUADRANGLE NEWTON  
 SCALE 1:25000



## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Newton Highlands Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is one of Newton's most intact village commercial centers, and is thus a significant illustration of both the city's rapid 20th century growth and the expanded services offered by the village centers. Importance is also derived from the district's well preserved collection of late 19th and early 20th century commercial blocks which record the change in form of the building type from multi-story to one-story height. 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 Newton Highlands Historic District extension is a turn-of-the-century village center which abuts the existing district (NR:9/4/86) to the east and adds the missing commercial component to that primarily 19th century residential area. A buffer zone of institutional properties, including a church and a school, was part of the original nomination. The village center is a compact, but densely developed, commercial area centered on the intersection of Lincoln and Walnut Streets. It is characterized by a cohesive mix of late 19th and early 20th century commercial blocks, most of which are quite intact. Those dating from the 19th century are generally three story wood-frame or masonry structures, while those from the 20th century are one story brick and/or cast stone faced buildings. The city's most elaborate early 20th century block is **43-53 Lincoln Street**, at the corner of Columbus Street. In addition to the eleven commercial structures on Lincoln and Walnut Streets, the district also encompasses the Newton Highlands Women's Club at **72 Columbus Street**. (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 Charles River Railroad, laid out in 1852, came through the south side of Newton mainly to serve the industries at Newton Upper Falls. Throughout the 1890s, the line was used to carry fill from Needham to Boston's Back Bay and passenger service was very limited. However, with the completion of the Back Bay project, the present village began to develop around a small station, originally called Oak Hill. More than 60 houses were built between 1871 and 74 and the new residents, dissatisfied with the name Oak Hill, changed it to Newton Highlands. The opening of the Circuit Railroad (over the old Charles River Railroad) in 1886, the extension of the street railway lines to Newton Highlands in the 1890s, and the opening of the "Air Line" Trolley on the Worcester Turnpike in 1903, all stimulated development. In the twentieth century various developments such as the Walnut Hill (1915) and Plymouth Road (1926) subdivisions among others brought increased population to the Newton Highlands area.

The village center of Newton Highlands is fortunate to have retained its nineteenth century railroad station, built in 1886 by H. H. Richardson's successors Shepley, Rutan, and Coolidge (NR: 6/3/76). When the tracks were depressed in 1906, a new roof was built over the platform at the lower level. Although it no longer serves its original purpose, the station building is a bold reminder of the railroad's importance in the nineteenth century.

## BIBLIOGRAPHY and/or REFERENCES

(see cont. sheet)

Building Department Records: Columbus Street, Lincoln Street, Walnut Street  
City Atlases and Directories, Marguerite Searway, President of Workshop, Inc.  
*Newton's Nineteenth Century Architecture: Newton Highlands and Waban*



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton (Newton Highlands)	Form No: NH-D
Property Name: Newton Highlands H.D. extension	

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

**ARCHITECTURAL SIGNIFICANCE (cont.)**

Individual buildings in the expanded Newton Highlands Historic District are described below:

The Newton Highlands Women's Club, at **72 Columbus Street** is a small scale building similar in massing and detail to the contemporary libraries erected in many of Newton's villages. It is a 1 1/2 story building enclosed by a gable roof with raised parapets. Its symmetrical five bay facade is centered on the entry which is enframed by Classical sidelights and overscale fan rising above the roofline. Superimposed over these elements is a stylized pediment supported on paired Tuscan columns which look almost "Post-Modern". flanking windows contain 6/6 sash and have brick sills. Otherwise the building is stucco clad.

**4 to 8 Hartford Street** is the late 19th century, wood-frame, mansard roofed Lincoln Plaza.

**1 to 7 Lincoln Street** is the three story, brick, Queen Anne style Stevens building of 1888. It was previously surveyed as NH185.

**4 to 14 Lincoln Street** is a two story mansard roofed house now covered with stucco, which is scored to resemble masonry, with display windows added. It was constructed in 1870-74, and was previously surveyed as NH184.

