



**Future Planning
for a Better Newton**

**Brought to you by:
NHNAC and WAC**

Residential Development Conceptualizing “Place Excellence” in Newton

Srdjan S. Nedeljkovic & Chris Pitts
March 29, 2016

Future Planning for a Better Newton: Newton Highlands and Waban

- Landscape Inventory – January 21, 2016
- Commercial Areas – February 29, 2016
- Residential Neighborhoods – March 29, 2016
- Developing Guidance Documents - April
- Final Draft: Planning for the Future - May

NEWTON RESIDENTIAL

- General history of the community
- Architecture and houses through time
- Recent trends in architecture
- Four pillars: Historical Preservation, Design, Zoning, Inspectional Compliance
- Charting a course for the future

Newton Highlands: General History

- Much of Newton Highlands was part of a land grant in 1634 to a wealthy English landowner, John Haynes
- Was governor of colony, died in Connecticut in 1654
- Land went to heirs, not sold for 2-3 generations
- Two highways served area: north-south Dedham Road (now Centre Street) and east-west Sherborn Road
- As late as the 1870's, fewer than 20 families lived in the area

Newton Highlands: General History

- When Charles River Railroad began service in 1852, portions of Lincoln, Walnut, Floral, and Hyde Streets were laid out - but few lots sold
- Infrequent passenger service, especially when trains ran to fill the Back Bay (1860's)
- Suburban growth in 1870's - by 1874 there were 521 new residents who voted to call village: Newton Highlands



Roads in Newton Highlands, 1831



Old Sherburne Road

Started in Brookline, at
Old Upper Post Road

Path: Florence, Jackson,
Clark Street to Dedham
Road (now Centre St.)

Then to Curtis-Ramsdell,
to Elliot-Woodward, west
on Woodward to Lower
Falls via Beacon/Washington

Crossed into Needham
(later Wellesley) at “Wading
Place”



Boston-Worcester Turnpike Opened in 1810

Opened in 1810, built at
A cost of \$4000 per mile

Several Newton residents
Were shareholders (600
Shares at \$250 each)

In 1831, the only Newton
Residence was the Parker
house, until Upper Falls

Four taverns: Richard's,
Mitchell, Cook's, Cahill
house, Ellis Hotel



Boston-Worcester Turnpike

Those who wanted to shun
The tolls used the Upper
Post Road through Weston

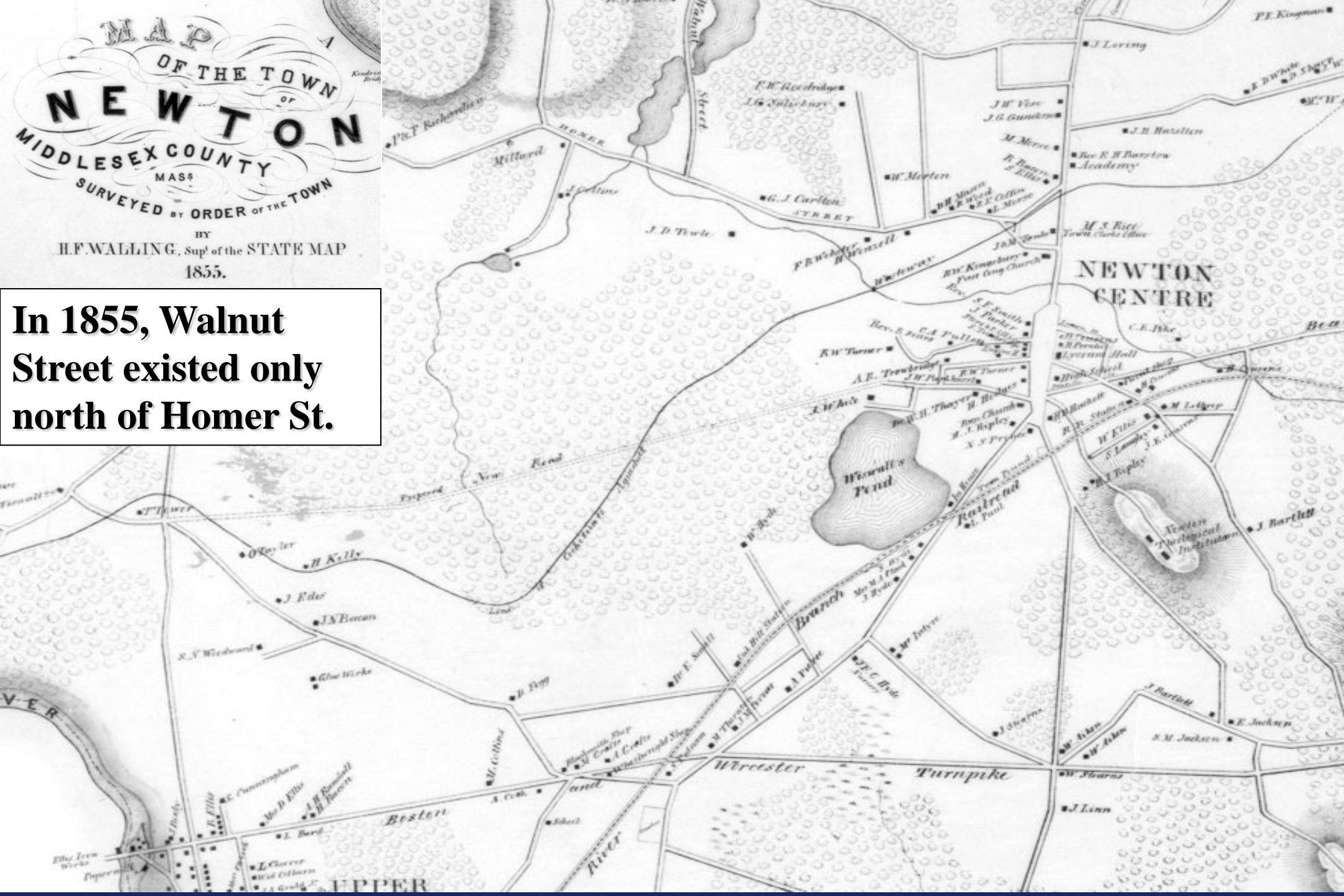
1818: Chestnut Street
Extended and school built
On SW corner Boylston St.

1852: Chestnut Street
Extended from Elliot Street
To railroad depot

1870's: Needham Street
Laid out, Oak Street joined
It to Chesnut Street at depot

MAP
OF THE TOWN
OF
NEWTON
MIDDLESEX COUNTY
MASS.
SURVEYED BY ORDER OF THE TOWN
BY
H.F. WALLING, Supl of the STATE MAP
1855.

In 1855, Walnut Street existed only north of Homer St.





James FC Hyde (1825-1898)

**James FC Hyde, first mayor
of Newton (1874-76)**

**Invested in real estate along
new right of way to Riverside**

**New Circuit Railroad opened
between Newton Highlands
and Riverside**

**First trains ran on August 28, 1886
(flags, fireworks, and speech by
Mayor J.C. Hyde)**

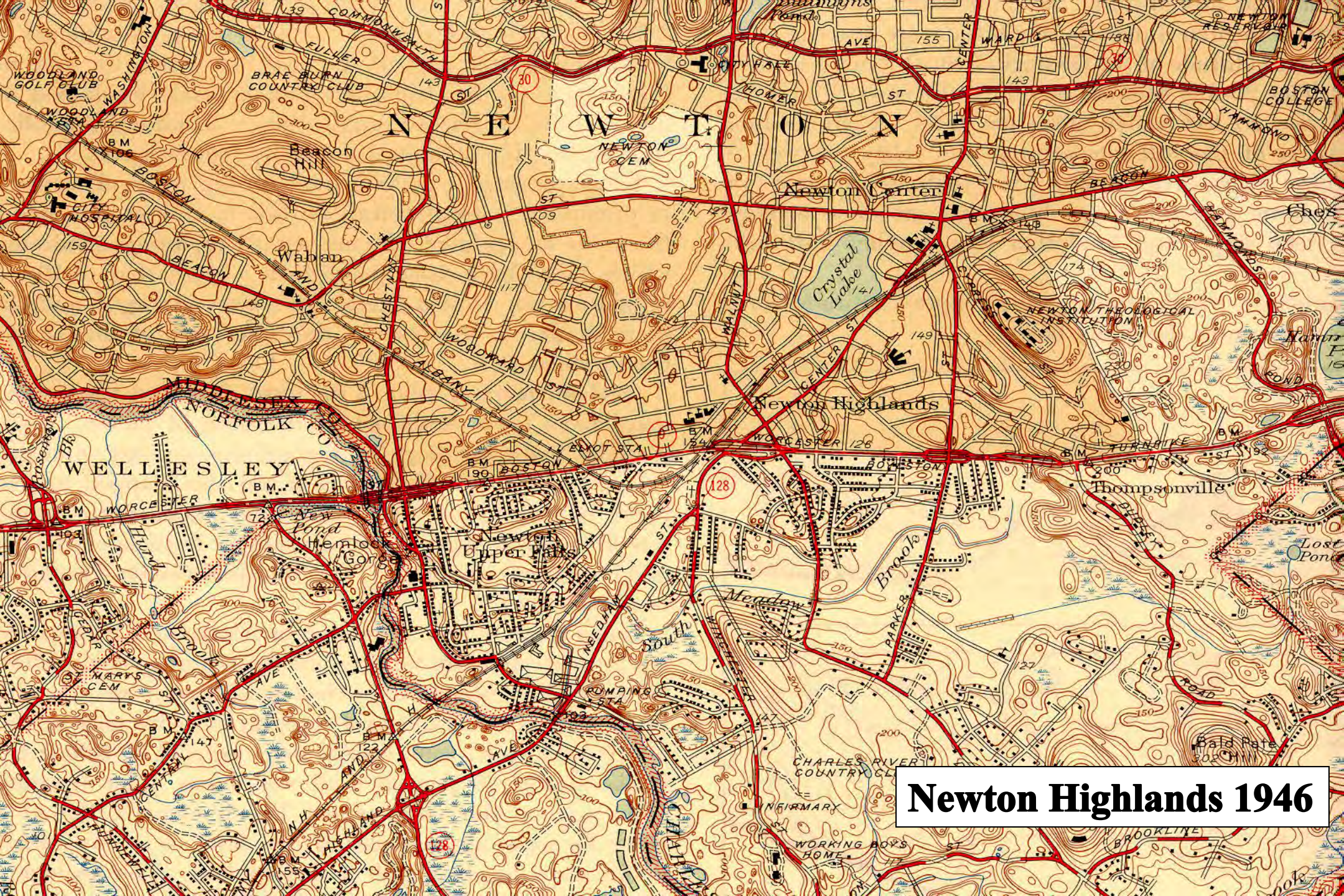
**Real estate boon: Newton
Highlands, Eliot, Waban developed**



