

Staples-Craft-Wiswall Farm/the Peck Property 1615 Beacon Street Newton Historical Commission Hearing



7:00 p.m.
Newton City Hall, Room 205
Thursday, July 28, 2016

Brief History of the Staples-Craft-Wiswall Farm

- The current home was built around 1750, replacing a structure believed to date to the 1690's.
- The original owner was Deacon John Staples and it was subsequently transferred to Moses Craft (1729) William Wiswall (1788), and William Strong (1875).
- Strong was the visionary and founding father behind Waban Village. He helped develop Waban as a village center and built the commercial area which is still in use today to capitalize on the Circuit Railroad (now the MBTA Green Line). Over the years he sold off portions of his farm along what are now Beacon, Homer & Chestnut Streets.

Historic Significance of the Staples-Craft-Wiswall Farm

- The property was listed on National Register of Historic Places in 1986 because the farmstead is an important visual link to Waban's 18th Century agricultural beginnings.
- It is deemed historically significant by the Newton Historical Commission because it is associated with the development of Waban and Newton, and a reminder of how the neighborhood and city evolved over time,
- Provides an intact representation of the Georgian, Federal and Greek Revival Styles of the mid 18th century to the late 19th century, and
- Is compatible with future preservation and use as it retains its historic setting and context.

Newton Historical Commission

- The Newton Historical Commission (“NHC”), created in 1975, is charged with the preservation of Newton’s historic assets as City’s advisory body on historic preservation issues. The NHC also designates City Landmarks, and manages Preservation Restrictions on historic properties.
- The mission of the NHC is “[T]o identify, evaluate and protect the historic resources, which contribute to an understanding of the development of Newton.”

Newton City Landmarks

- Established in 1993 under City Ordinance Chapter 22, Sections 22-60 through 22-75, Newton's Local Landmark Ordinance authorizes the Newton Historical Commission to designate individual properties as Newton Landmark Preservation Sites. The Landmarks Ordinance in the City of Newton provides the highest level of protection for properties determined to be the most architecturally or historically significant in the city. Under the Landmarks program, the Newton Historical Commission identifies buildings, structures, landscapes, and places, which define the historic character of the city and have, over time, helped to establish a sense of place.
- In addition to the Newton Historical Commission, the Mayor, members of the Board of Alderman, the Director of Planning and Development or the Commissioner of Inspectional Services may nominate properties as landmarks. Landmarks are designated at a public hearing of the Newton Historical Commission after a 3/4 vote of the Commission. In order to be eligible for Landmark status a property must be listed in or eligible for listing in the National Register of Historic Places.
- The Newton Historical Commission reviews proposed changes to landmarked properties as if they were included in a local historic district. This means that any alterations to the exterior of the structure, such as demolition, additions, renovations, deterioration by neglect, or new construction, must be reviewed and approved by the Newton Historical Commission. All of these properties have landmark reports on file with the Newton Planning Department.
- On April 23, 2015 the Newton Historical Commission voted unanimously to approve this property as a Newton Landmark Preservation Site.
- Here is the link to Landmark Report for 1615 Beacon Street:
<http://www.newtonma.gov/civicax/filebank/documents/75812>

Newton Historic Preservation Design Guidelines for Additions & New Construction

- The Landmarks Ordinance in the City of Newton provides the highest level of protection for properties determined to be the most architecturally or historically significant in the city.
- Guidelines for Newton Historic Preservation Design Guidelines for Additions & New Construction are located at: <http://www.newtonma.gov/civicax/filebank/documents/47024>
- The Newton Historical Commission is guided by the design principles on the following slide when reviewing new construction and additions:

Newton Historical Review Criteria

DESIGN PRINCIPLES	ADDITIONS AND NEW CONSTRUCTION
Scale: Height and Width	Proportions and size of the addition/new building compared with existing building/ neighboring buildings
Building Form and Massing	Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/ neighboring buildings
Setback: Yards (Front, Side and Rear)	Distance of the addition/new building to the street and property lines when compared with the existing building or other buildings on block
Site Coverage	Percentage of the site that is covered by addition/new building, compared to similar nearby sites
Orientation	The location of the front of the addition/new building and its principal entrance relative to other buildings on the block
Architectural Elements and Projections	The size, shape, proportions and location of doors, porches, balconies, chimneys, dormers, parapets and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings
Alignment, Rhythm and Spacing	The effect the addition/new building will have on the existing street patterns
Façade Proportions: Window and Door Patterns	The relationship of the size, shape and location of the addition/new building façade and building elements to each other, as well as to other buildings on the existing building/block
Trim and Detail	The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs and how they related to the existing and neighboring buildings
Materials	The products with which an addition or new building is composed or constructed and how these relate to existing and neighboring buildings