**16 to 20 Lincoln Street** is another older, three story structure covered with stucco, scored to resemble masonry. Storefronts have been added to either side of the center entry leading to the upper floors. It dates from 1880-86, and was previously surveyed as NH186.

**22 to 32 Lincoln Street** is a yellow brick apartment house with copper oriels and cornice as well as wood-frame storefronts. It is the Patterson Block of 1893 and was previously surveyed as NH187.

**23 to 33 Lincoln Street** was constructed in 1938 with the Great Atlantic & Pacific Tea Co. as its original tenant. It is a one story yellow brick block with cast stone trim reflecting the currently popular Modern style.

**35 to 41 Lincoln Street** is a one story block dating from c1930. It has recently undergone a total rehabilitation.

**43 to 53 Lincoln Street** is an exceptionally fine early 20th century block designed in 1916 by F. A. Norcross. The one story structure boasts an elaborate cast stone parapet displaying various elements of the Beaux-Arts style. Although its storefronts have recently been

Staple to Inventory form at bottom



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton (Newton Highlands)	Form No: NH-D
Property Name: Newton Highlands H.D. extension	

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

modernized and the storefront at the east end totally refaced by the Mutual Bank, it remains the finest example of its type in the city.

**55 to 65 Lincoln Street** is a one story brick block with cast stone trim designed by Wineberg & Wexler in 1924. In 1950, the village Post Office became a tenant.

**1151 Walnut Street** is the Walnut Street Garage of 1928, the Highland's only surviving early 20th century auto related structure. It is a one story brick structure, now painted white, with a stepped parapet. Two of its three service bays have been bricked up.

**1153 to 1159 Walnut Street** is a two story, wood frame, mansard roof house dating from c1870, with a one story storefront attached to the facade. It was previously surveyed as NH264.

#### **Verbal Boundary Description and Justification:**

The Newton Highlands Historic District extension abuts the existing district to the east and includes eleven commercial properties fronting on Lincoln and Walnut Streets, as well as one institutional property on Columbus Street. Boundaries are the lot lines of these twelve properties as shown on the attached Engineering Map. The boundaries include the core of the village commercial center where the buildings are best preserved. Excluded are heavily altered or later commercial blocks on Walnut Street, as well as residences on Columbus Avenue.

#### **HISTORICAL SIGNIFICANCE (cont.)**

On Lincoln Street, the present day Lincoln Plaza, Patterson's Block and adjacent buildings, and the Stevens Block across the street at the corner of Lincoln and Walnut Street form a nucleus of late nineteenth century commercial structures. These buildings, together with the Congregational Church (1907, NR: 1986) and the Hyde School (1895, 1907) anchor and define the village of Newton Highlands. (The old Hyde School, which was seriously damaged by fire several years ago, has recently been carefully renovated and converted to housing.) Twentieth century additions include a series of one story blocks built on the north side of Lincoln Street and on Walnut Street towards Center Street, as well as the Workshop of the Newton Highlands Woman's Club, just off Lincoln Street at 72 Columbus Street.

**72 Columbus Street:** Women's Clubs were active in every village in Newton and two, Newton Centre and Newton Highlands, were able to build individual club houses. The Newton Highlands Woman's Club, which combined a series of small study clubs, was formed in 1916. The group's purpose was charitable, social and intellectual and they were heavily involved in war work in the first few years of their existence. In 1920 they started a building fund and several years later, through the generosity of Seward W. Jones, President of the Newton Trust and father of



INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Newton (Newton Highlands)	Form No: NH-D
Property Name: Newton Highlands H.D. extension	

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

Mrs. McKay one of the club founders, acquired a lot of land on Columbus Street near the village center. Plans were drawn by architect Edward B. Stratton, who was responsible for a variety of commercial and residential structures in Newton, and permits for the Workshop, as it was called, were granted in 1927. The Workshop, Inc. is still run by the incorporators and a board of directors, all of whom are members of the Newton Highlands Woman's Club.