Newton Highlands, near Eliot station, 1890's



Newton Highlands, 1917



Newton Highlands 1946



Staples-Craft-Wiswall Farm

1615 Beacon Street

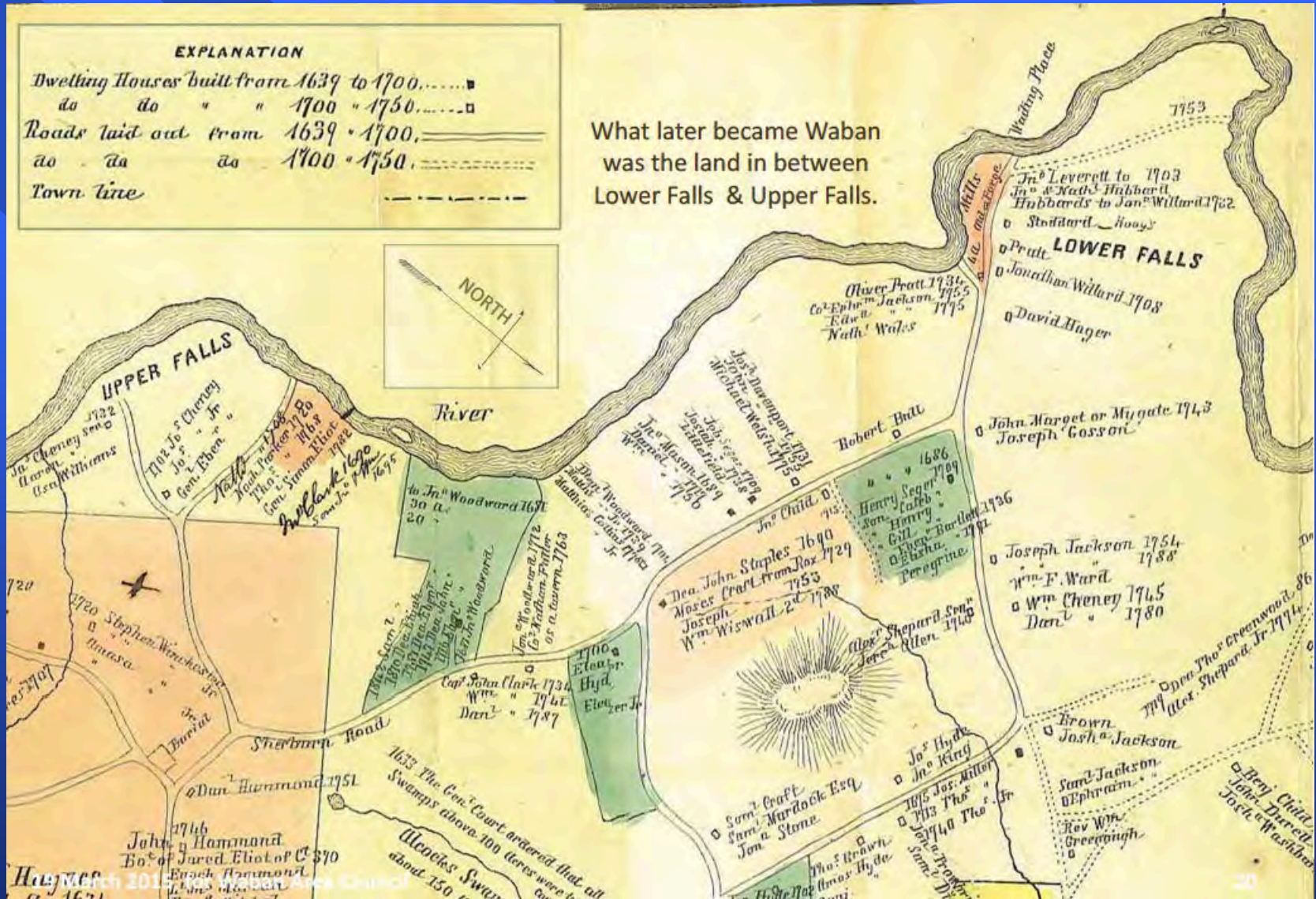
**Original house built by John Staples
in 1688 – foundation still exists**

**Staples estate in 1700 – extended to
Chestnut Street, 93 acres**

**Moses Craft rebuilt house – addition
of northern ell in 1769**

**Sold to William Wiswall in 1824 –
remodeled to Federal style**

**David Kinmonth – Boston merchant
gave it Victorian overtones**



Waban – 1700 map



**Eleazer Hyde House
401 Woodward Street**

**Dr. Wyman sold house
and 150 acres in 1886.
Subdivided to 87 lots.**

**Eleazer Hyde house built in 1720-
1730, property recently subdivided
in 1994.**

**Colonial farmhouse design – main
block was one room deep**

**Each room on north side has fireplace
on each wall**

**Langford Warren, Dean at Harvard
School of Architecture in 1880s
added large rear ell, but preserved
front (southern) facade**



**Eleazer Hyde House - 401 Woodward Street
Subdivided in the 1990's – three 1/3 acre lots**



Frederick Collins House

1734 Beacon Street

Greek Revival style – 1847

**Monumental two-story portico
with supporting Ionic columns**

**Flush siding on façade,
imitating Greek masonry**

**Pilasters framing corners with
full entablature along side
elevations**

**Floor to ceiling triple hung
sash, capped with lintels**

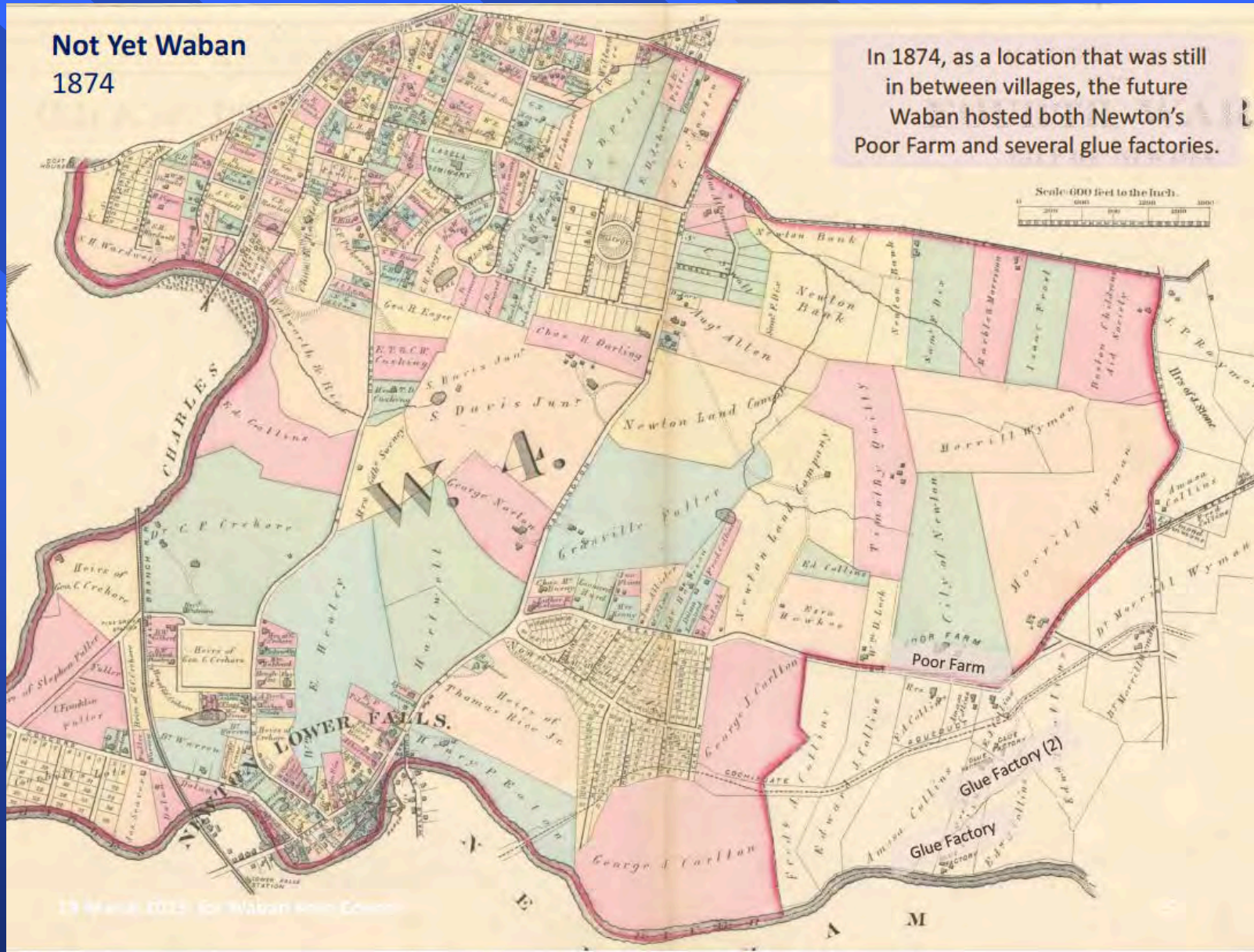


1923 Beacon Street

Worker's Home, 1840's
Alice Ingerson's residence

**Not Yet Waban
1874**

In 1874, as a location that was still in between villages, the future Waban hosted both Newton's Poor Farm and several glue factories.



Waban – 1874 (credit: Alice Ingerson)