The Project Fails On All These Criteria

Peck Property Proposed Development



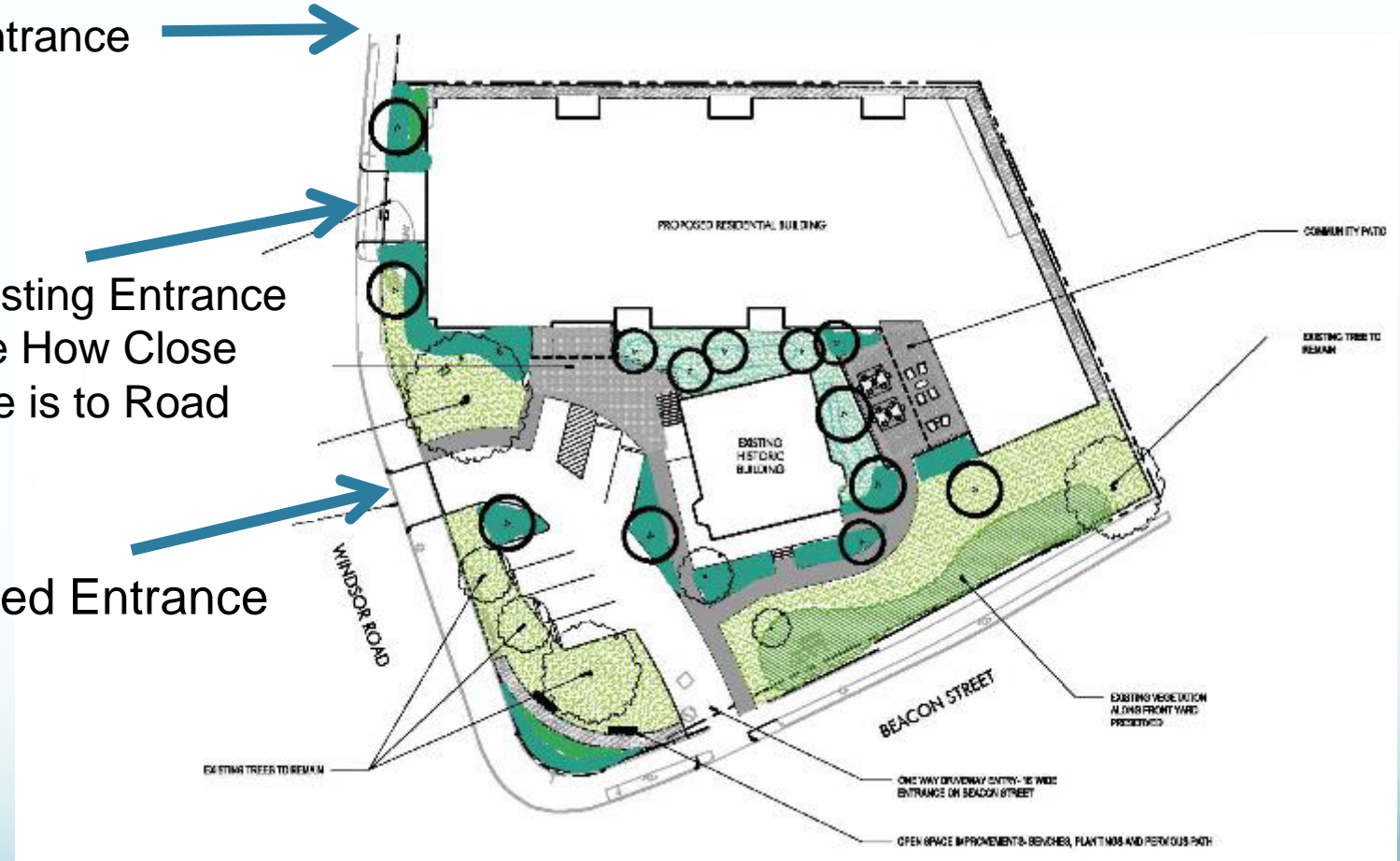
Aerial view of the proposed development

Peck Property Proposed Development

Windsor Club Entrance →

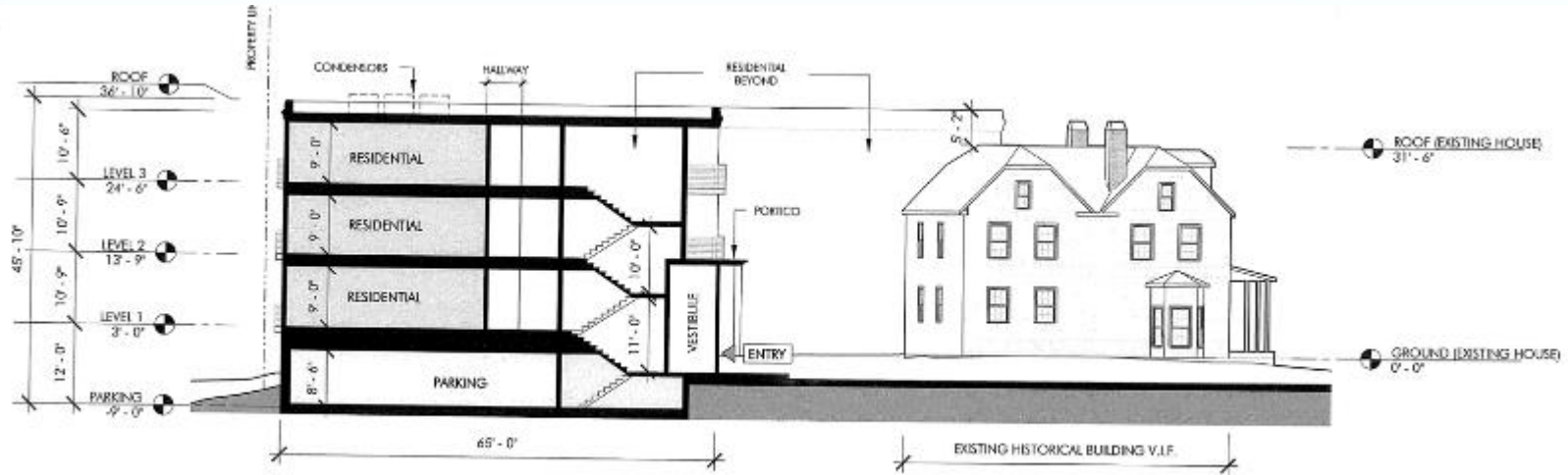
Approximate Existing Entrance To Remain; Note How Close Garage Entrance is to Road

New Proposed Entrance →



Additional entrance along Windsor Road will reduce parking spaces

Peck Property Proposed Layout



- The proposed new building is massive, standing 40' 10" high and 9 feet taller than the existing historical home.
- It includes 38 parking spaces and 24 units.