The following commercial buildings were constructed between 1912 and 1938.

Between 1912 and 1916 three one story commercial blocks were built along Lincoln Street as far as Columbus Avenue. However, the blocks at **23-33** and **35-41 Lincoln Street** appear to have been rebuilt or replaced; 23-33 in 1938 and 35-41 some time after 1929. The 1938 block at 23-33 was designed by Herman L. Feer and built for Benjamin B. Kaplan of Chelsea. There is no building permit for the other block. The last block, **43-53 Lincoln Street**, located at the corner of Columbus Street, is one of the finest small commercial blocks in the city. It was designed by architect F. A. Norcross and built in 1916 for P. B. Long.

In 1924, six brick stores were built on the opposite corner at **55-65 Lincoln Street**. The owner and builder of this block was J. Lewenberg; the firm of Wineberg & Wexler of Boston were the original architects. In 1950, owner/builder Samuel Poorvu altered the building to make the present Post Office. The architects for this alteration were Greymont & Sziklas of Newton. Windows and counter area of the Post Office were changed again in 1974.

Garages and gas stations were established at the corner of Walnut & Centre Streets, the corner of Floral & Walnut Streets, and at **1151 Walnut Street** in the late twenties and thirties. The brick Walnut Street Garage, **1151 Walnut Street**, next to the former Texaco station, is the only recognizable early garage structure left. It was originally a much larger structure. A permit granted in 1928 indicates that the building was cut back 46' in order to put a boiler room in the basement. The facade treatment by architect Clifford White appears to date from this alteration.

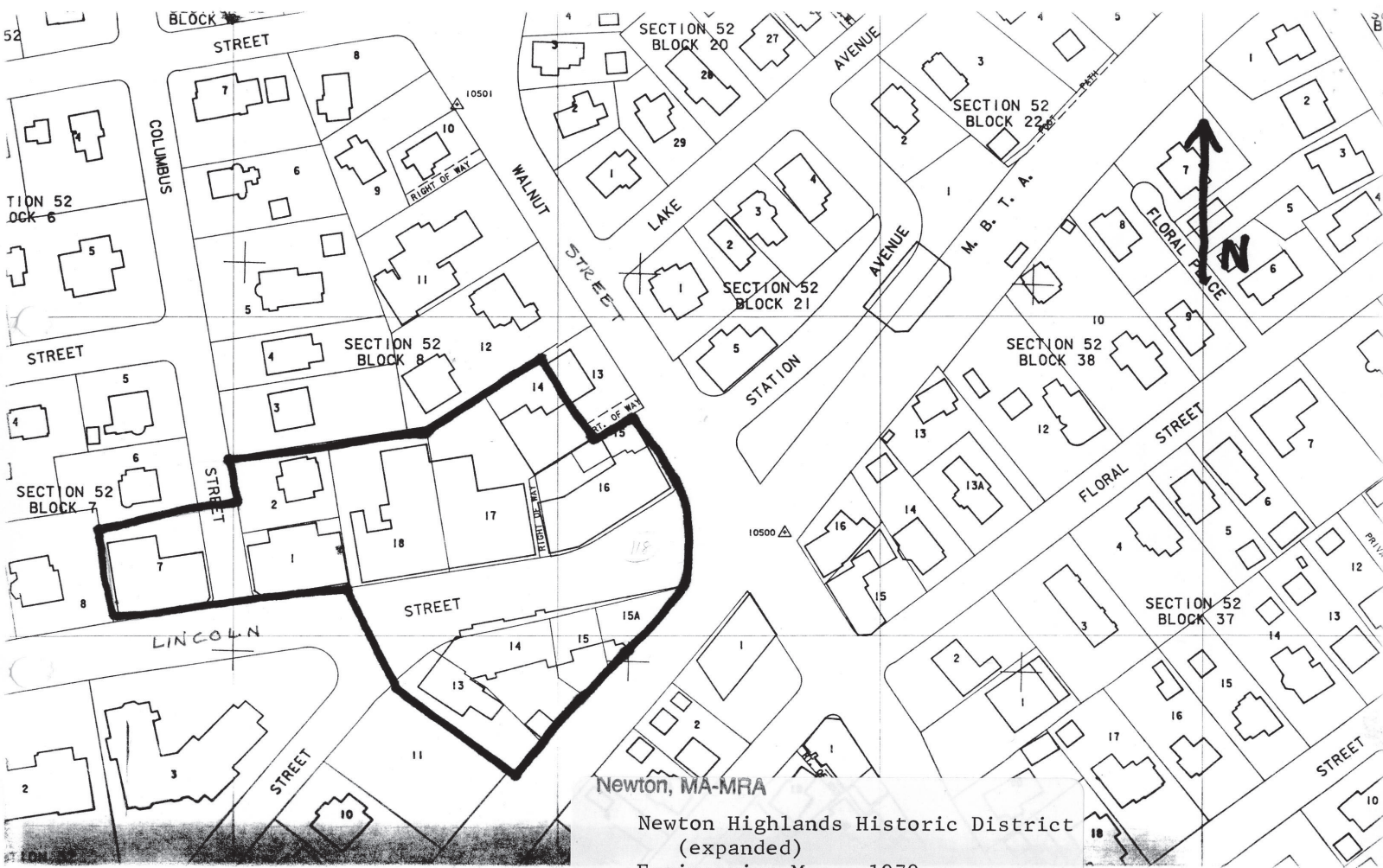
While there have been occasional facade changes to these buildings, as well as to the earlier nineteenth century commercial structures, there has not been any further new construction in this area. The last few years have brought a series of new stores and businesses to the village, however, and rising rents have forced out some long-term tenants, while "upscale" businesses have changed the character of goods and services available in Newton Highlands. On the whole, the economic revitalization has been positive and this combined with a particularly active and well organized surrounding residential community, has made Newton Highlands one of Newton's most desirable villages.