Windsor Road – laid out
by William Strong
Winding up to top of
Moffat Hill

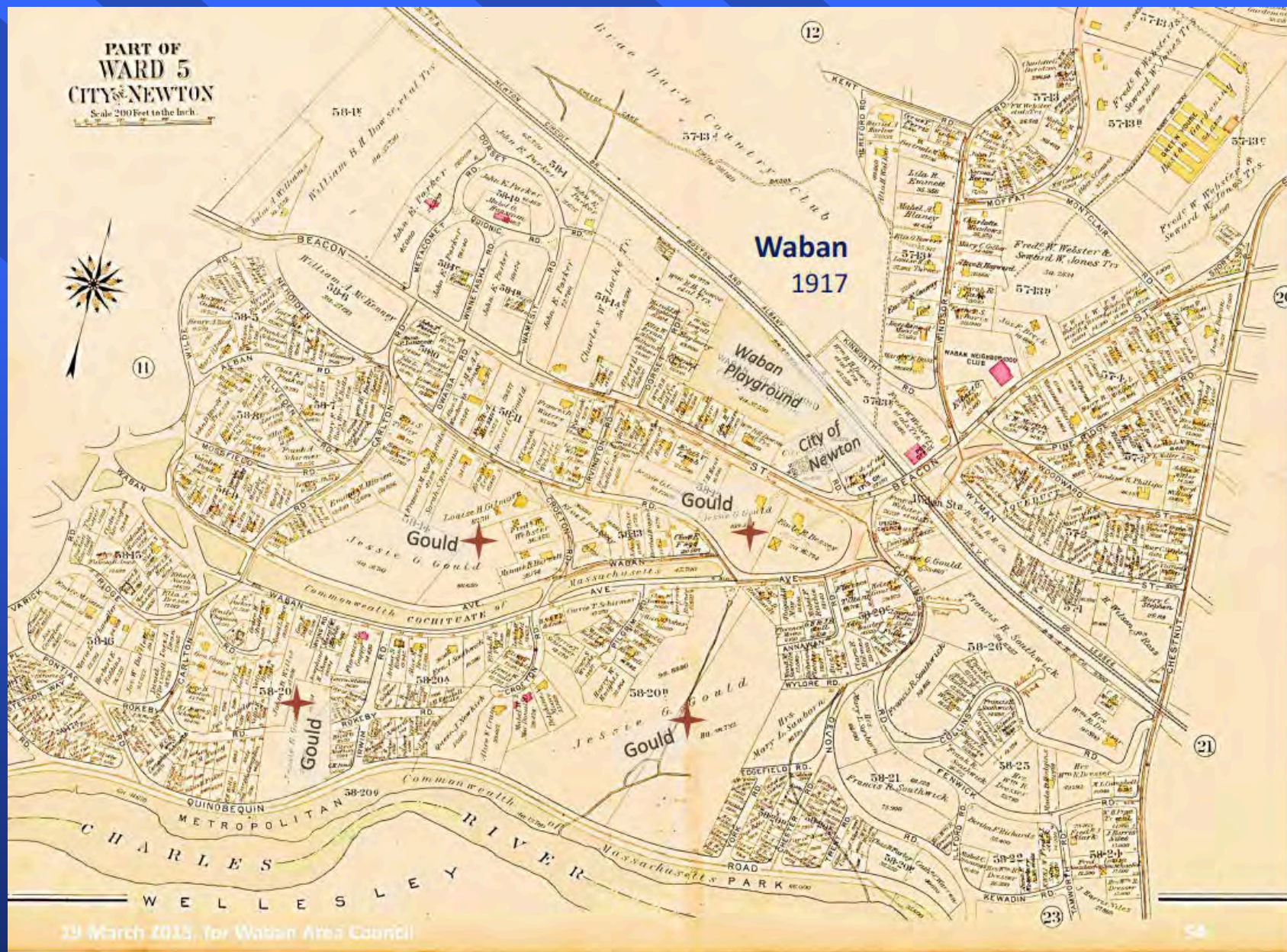
Variety of Shingle style,
Medieval revival, Queen
Anne, Colonial revival
Houses (1888 – 1903)



Plainfield Road and Pine
Ridge Road subdivision
(1888 – 1906)

Mainly Shingle style, with
some Georgian revival,
Medieval revival, and
Queen Anne Styles

Waban late 1880's building boom



Waban – 1917 map (credit: Alice Ingerson)

Newton : Architecture

- Runs gamut of styles, 1600's to 2000's
- 1600's - Colonial neo-Jacobian
- 1800's - Italianate, Gothic, Queen Anne, Shingle style, Richardson Romanesque, Medieval revival
- 1900's - Colonial revival, Tudor, Dutch colonial, Cape Cod style, Ranch, Split-level
- 2000's - Neo-traditional styles, Contemporary

Historic Properties Map: Newton Highlands and Waban Area Councils

Historic Properties



State/National Register of Historic Places:

All properties listed on the State and/or National Register of Historic Places in recognition of their historical importance. Hammond Pond Parkway is also on the National Register.



Historic Resource Survey:

Properties included in Newton's Historic Resource Survey have no formal designation. They are listed because of their architectural and historic association with the city.



Local Landmark:

This is a local designation made by the Newton Historical Commission in order to preserve and protect buildings, structures, landscapes, and places which have been recognized to be architecturally and/or historically significant resources within the City.



Mid 20th Century Housing Survey:

Properties included in Newton's Mid-Twentieth Century Housing Survey have no formal designation. This survey is a subset of the City's Historic Resource Survey and lists neighborhoods developed between 1940 and 1960 that have architectural and historical associations with the City.



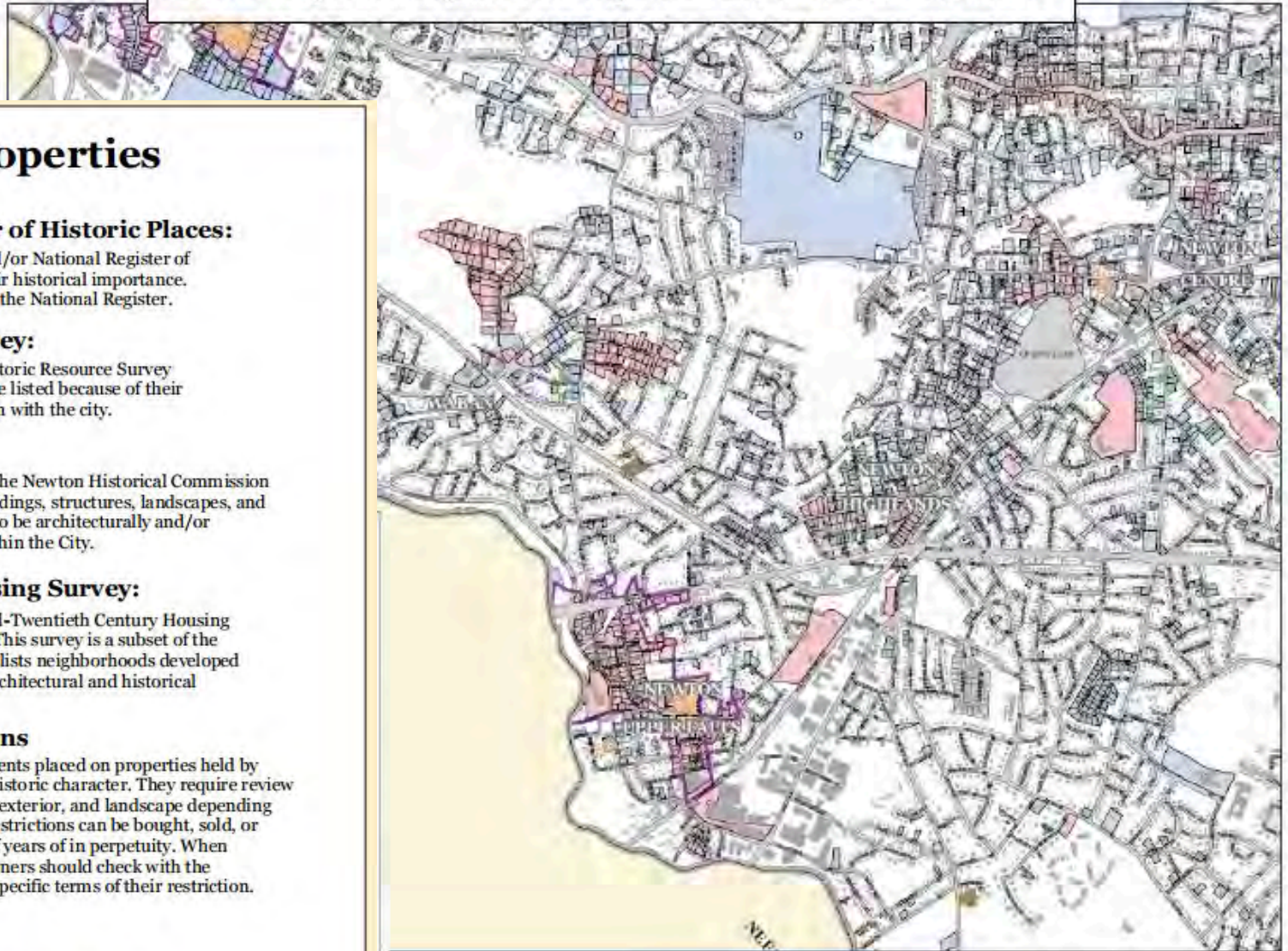
Preservation Restrictions

Preservation Restrictions are easements placed on properties held by the City of Newton to protect their historic character. They require review of proposed changes to the interior, exterior, and landscape depending upon the restriction. Preservation restrictions can be bought, sold, or donated and run for a set number of years or in perpetuity. When considering alterations, property owners should check with the Preservation Planner to review the specific terms of their restriction.

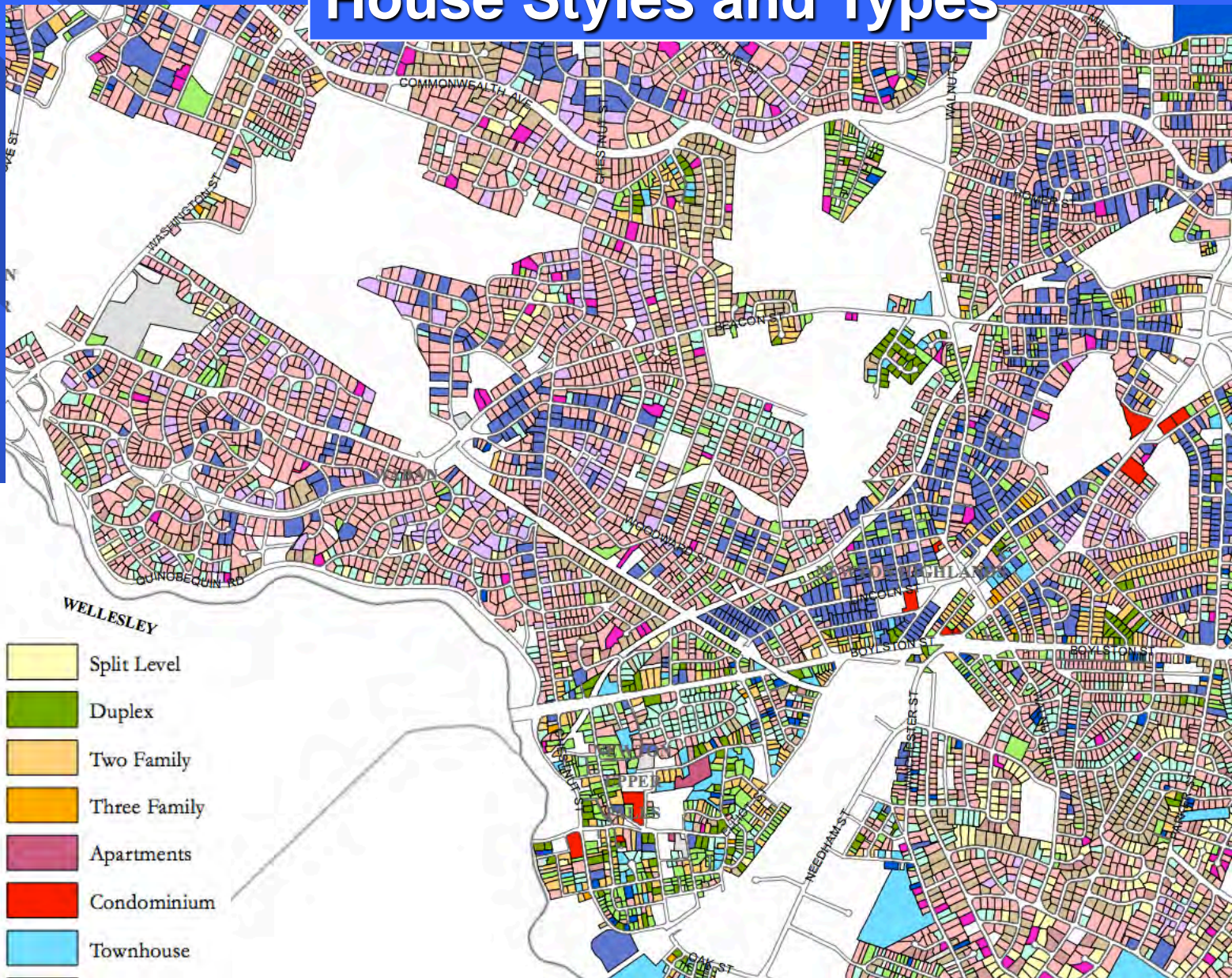


Historic Districts

This is a local designation to preserve the architectural and historic characteristics of the area.








