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## **Alexandra Properties restores and renovates historic mill buildings in Newton Upper Falls**

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Newton, MA The recent restoration and renovation of Telegraph at Newton Upper Falls reflects the building's industrial origins with a contemporary, modern flair. The completed scope of work on Telegraph is intended to further the utilization of commercial space for the surrounding community as well as represent an active and conscious investment in historic resources. The historic restoration and completion of the project will also be a means to gainful community revitalization and services.

The origins of economic assimilation in Newton Upper Falls are largely due to the historic role of the Boston and Worcester Railroad. In 1852, the railroad lines were laid out spanning a direct ten-mile route from Boston to Newton. The village at Newton Upper Falls thrived with the availability of train service for the transportation of raw and finished products. Sites close to the railroad were considered the most desirable for industries during the 1870's. Ultimately, the role of railroad transportation led to the relocation of businesses to Newton Upper Falls.

A former Mill complex, Telegraph at Newton Upper Falls was a part of the Gamewell Fire Alarm and Telegraph Company complex that was constructed between 1889 and 1912. The prolonged occupancy of Telegraph inspired today's naming of the building. Gamewell was considered at the forefront of the manufacturing of police and fire alarms as well as emergency signal devices. The company's first building was a wood frame, white clapboard structure, settled directly across from the railroad depot. Later additions to the complex, the brick structures that flank the original wood façade, were designed by Lockwood and Green of Boston. The Gamewell company remained in the complex of buildings until the 1970's. A two- story stucco building was built in the mid 1970's to expand the property and connect the 1889 and 1912 buildings.

Today, Telegraph at Newton Upper Falls has undergone a complete interior and exterior renovation with modernization of all systems and various upgrades of interior finishes. Alexandra Properties completed extensive upgrades across the property. Not only are all the buildings within the complex conveniently internally connected, but the rehabilitation also included the restoration of the brick façade, replacement of windows and roofing, creation of a central main entrance, and landscaping of the property grounds. The utility services, MEP systems, distribution and fixtures were replaced; while electronic directories and an actively monitored video security system with access control were installed. Restrooms, shower rooms, elevators, and common areas were upgraded with custom

finishes.

Consisting of approximately 147,000 s/f, Telegraph's rich industrial past continues to serve the architectural surroundings of the Newton Upper Falls community. The restoration of the building's elements met the standards of The National Park Service to recognize Telegraph as a certified Historic Rehabilitation Structure. Telegraph at Newton Upper Falls is also acknowledged by the National Register of Historic Places and located in the heart of a National Historic Register District.

Today, Telegraph at Newton Upper Falls has developed and evolved into a dynamic, commercial, working environment for varying industries. With the anticipated post-pandemic openings of a small café, fitness center equipped with a yoga studio, tenant lounge, as well as a conference center, the modern amenities of Telegraph embody the timeless atmosphere of the original mill complex. Exposed brick, wood beams, steel columns, and eleven-foot-high exposed ceilings in many common spaces honor the historic significance of the complex's 1800-1900's roots.

The completely renovated Telegraph office complex is located in one of Boston's most sought-after sub-markets. Conveniently located off Rte. 128/I-95, Telegraph has accessibility to retail, hospitality, and restaurant amenities. Highlights of the area include the walkable Newton Greenway as well as walking access to the MBTA green line and local transit shuttles. Telegraph at Newton Upper Falls is a hidden, historic gem in a desirable location that also offers many modern conveniences and amenities to its' tenants. Telegraph is located at 1234 Chestnut St.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540