**NEWTON, MASS. MULTIPLE RESOURCE AMENDMENT 1988 NEWTON HIGHLANDS HISTORIC DISTRICT (Exp'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>
	52-40-11	16546	Vacant Lot/City Parking				
72	Columbus St.	52-8-2	8000	Newton Highlands Woman's Club	NH-059	1927	Eclectic c
4 -8	Hartford St.	52-40-13	7725	Commercial Block	Area 92	c1870s	Mansard c
1 -7	Lincoln St.	52-8-16	10024	Stevens Building	NH-185	1888	QA c
4 -14	Lincoln St.	52-40-15A	3342	Commercial Block	NH-184	c1870s	Mansard c
16 -20	Lincoln St.	52-40-15	4106	Commercial Block	NH-186	1880-86	Commercial c
22 -32	Lincoln St.	52-40-14	9284	Patterson Block	NH-187	1893	Vernacular c
23 -33	Lincoln St.	52-8-17	15040	Great Atlantic & Pacific Tea Co.		1938	Moderne c
35 -41	Lincoln St.	52-8-18	15000	Commercial Block		c1930	Renovated c
43 -53	Lincoln St.	52-8-1	6968	Commercial Block		1916	Beaux-Arts c
55 -65	Lincoln St.	52-7-7	10030	Commercial Block/Post Office		1924	Commercial c
1151	Walnut St.	52-8-14	7050	Walnut Street Garage		1928	Commercial c
1153 -59	Walnut St.	52-8-15	2120	House/Commercial	NH-264	c1870	Mansard c
Number of buildings			12				
Number of contributing buildings			12	Sum of square feet in field "area"			
Number of non-contributing buildings			0	(Streets not included)			115235
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				

NB: The contributing/non-contributing status of post-1907 buildings within the existing NR district has been revised. Please see the attached and corrected District Data Sheet.





Newton, MA-MRA

Newton Highlands Historic District  
(expanded)

Engineering Map - 1979

Scale: 1"=1000" Reduced 74 %

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