House Styles and Types



Legend

House Style

	Colonial		Split Level
	Old Style		Duplex
	Tudor		Two Family
	Victorian		Three Family
	Cape Cod		Apartments
	Bungalow		Condominium
	Contemporary		Townhouse
	Ranch		Other
	Raised Ranch		



**Charles Pottle house
68 Hartford St.**

Hartford Street - lots sold
at auction in 1874

Houses have outstanding
entry porches, profusion
of wooden ornament

Many had carriage
barns, some survive

Pottle built 82 Hyde St.
and 284 Lake Avenue

Built from pattern books
of Gothic cottages

Gingerbread detail, gable
peaks, tall corner tower
with pinnacled gables



**Odd Fellows Hall
Erie Avenue**

Completed in 1893

Architects Clark and Crosby of Boston

Was Cline Memorial Methodist Episcopal Church

Note sweeping bays and eyebrow windows

Once had an eccentric tower

Converted in 1978 to five condominiums



Located at 44 and 74 Erie Ave. and 93 Bowdoin St.

Walker built 1/3 of the 66 houses built in the Highlands between 1871 and 1874



Italianate and Mansard Styles, some hipped

Ornament applied sparingly, brackets at eaves, cornices over windows, sidelights

Stick style with clipped gables at 44 Erie, gable window originally round

Samuel A. Walker houses



122 Lincoln Street

Italianate style, built between 1871-1873

Tuscon villa, rare variation symmetrical organization, cubical shape, classically derived detail

Formal balance, central entrance portico, cupola, polygonal bays

Scroll sawn brackets, low hip roof, extended eaves,

George Stevens, owner, was a local grocer



Samuel Walker design,
Built in 1874

Italianate style: double
door entrance, long
narrow windows with
cornice moldings,
deep raking eaves

Fancy verandah,
turned posts and
fret-like balustrade

Gabled entrance with
rising sun design -
popular Queen Anne
style of 1880's

138 Lincoln Street



Constructed in 1898
by carpenter
Walter F. Heal

Shingle style with
informal gambrel
roof

Roof carried down to
second floor and
cross-gabled

Colonial revival
elements - Palladian
motif window,
columned verandah

160 Lincoln Street



170 Lincoln Street

Built in 1896 on site of previous house

A catalog of Colonial Revival ornament

Semi-circular portico with fluted Corinthian columns

Federal style central entrance with elliptical fan and leaded sidelights

William H. Mansfield, a salesman, was the initial occupant



Built in 1843

Owned by Fogg family

One of the original farmhouses in Newton Highlands

Front façade reflects original farmhouse vernacular with ell to right of house

79 Woodward Street



173 Lincoln Street

Stick-style residence
built in 1873

A network of thin
Flat boards over a
clapboard wall - laid
in a pattern of
horizontals, diagonals,
and verticals

Bands cross each floor
level and symbolize
interior framing and
window frames

Original owner:
Samuel H. Dana, pastor
Congregational Church



163 Lincoln Street

Eclectic structure built in 1872 for Lawrence B. Norris, a mail contractor

Originally Italianate style, then Queen Anne elements added

Original features: ornamental central gable with oculus window, deep raking eaves with paired brackets, bay window

Added: round corner tower and verandah



157 Lincoln Street

Built between 1886 and 1889 for Charles H. Guild, a retired gentleman

Large Queen Anne, with complex massing and many roof and wall projections

Asymmetric arrangement of gables, bays, balconies

Scroll-sawn ornament on balconies and entrance porch



151 - 153 Lincoln Street

Queen Anne style house built for Samson Whittemore in 1886-1888

Note complex massing and contrasting wall fabric

Charles Farnham and Whittemore purchased 38 acres of land in 1871 and laid out Bowdoin, Chester, Hillside, Columbus, Forest St.

Whittemore and his wife Anna lived many years in this house



135 Lincoln Street

Leased by Alexander Tyler, a bookkeeper who commuted to Boston

Built in 1886-1888 in Shingle style

Has Queen Anne forms due to complex massing

Note long stretch of unbroken wall surface on side view

Curves of tower and reveal of inset bay emphasize connection between forms



111 Lincoln Street



Hybrid Queen Anne
villa with Classical and
Colonial Revival detail

Built in 1886-1888 with
large carriage barn

Queen Anne motifs:
airy verandah, bay
windows, corner tower

Classical pediments,
pilasters, entablatures

Verandah has turned
posts, classical pedimented
entrance bay, ornate
scroll and shield motif



66 Forest Street

Residence moved to Forest Street in 1885

Carpenter Henry J. Fewes lived here and probably handled the project

Gothic Revival style built in early 1870's

Cross-gabled roof gives vertical element in design

Tall, narrow paired sash windows, capped with segmental moldings, and jig-saw ornament



1 and 3 Bowdoin Street

Queen Anne style
“tract” house

Built in 1885

Relatively inexpensive
sidehall design

Dressed up with bay
windows and belt
bands of cut shingles

Joshua B. Emerson,
a local carpenter,
probably built both
these houses



93 Hillside Road

Symmetry avoided in Queen Anne design

Built around 1886

Numerous projections, planes, groupings of elements

Surface detail with clapboards, patterned shingles, and belt coursing

Colonial Revival style semi-circular entrance porch added 1890's



Queen Anne design with use of several building materials to create varied exterior surfaces

Textural components include fieldstone, clapboard, variety of cut shingles

4 Chester Street



Sidehall plan with complex massing, corner tower, bay and dormer projections

Henry C. Robinson, a salesman in Boston, was the first occupant



24 Chester Street

Modest Queen Anne cottage

Built around 1877

Leased and then owned by Everett E. Bird, a salesman

Picket motif detailing the gable field

Complicated by cross gable design and bays - Queen Anne style



55 Chester Street

Exuberant design,
built in 1892

Rich variety of surface
texture and pattern,
wood shingles, belt
coursing, bracket
ornament at eaves,
curved and angular
projections

Queen Anne style
at its height, solar
panels on south side

Verandah with round
bandstand section,
pedimented gable with
Floral and shield motif



75 Lincoln Street

Note corner tower,
a Queen Anne motif

Built 1886 - 1888

Bellcast roof and
contrasting wall
fabric

Special attention at
staircase window:
west elevation has
sunburst motif and
diamond-nailhead pattern

Henry Hodson, a
retired gentleman,
was the first occupant



49 Columbus Street

Colonial Revival style
popular in Newton
in the 1890's

Combined Colonial
Revival flair with Queen
Anne freedom

Built in 1891, Seward W.
Jones, president of
Newton Savings Bank,
was longtime resident

Note: flared Ionic corner
pilasters, entablature at
eaves embellished with
horizontal brackets and
dentils, windows capped
with decorated entablatures,
columned entrance portico



Mansard cottage, style seen in commercial center and along Lake Avenue (#335)

Modest variation of this style, built in 1873

Steep roof and shallow dormers create full second floor

Note: paired pendant brackets and cupola are Italianate elements

46 Columbus Street



40 Columbus Street

Built in 1873

Has many features of Italianate houses: note projecting cornice, paired pendant brackets, deep raking eaves

Trefoil (clover) shaped attic window

Flank gable house form, utilizes central gable to define entrance bay

Note: paired pendant brackets and cupola are Italianate elements



**St. Paul Episcopal Church
1133 Walnut Street**

Chapel built in 1883 at
Lake and Walnut

Rectory built at present
site of church, later moved
to Columbus Street

Entrance vestibule and
transept were added
in 1902, when chapel was
moved across the street

Gothic Revival influence
with pointed arch windows
and doors, diagonal flush
boards and wrought iron
hinges

Attached parish house
built in 1905, both electric
and gas fixtures remain



Eclectic house built in
1888 for Charles H. Burr,
a physician

A passion for the
picturesque

Melange of setbacks
and projections

Richly textured surface

1150 - 1152 Walnut Street



1547 Centre Street

Fred R. Hayward House
(1873 - 1932)

Prominent Newton
businessman

Designed by Robert
Colt and built in 1912

Stucco, slate, ceramic tile,
Bungalow Craftsman style

Foundation size = 2402 sq.ft.
Lot size = 63,340 sq.ft.

Listed in National
Register (1990)



William H. Hyde House
(1821 - 1893)

Descendant of Jonathan Hyde, first bought land in Newton in 1647, cousin of James F.C. Hyde

Doric pilasters frame corners of building (Greek Revival period motif)

Center entrance, flanked by sidelights

Three part entablature forms continuous band on main part of house

Original basement area
17' x 36' = 612 SF

22 Hyde Street
1848-1851





One of 3 houses on
Crystal Lake in 1874

Built in 1860

Owned Crane Factory
and machine shop at
site of present bath house

Made fire alarms and
telegraphs

Moses Crane House
219 Lake Avenue

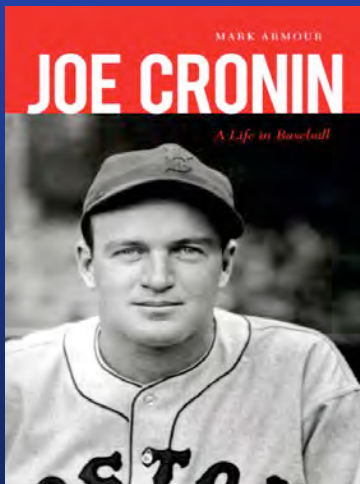


Joe Cronin House

77 Lake Avenue

Built in 1939

**Colonial style home,
Built by Cedar
Building Corporation**



**Red Sox player and
Manager 1935-1947**

**General Manager until
1959**

**President American
League 1959-1973**

**Joseph Cronin (1906-
1984) lived here from
1939 to 1975 with his
wife Mildred**



Dickerman acquired 12 acres of land near the Eliot station just prior to the railroad's completion

House built in 1887 was the first in the neighborhood Others built in Queen Anne or Shingle style in 1890's



Selected plans from Scientific American for a \$2600 house

Gable roof with prominent pent eaves, center Georgian pavilion, verandah and horizontal clapboards, cut shingles of Queen Anne style

Benjamin Dickerman House 189 Lincoln Street



In 1681, John Woodward and his young wife Rebecca Robbins of Cambridge received 30 acres of land in Waban as a wedding gift

Their house was constructed off of Old Sherborn Road



Rich and colorful history, Deacon Woodward moderated the town meeting that unanimously passed the resolution that the Colonies were independent

Another Woodward helped survey the 1831 map

The Woodward House 1681 - 2006



Original 17th century house with two rooms on each side of a massive central chimney

Entrance updated with side lights and Colonial Revival entrance porch



Two-story ell added in early 1800's, rooms arranged as if it were an Inn

Land partitioned in 2005, new house built in front setback and fenced off

Original house dismantled in 2006

The Woodward House 1681 - 2006

Newton Highlands - Heritage Landscapes

What are valued landscapes in Newton Highlands

From the Reconnaissance Report (April 30, 2009)

- South Parish Burying Ground (1802): 1.4 acres, also known as the Winchester Street Burying Ground
- Newton Highlands branch library (1886):
Louis Brigham House (restored in 2009 using CPA funds)
- Hyde School (1907, Neo-classical)
- Newton Highlands Playground (? Not on list)

Newton Highlands - Heritage Landscapes

What are valued landscapes in Newton Highlands

From the Reconnaissance Report (April 30, 2009)

- Charles River Railroad right-of-way
- Cold Spring Park (66.7 acres, 60% wooded):
Old Cold Spring Park accessed from Duncklee Road
- Hope Fountain and Officer English Garden
- Lincoln Street, Station St., NH Railroad Station (1887)
- Crystal Lake (beach, bathhouse)

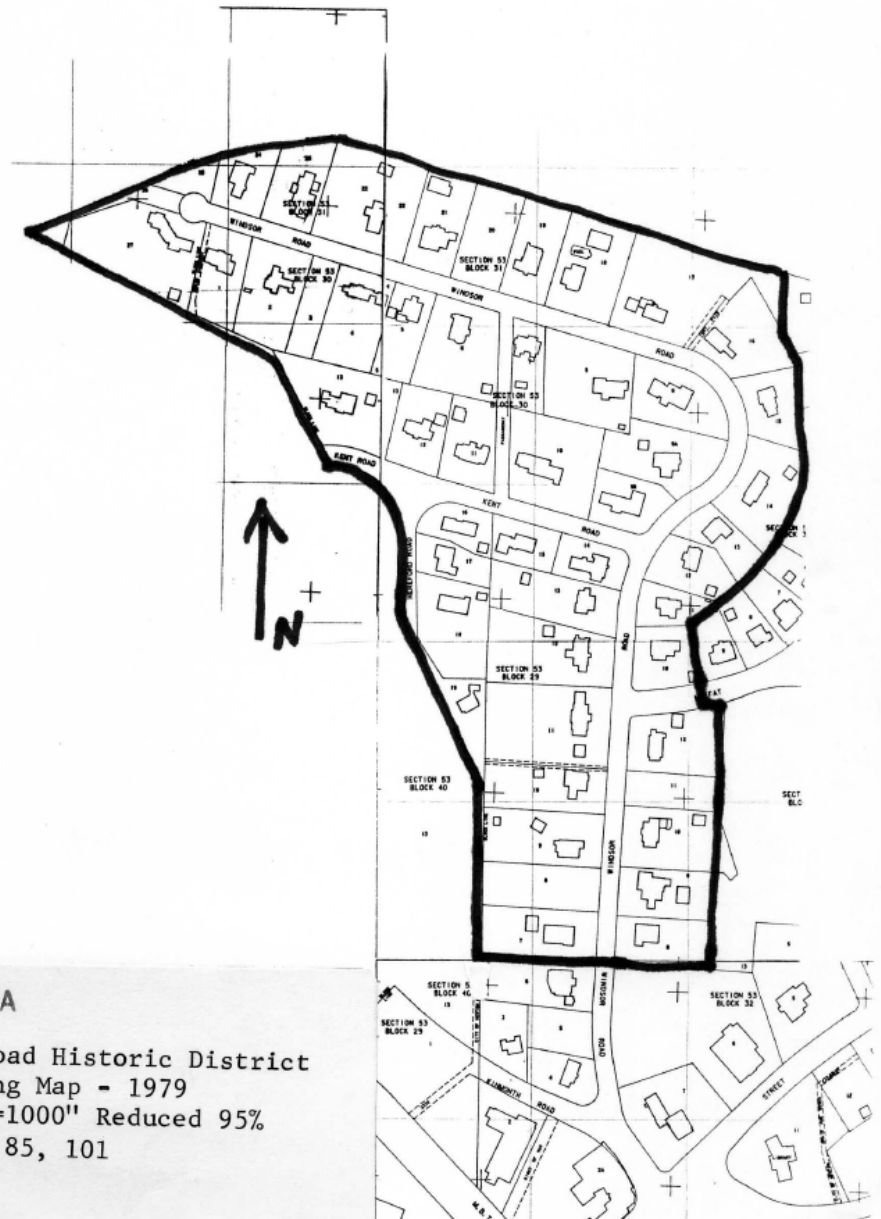
Waban – Windsor Road Historic District

48 houses on a curving road,
large lots, varied terrain, and
sweeping views

Developed in late 19th and
early 20th century.

15 houses built by 1907,
another 20 added by 1950

Several streets were planned,
only Kent Road and
Hereford Road were built



Newton, MA-MRA

Windsor Road Historic District
Engineering Map - 1979
Scale: 1"=1000" Reduced 95%
Page: 84, 85, 101



227 Windsor Road

Windsor Road on
Historic Register

Multiple articulations, rambling shingled house
Dutch Gambrel design, 3 projecting designs, 1933



115 Windsor Road

Windsor Road on
Historic Register

Eclectic Victorian design, 1908
2571 SF house size, 15815 SF lot size



101 Windsor Road

Note asymmetrical arrangement of gables, bays, a corner tower, and an “L” shaped veranda

Home of author John P. True and book illustrator Lillian True

2490 SF house on 11,106 SF lot

Windsor Road on Historic Register

Queen Anne design, 1896
Complex massing, roof and façade projections



Large lot:
33,202 SF

House built 1905
was 3917 SF

Replaced in 2014
with 8310 SF
house

Contemporary
design

170 Windsor Road New Construction

Windsor Road on
Historic Register





14 Oak Vale

1924 Colonial
2490 SF living area
7286 SF lot size

Is this type of house an
example of the Waban
heritage landscape?



12 Irvington Street

Before:
Sold in 2014 for \$1,175,000

Typical Victorian design, 1900
3204 SF house size, 12358 SF lot size



12 Irvington Street

After Renovation
For sale 2016: \$ 2,599,000

Now 5163 SF
60% larger





236 and 242 Waban Ave

Before Renovations

Sold: \$1,400,000 (236)

Sold: \$1,341,000 (242)

236 Waban: 1875 Victorian, 2910 SF on 18693 SF lot

242 Waban: 1896 Victorian, 2836 SF on 12128 SF lot



236 Waban Ave

After Renovations
For sale: \$3,699,00

Retaining walls and steps added
2910 SF increase to 6334 SF



242 Waban Ave

After Renovations
For sale: \$2,490,000

Retaining walls and steps added
2836 SF increase to 5500 SF



287 Waban Ave

New Construction: Replaced Arts & Crafts home, built in 1925 (2054 SF)
Now: 3182 SF contemporary design



New Construction: Net Zero home



37 Montclair



Attention builders/developers: 15,120 SF level lot in super Waban location with house on it in area of very expensive homes. Yours for just \$795K! (March, 2009)

Newton - The Future

- Have we reached “the end of history” in Newton?
- The “end of history” is a term used by the historian Francis Fukuyama at the end of the Cold War - referring to mankind’s “ideological evolution” to the political system of Western liberal democracy
- Relates to Nietzsche’s concept of the “Last Man” - such that the end of history is a sad and emotionally unsatisfying era
- Can we embrace change - but change that respects history?



The Future of Newton

*A process of
incremental change*

5 Bellingham Street





37 Endicott Street



20 Rogers Street

**The Future of
Newton**
*A process of
incremental change*



240 Plymouth Road

The Future of Newton

*A process of
incremental change*



240 Plymouth (2007)



240 Plymouth (2009)

The Future of Newton

*A process of
incremental change*



43 Hillside (2012)



43 Hillside (2016)

The Future of Newton

*A process of
incremental change*



43 Hillside (2012)



43 Hillside (2016)



The Future of Newton

*A process of
immediate change*



20 Rogers Street



January 8, 2008



148 Dickerman (2007)

The Future of Newton

*A process of
dramatic change*



148 Dickerman (2009)



157 Dickerman (2008)

The Future of Newton

From plan to reality



157 Dickerman (2009)



157 Dickerman (2008)

The Future of Newton

From plan to reality



157 Dickerman (2009)



157 Dickerman

From plan to reality





157 Lincoln Street (2005)



157 Lincoln Street (2009)

The Future of Newton

*The frivolities of
the Victorian Age*



Detail 157 Lincoln St (2009)



157 Lincoln Street (2003)



157 Lincoln Street (2006)

The Future of Newton

*The frivolities of
the Victorian Age*



157 Lincoln Street (2009)



95 Lincoln Street (2003)



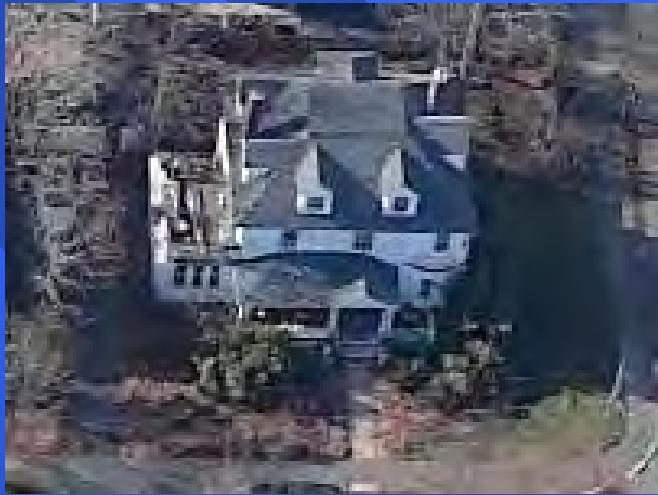
95 Lincoln Street (2009)

The Future of Newton

*A house comes
back to life!*



1895 Queen Anne Victorian



39 Chester Street (2007)



39 Chester Street (2009)

The Future of Newton

*Restoration with a
respect for history*



1897 Colonial Revival



119 Lincoln Street (2003)



119 Lincoln Street (2009)

The Future of Newton

*An exercise in historical
restoration*



1910 Colonial Revival

The Future of Newton

*Are we mimicking
history or is this
the Real Thing?*



**119 Lincoln Street
(carriage house)**



119 Lincoln Street (entry)



21 Endicott Street (2005)



99 Lincoln Street (2003)

**The Future of
Newton
*Neo-Traditionalism***



73 Wood End Road (2001)

Newton - Pillar One

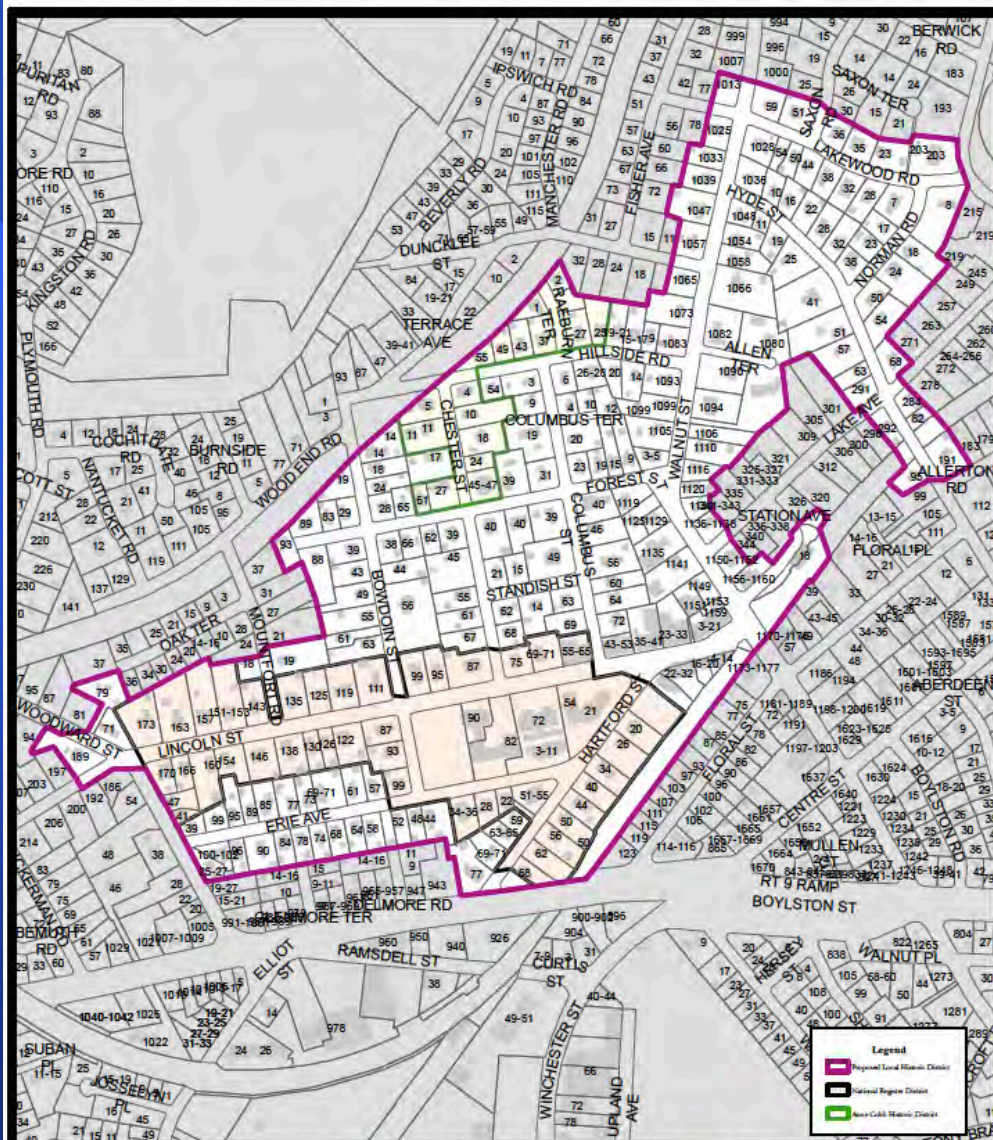
Local Historic District

- **Add a level of protection to the most historical and impressive houses in our district**
- **Regulate demolition, new construction, or addition to a historic structure**
- **Does not apply to parts of the house that are out of view**
- **Does not apply to paint, landscaping, ordinary repairs**
- **Does not apply to terraces, sidewalks, if above ground**

NHNAC Local Historic District (Proposal)

Includes most of area around Lincoln Street National Register and Ann Cobb historic district

Includes Dickerman house, Fogg Farm, and historic William Hyde House



Proposed Newton Highlands Local Historic District

City of Newton, Massachusetts

CITY OF NEWTON, MASSACHUSETTS
Mayor - Seth D. Warren
GIS Administrator - Douglas Greenfield



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

0 50 100 200 300 400 500 600 700 800 900 Feet

Map Date: March 09, 2016



89 Forest Street (2002)

**The Future of
Newton**
*An Occasional
Exercise in
Non-traditionalism*



1094 Walnut Street (2004)



The Future of Newton

*An Occasional
Exercise in
Non-traditionalism*

1100 Walnut St (from Lake Ave)



**1100 Walnut Street
(March, 2009)**



538 Chestnut St

Significant renovation of a 1905 Shingle style cottage, done in 2004
6156 SF living area, plus 572 SF attached garage on a 15,021 SF lot
Old house had livable area: 2209 SF on a 30,329 SF lot



530 Chestnut St

New Construction: Contemporary design, transparent, glass and stone
Modest size: 2943 SF on a 15,287 SF lot, built in 2010



2003



2006



2007

The Future of Newton

*The end of history -
Or a New Beginning?*

50 Fairlee Road



The Future of Newton

*The end of history -
Or a New Beginning?*

50 Fairlee Road





The Future of Newton

*Are we saving history -
Or destroying it?*

50 Fairlee Road





1615 Beacon Street

Historic Landmark Staples - Craft – Wiswall Farm
Are we saving history - Or destroying it?



1615 Beacon Street

**Historic Landmark Staples - Craft – Wiswall Farm
Barns were torn down for Peck Dentist office**



1615 Beacon Street

**Historic Landmark Staples - Craft – Wiswall Farm
Barns had outlived their use, and an office was deemed
an appropriate use for this site**



1615 Beacon Street

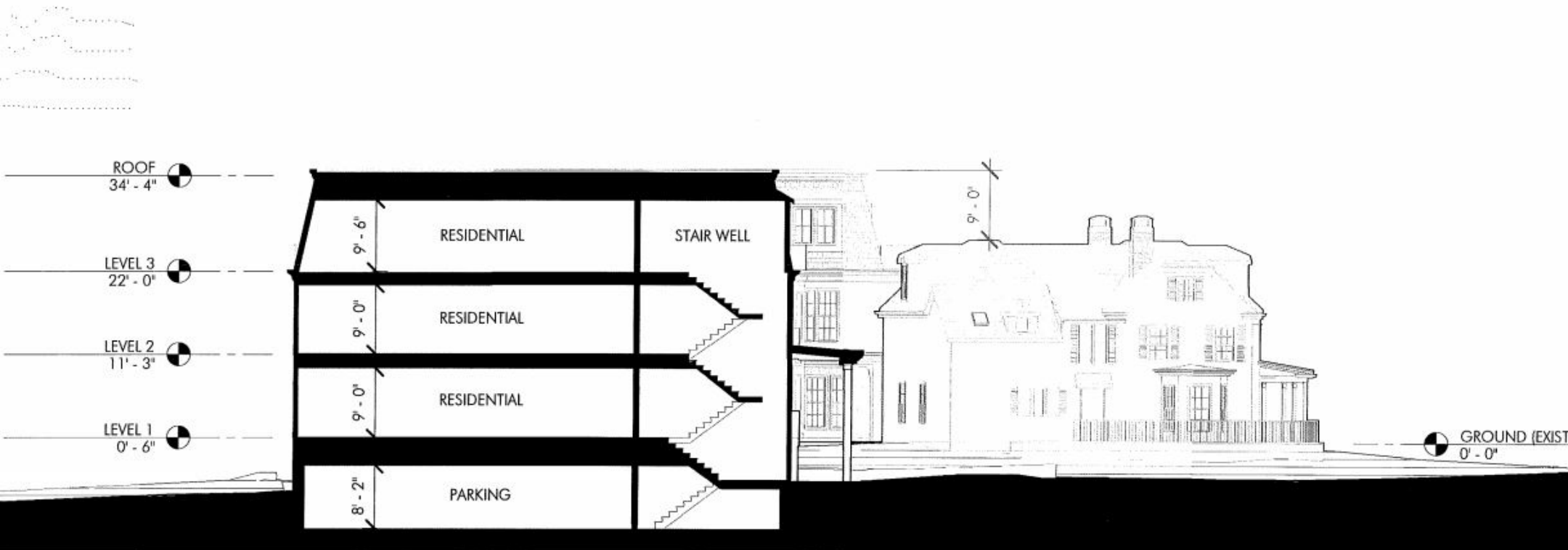
Historic Landmark Staples - Craft – Wiswall Farm

An example of how “the interplay of fashion, style, and function can affect a building over time.” (Discover Historic Newton, 2005)



Historic Landmark Staples - Craft – Wiswall Farm

**In 2015, the house and 31,055 SF lot were sold for \$2.1 million
Plans have been proposed to construct 23 new apartments**

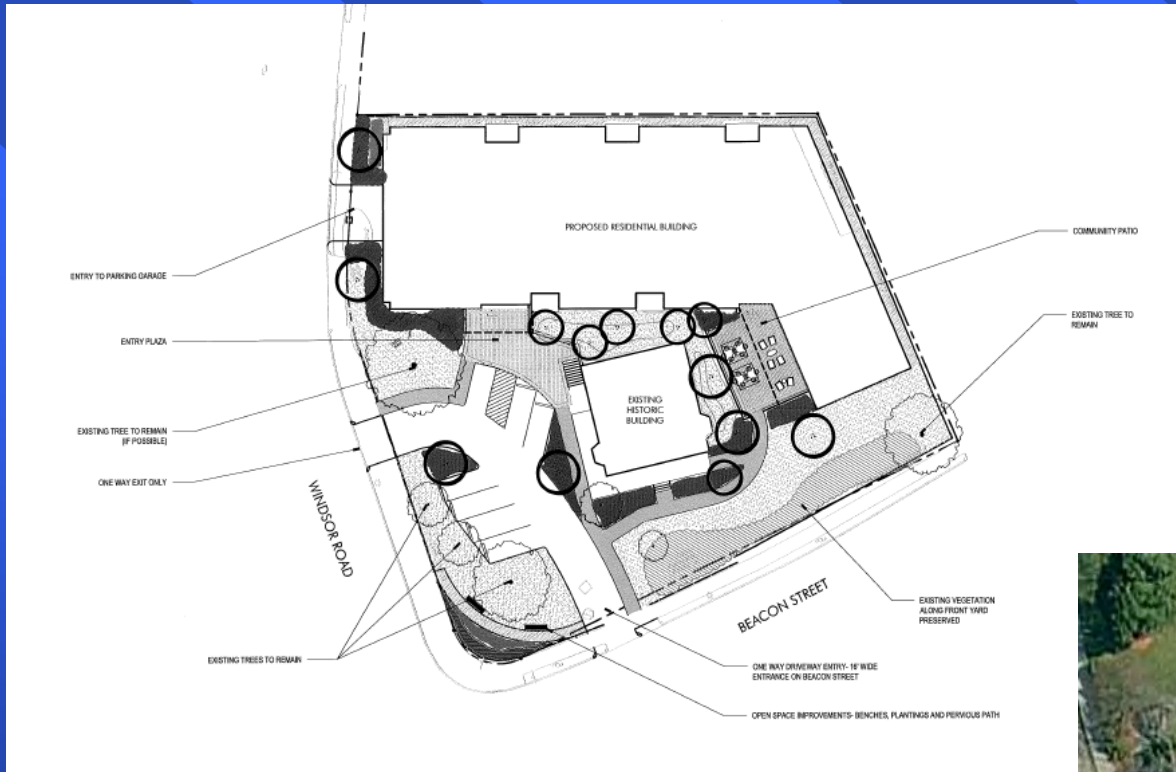


1615 Beacon Street

Historic Landmark Staples - Craft – Wiswall Farm

Apartment building to have flat roof, extending 9 ft above house

Parking spaces: 37 (31 partially underground, 6 in front of building)



Parking lot in front setback to have entry and exit from Beacon St and Windsor Rd

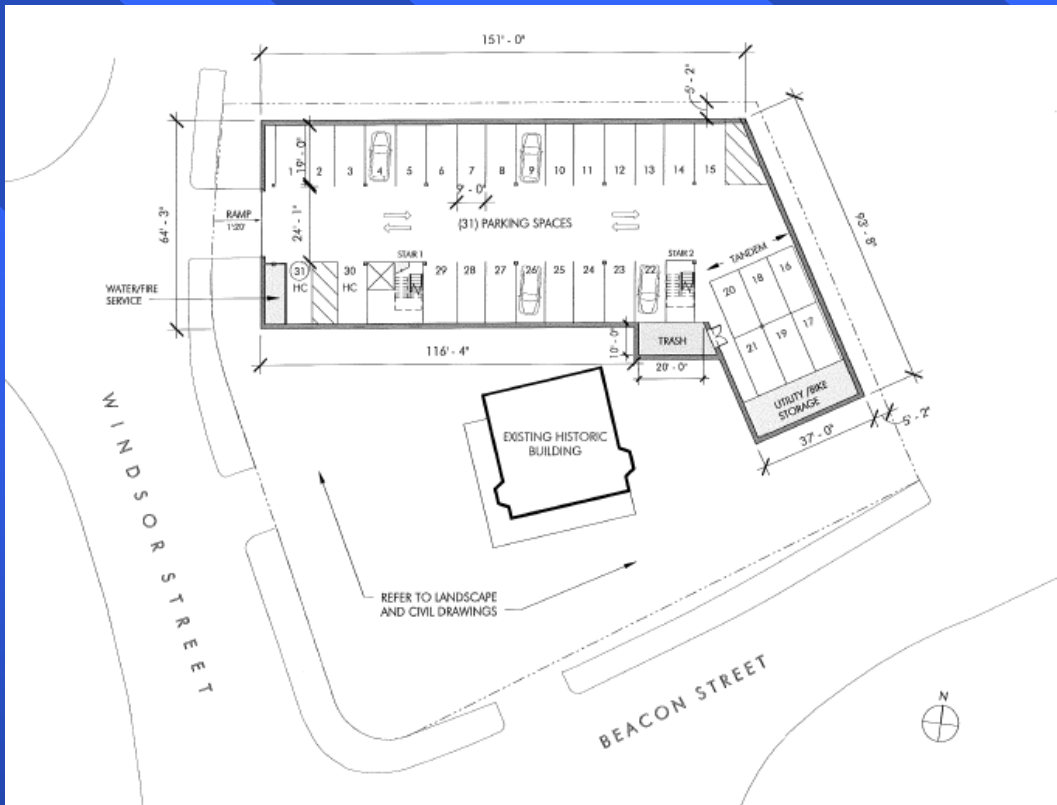
Elimination of almost all open space and vegetation



1615 Beacon Street

Staples-Craft-Wiswall Farm

Front structure to remain
Rear ell to be demolished



How does the building fit the footprint of the lot?

Continuous wall 151 ft facing residential neighbors

Continuous wall 94 ft facing Windsor Club

Structure surrounds and dwarfs historic house

1615 Beacon Street

Staples-Craft-Wiswall Farm

Note tandem parking in underground garage





The Future of Newton

*Are we saving history -
Or destroying it?*

112-116 Dedham Street





The Future of Newton

*Are we saving history -
Or destroying it?*

**112-116 Dedham Street
April, 2013**

THE RIDGE
110 - 116 Dedham Street
Newton Highlands

Developer :
Golden Development
Corp
Needham MA
781-449-8393

Architects:
Mike McKay Architects 617-522-6050
HPA Design 508-384-8838
Landscape Design :
James Emmanuel Assoc 781-622-7487

Construction Financing
Needham Bank 781-444-2100
Special Mortgage Rates for Buyer
Needham Bank - AnnMarie 781-474-5470

Exclusively Marketed by
Louis Wolfson
617-799-3326
www.LouisWolfson.com




The Future of Newton

*A new development
emerges*


**112-116 Dedham Street
April, 2013**

THE RIDGE


110 - 116 Dedham Street
Newton Highlands



LOT 1
Dedham Street - Newton Mass




LOT 2
Dedham Street - Newton Mass




Developer :
Golden Development
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Needham MA
781-449-8393

Architects:
Mike McKay Architects 617-522-6050
LPA Design 508-384-8838
Landscape Design :
James Emmanuel Assoc 781-622-7487

Construction Financing
Needham Bank 781-444-2100
Special Mortgage Rates for Buyer
Needham Bank -AnnMarie 781-474-5470



LOT 3
Dedham Street - Newton Mass



LOT 4
Dedham Street - Newton Mass

Exclusively Marketed by
Louis Wolfson
617-799-3326
www.LouisWolfson.com



**Historical and contemporary:
Is there a sense of
visual and contextual harmony?
Progress with a dialogue
between the old and the new?**

The Future of Newton

Old and new co-exist

**112 Dedham Street
2013 - 2016**





The Future of Newton
112-116 Dedham Street - March, 2016





The Future of Newton

*Houses are
getting bigger*

295 Upland Avenue
April, 2013





The Future of Newton

*Houses are
getting bigger*

295 Upland Avenue
March, 2016





**200 Upland Avenue
March, 2016**

**4000+ SF house
Built in 2016**

Replaced a 1143 SF house



**The Future of
Newton**

***Houses are
getting bigger***

**Next to a 1600 SF
Cape Cod house
Built in 1955**



Moses Crane house, 1860
Inventor of the fire alarm

The Future of Newton

***It's getting a bit
crowded around here!***

219 Lake Avenue
March, 2016



245 Lake Ave



215 Lake Ave



The Future of Newton

*It's getting a bit
crowded around here!*

215 Lake Ave
March, 2016





The Future of Newton

*It's really getting
crowded around here!*

245 Lake Ave
March, 2016





The Future of Newton

***Respect your neighbor's
personal space***

**245 Lake Ave
March, 2016**

Expanded housing opportunities

**Dwelling unit must have
additional parking**

Extended family, no lodgers



The Future of Newton

***Accessory apartments:
Everybody's favorite, right?***

**Case studies
Bradford Road**





Main house: > 2600 SF

Lot: > 10,000 SF

Must be 400 SF – 33% main house

1 parking stall per unit

The Future of Newton

Accessory apartments

**28 Orchard Avenue
1150 SF unit**





The Future of Newton

*Two empty lots
become one house*

12 Nantucket Road
April, 2013





**Two adjacent lots
on the same street**

Owned by one owner

**That are Non-conforming
(i.e.: not enough SF or frontage)**

**Are considered:
MERGED!**

The Future of Newton

***Two small lots are
considered merged***

**Mauri case
35 Bradford Road**



Newton - Pillar Two

Zoning Review and Recommendations

- **Re-evaluation of the zoning map and zones themselves**
- **Consider zoning changes that have property-specific effects**
- **Review: lot coverage, setbacks, heights, location on a lot, and what is buildable and what is not**
- **Create framework for context sensitive, form-based code**
- **Integrate with system of design review**



The Future of Newton

*A new rear addition
on a 1936 house*

137 Wood End Road
April, 2013





The Future of Newton

*A house sprouts
a new wing*

12 Sagamore Road
April, 2013





**12 Randolph Road
January, 2016**



**The Future of Newton
*A house sprouts a new wing***



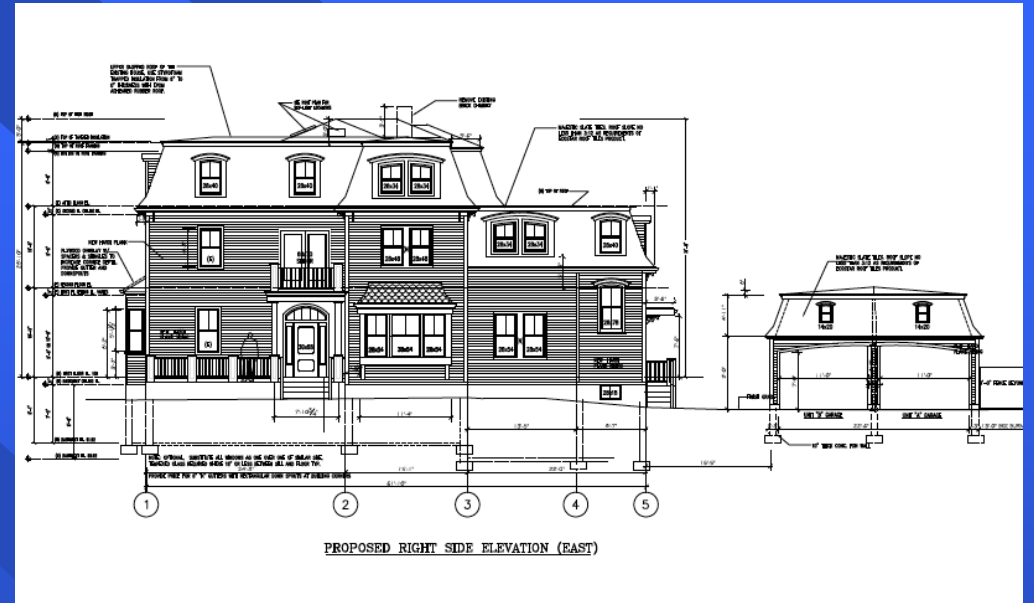


The Future of Newton

*A house grows a new wing
and sprouts more asphalt*

81 Woodward Street
January, 2016





The Future of Newton

*An old duplex becomes
bigger and better*

143 Lincoln Street
January, 2016

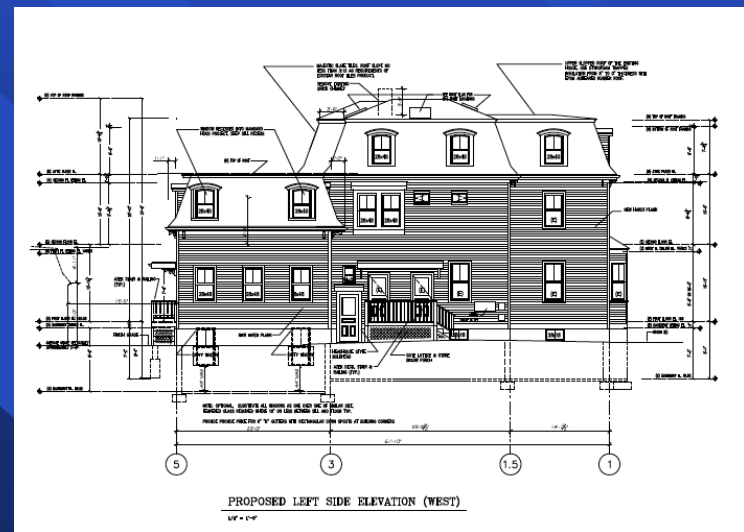
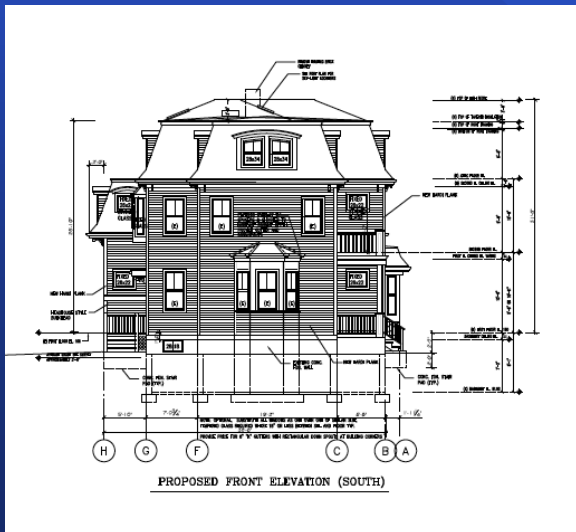




143 Lincoln Street
January, 2016



The Future of Newton
The house is growing in all directions





The Future of Newton

Concealing a garage

136 Hyde Street
2007 - 2016





**Historical and contemporary:
Should we be
mimicking the past?
Copycat patterns trying
to match present with old?**

The Future of Newton

Old and new co-exist

**136 Hyde Street
March, 2016**





The Future of Newton

*In a state of
suspended animation*

43 Bowdoin Street
January, 2016





**Modest and not
flamboyant**

**But is it just
monotonous?**

**What can happen with
a \$732K renovation?**

**The Future of
Newton**

***Fitting in with
your neighbors***

**43 Bowdoin Street
March, 2016**





The Future of Newton

*Wetherell House
History + Land = Housing*

**192 Elliot Street
Built in 1835**





The Future of Newton

*Wetherell House
History + Land = Housing*

192 Elliot Street
Built in 1835





The Future of Newton

***Wetherell House
Six units of housing***

**Elliot & Wetherell Streets
March, 2016**





**Do good fences
make good neighbors?**

**Why are there
retaining walls?**

**18.8K SF on 30K SF lot
\$6,550,000**

**The Future of
Newton**

***Wetherell House
Six units of housing***

**Elliot & Wetherell Streets
March, 2016**





**Retaining walls
can lead to floods**

**Stockade fence on top of
retaining walls**

**Was once popular short cut
to Richardson Field**

**The Future of
Newton**

***A community of isolation:
fences and walls***

**136 Beethoven Avenue
March, 2016**





Turning your back to the community

Isolated: sidewalks to nowhere

**Garages like soldiers,
standing at attention!**

The Future of Newton

***Exclusive and separated
Someplace becomes no place***

**The Terraces
Langley Road**





**Houses that front
our main streets**

**Integrated paths that
connect homes to community**

**No fences to form barriers
Landscaping, not retaining walls**

**The Future of
Newton**

***Preserving our
Heritage landscapes***

**Commonwealth Avenue
March, 2016**



Newton - Pillar Three

Design Review and Recommendations

- **Contextual review – this is NOT about aesthetics!**
- **Alignment with priorities**
- **Promoting place excellence**
- **Developing standards and standardizing expectations**
- **Balancing community goals, privacy, and property rights**



The Future of Newton

*A peaceful lakefront
house*

35 Norwood Avenue
March, 2016





Uncomfortable interjection of a contemporary design

Front yard consists of sloped garage and driveway

Multiple ways house is non-compliant with rules

The Future of Newton

***A peaceful lakefront
house***

**35 Norwood Avenue
March, 2016**





Lake: within 100 ft of wetland setback

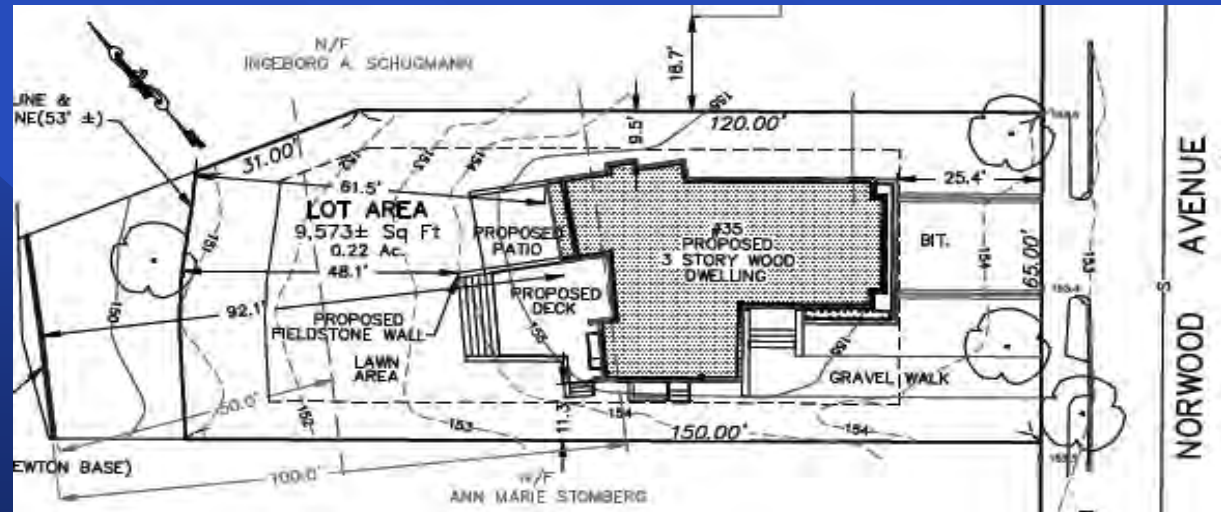
Exceed FAR: 0.42 = 5813 SF house on 9573 SF lot

Exceed height = 35.7 ft
Insensitive to environment

The Future of Newton

How much variance is too much?

35 Norwood Avenue
March, 2016





1572 & 1580 Beacon Street

Before: Two houses on a street, getting along just fine

1572 Beacon: Colonial built in 1920, 2550 SF house on 15,000 lot

1580 Beacon: Colonial built in 1920, 2373 SF house on 15,091 lot



1580 Beacon Street

1580 Beacon Street tests the premise that context in the neighborhood has value.

Was a 2 story house with an unusual central eyebrow dormer and single story wings.

A new dormer was added in 1979, in the rear

Otherwise, minimally altered with retained historic features

Historical Commission: decided that the house should be “Preferably Preserved” for architectural integrity and neighborhood context (vote 7-0, July 2014)



1580 Beacon Street

New Construction: Building permit taken out August, 2015 (\$560K valuation)
Contemporary design, roof lines poorly reflect sense of proportionality
Next to another house that turns its back to its neighbors



1572 Beacon Street

Next to new Construction – notice Pillars of new Fence
Perhaps to assert the desire for isolation, tall brick barriers
are being erected in the front yard



Next to new Construction – notice Pillars of new Fence
Demeaning and devaluing the public way – Walking on the sidewalk
near the village center becomes a humiliating experience

Newton - Pillar Four

Inspectional Compliance and Recommendations

- **Notification of abutters and interested parties**
- **Enforcement of zoning policies**
- **Compliance with design guidance**
- **Includes fencing, grade changes, retaining walls**
- **Height, parking in the front setback, surface runoff**



Bigger house – bigger price

**Size grew from:
1500 SF – 5500 SF**

**Price grew from:
\$654K - \$2,340,000**

**The Future of
Newton**

A demographic change

**1453 Centre Street
March, 2016**





The Future of Newton

*Lakefront in back, but with
lots of asphalt in front*

1453 Centre Street
March, 2016





The Future of Newton

***Multifamily rental
becomes two condos***

**1657 Centre Street
March, 2016**





Bigger house – bigger price
Rented for \$1625/month:
2574 SF – 6840 SF
Each unit sold:
\$1,100,000 - \$1,175,000

The Future of Newton

Demographics:
Not so affordable any more

1657 Centre Street
March, 2016





The Future of Newton

*Getting a face lift and
about to get bigger*

17 Cushing Street
March, 2016

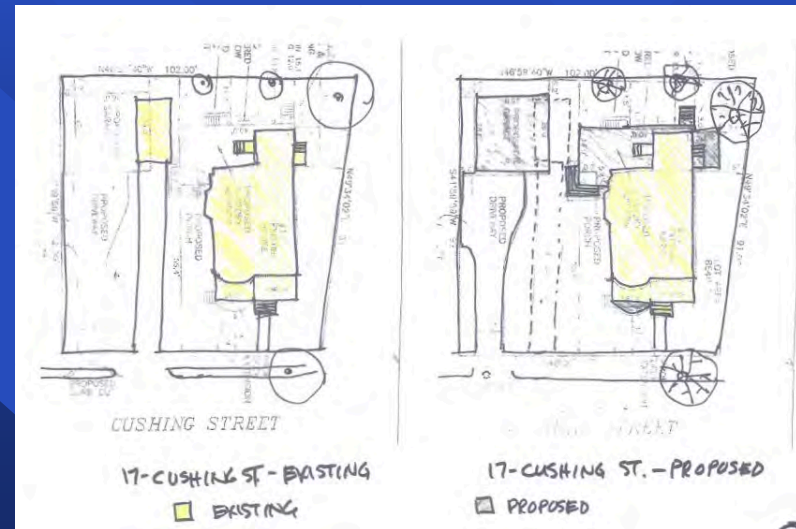




The Future of Newton

*Getting a face lift and
about to get bigger*

17 Cushing Street
March, 2016





The Future of Newton

The Village of Four Corners

**Carthay Circle
March, 2016**





The Future of Newton

The Village of Four Corners

Carthay Circle
March, 2016





**An eclectic village that
Includes single and multi-family
Homes, a grocery store,
Restaurants, and services**

**Near Crystal Lake, Cold Spring
Park, the Library, and the MBTA**

The Future of Newton

***Four Corners – What's
Missing Here?***

**Carthay Circle
March, 2016**





The Future of Newton

*Glimpses of
the Past . . .*

Woodward, Bowdoin
An icy Crystal Lake



Newton – Future Planning

Next steps: Review and Develop the Four Pillars

- **Historical Preservation and the Local Historic District**
- **Zoning Review and Update**
- **Establishing robust Design Guidance**
- **Insuring Inspectional Compliance**

We can help make the community of the future tomorrow's nostalgia

